

EAST GREENWICH TOWNSHIP
Combined Planning/Zoning Board
“MINUTES”
December 18, 2018

- Meeting called to order 7:00 pm 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, Brett Pfeiffer, Rick Schober, Wilfredo Rojas, Brad Summerville, David McHenry, Marc Clodfelter, Pamela Kafka, Michael Kidd and professionals: Mike Aimino-Esq (conflict solicitor), Jim McKelvie-PE, Joe Augustyn-PP, Jim Winckowski-Traffic PE
 - Members Absent: Michael Senkier, Patrick Montgomery, Thomas Cox
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Resolution—to appoint Michael Aimino as Conflict Planning/Zoning Board Solicitor

- By motion of Marc Clodfelter, seconded by Brad Summerville—the resolution be approved as presented. Roll call vote unanimous.

Open to the Public –with no one coming forward

Minutes of the November 20, 2018 Meeting

- By motion of Rick Schober, seconded by Dale Archer—the minutes be approved as presented. Roll call vote unanimous with Wilfredo Rojas abstaining.

Resolutions (Young, Richard) (App. 2018-6)

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

Items for Action

- **Pennington, James (App. 2018-8)**
Block 1303, Lot 9 (RR-Rural Residential)
Bulk Variance
Representatives: James Pennington-owner was sworn in.

The applicant is proposing to construct a 576 square foot addition to the front of their existing 854 square foot home. This existing 1.12 acre lot is undersized as RR requires 2 acre minimum lot area. A bulk variance is needed.

Open to the public—with no one coming forward

Dale Archer made a motion to approve bulk variance. Marc Clodfelter made the second. The motion was carried by nine yes votes: Dale Archer, Brett Pfeiffer, Rick Schober, Wilfredo Rojas, Brad Summerville, David McHenry, Marc Clodfelter, Pamela Kafka, Michael Kidd.

▪ **Harmony AP, LLC (App. 2018-7)**

Block 201, Lot 15 (B-2 Industrial/Commercial Overlay)

Pre/Final Major Site Plan, Conditional Use, Bulk Sign Variance

Representatives: Clint Allen, Esq., Bo Farka, Ryan Lowry-applicants, Stephen Hawk, Scott Murdock-AIA, Heather Balgowan, Matt Robinson-PE, Joe Horesco

The applicant is proposing to construct a 252,750 square foot warehouse distribution center, which would consist of warehouse area, two office spaces. Seventy nine truck parking spaces, and 208 passenger car parking spaces are proposed. Note-nonconforming residential properties exist along Harmony Road within the vicinity of this project.

Dale Archer made a motion to deem the application complete. Marc Clodfelter made the second. The motion was carried with nine yes votes: Dale Archer, Brett Pfeiffer, Rick Schober, Wilfredo Rojas, Brad Summerville, David McHenry, Marc Clodfelter, Pamela Kafka, Michael Kidd.

Open to the public—with the following coming forward

-Jeffrey McKenna @ 199 Harmony Road

-Noise and lighting issues. Pond aerated?

-Driveway easement; landlocked on both sides businesses –can't sell property now

A-Post escrow to maintain basin and noise screening and buffering and lowering lights

-Vincent Gattuso @ 190 Harmony Road

Q-Headlights coming into his house, poor drainage and close ditches?

A-County Road

-Shannon Milles @ 206 Harmony Road

Q-School bus stop and kids; speeding issues

A-Not before County yet

-Jason Burd @ 196 Harmony Road

-Has 4 kids; truck noise & headlights, & safety

-Richard DeFabrizio @ 203 Harmony Road

-Decel lanes designed for non-inclement weather & should have 1 driveway, heavy truck traffic now

-Grading & more water drainage to his property

-Proposed fencing partial-whole project should be fenced

-Height of building? A-Meets ordinance.

-Pond deeper than allowed; dump into creek

-Traffic & speeding, dropping property values

-Who are occupants? A-Not known now.

A-Basin and all drains to back & creek inlets in berms

-Angelo Sorbello @ 204 Harmony Road

-They should run sewer for public

Marc Clodfelter made a motion to approve preliminary and final major site plan, two variances and design waivers. Dale Archer made the second. The motion was carried with nine yes votes: Dale Archer, Brett Pfeiffer, Rick Schober, Wilfredo Rojas, Brad Summerville, David McHenry, Marc Clodfelter, Pamela Kafka, Michael Kidd.

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 9:55 pm

Respectfully Submitted,

Susan M. Costill

Combined Planning/Zoning- Secretary