

EAST GREENWICH TOWNSHIP
Combined Planning/Zoning Board
“MINUTES”
December 20, 2016

- Meeting called to order 7:00pm by David McHenry. The meeting was opened by the reading of the “Open Public Meeting Act”, followed by the flag salute
 - Members in Attendance: Dale Archer (arrived at 7:07), Stephen Bottiglieri, Brad Summerville, David McHenry, Patrick Montgomery, Wilfredo Rojas, Marc Clodfelter, Michael Senkier and Professionals: Dale Taylor-Solicitor, Jim McKelvie-Engineer, Joe Augustyn-Planner, Jim Winckowski-Traffic Engineer
 - Members Absent: William Crothers, Douglas Gill, John Lucian
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Open to the Public—no one coming forward

Minutes of the November 15, 2016 Meeting

- By motion of Wilfredo Rojas, seconded by Patrick Montgomery—the minutes be approved as presented. Roll call vote unanimous. Dale Archer not present during this vote.

Resolutions:

- **Rioux, Stephen & Elizabeth (App. 2016-10)**

By motion of Marc Clodfelter, seconded by Wilfredo Rojas—the resolution be approved as presented. Roll call vote unanimous with Dale Archer & Stephen Bottiglieri abstaining.

Items for Action

- **Logan, Kathleen & Robert (App. 2016-11)**
Block 1105, Lot 13.16 (RR-Rural Residential)
Bulk Variance
Representatives: Kathleen & Robert Logan, owners were sworn in.

The applicant is requesting a rear yard setback variance to allow construction of a deck 40 feet from the rear property line, whereas, 50 feet is required.

Open to the public—no one coming forward

Dale Archer made a motion to approve bulk variance. Michael Senkier made the second. The motion was carried with eight yes votes: Dale Archer, Stephen Bottiglieri, Brad Summerville, David McHenry, Patrick Montgomery, Wilfredo Rojas, Marc Clodfelter, Michael Senkier.

- **Boundary Road Development, LLC (App. 2016-2)**
Block 206, Lot(s) 14.01 & 20 (SC-Senior Citizen Zone)
Preliminary Major Subdivision (Revised)

Representatives: Christopher Norman-Esq., William Gilmore-PE, Brian Seidel-PP were sworn in.

The applicant was previously granted completeness of the application, but was denied variance relief under Resolution no. 2016-10, which was memorialized on May 17, 2016. The applicant is currently proposing to subdivide the parcel into 142 lots, including 124 for detached single-family age restricted units, 14 lots for single-family duplex (COAH) units, and 4 recreation/open space lots, which will be dedicated for HOA. Two stormwater infiltration/detention basins are proposed. In addition, there is a proposed 2600 square-foot clubhouse with outdoor bocce and shuffleboard courts.

Open to the public with the following coming forward

-Approximately 11 residents from the Gatherings development stated their questions/concerns & developer/planner will work with them: more access roads/traffic, dry basins, drainage improvement, improved irrigation for buffers, rename Mt. Royal Road.

Dale Archer made a motion to approve the preliminary major subdivision. Michael Senkier made the second. The motion was carried with eight yes votes: Dale Archer, Stephen Bottiglieri, Brad Summerville, David McHenry, Patrick Montgomery, Wilfredo Rojas, Marc Clodfelter, Michael Senkier.

A full record of the hearing was recorded, and will be further set forth in the resolution adopted by the Board regarding the same.

- Meeting adjourned at 9:45 pm

Respectfully Submitted,

Susan M. Costill
Combined Planning/Zoning- Secretary