

**EAST GREENWICH TOWNSHIP**  
**Combined Planning/Zoning Board**  
**“MINUTES”**  
**February 19, 2019**

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- Meeting called to order 7:00 pm by Patrick Montgomery. The meeting was opened by the reading of the “Open Public Meeting Act”, followed by the flag salute.
  - Members Sworn in: Brett Pfeiffer, Wilfredo Rojas, Brad Summerville, Michael Kidd, Michael Quigley, Dennis Lumia
  - Professionals Sworn in: Dale Taylor-Esq, Jim McKelvie-PE, Joe Augustyn-PP, Jim Winckowski-Traffic PE
  - Members in Attendance: Dale Archer, Brett Pfeiffer, Rick Schober, Wilfredo Rojas, Brad Summerville, Michael Kidd, Patrick Montgomery, Marc Clodfelter, Pamela Kafka, Michael Quigley, Dennis Lumia and professionals: Dale Taylor-solicitor, Jim McKelvie-PE, Joe Augustyn-PP, Jim Winckowski-Traffic PE
  - Members Absent: David McHenry
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**Resolutions: (2019)**

**(2019-1)**

**Appointing Chairperson-Patrick Montgomery**

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

**Appointing Vice Chairperson-David McHenry**

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

**Appointing Secretary-Susan Costill**

-By motion of Patrick Montgomery, seconded by Dale Archer—the resolution be approved as presented. Roll call vote unanimous.

**Appointing Assistant Secretary-Stephanie McCaffrey**

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

**(2019-2)**

**Appointing Solicitor-Dale Taylor-Esq**  
**Appointing Planner-Joseph Augustyn-PP**  
**Appointing Engineer-Jim McKelvie-PE**  
**Appointing Traffic Engineer-Jim Winckowski-PE**

\*By motion of Patrick Montgomery, seconded by Dale Archer --all resolutions approved as presented. Roll call vote unanimous.

**(2019-3)**

**Designating South Jersey Times as Official Newspaper**

-By motion of Patrick Montgomery, seconded by Michael Kidd—the resolution be approved as presented. Roll call vote unanimous.

**(2019-4)**

**Setting Forth Schedule of Meetings of the Year 2019**

-By motion of Patrick Montgomery, seconded by Rick Schober—the resolution be approved as presented. Roll call vote unanimous.

**Minutes of the December 18, 2018 Meeting**

- By motion of Michael Kidd, seconded by Dale Archer—the minutes be approved as presented. Roll call vote unanimous, with Patrick Montgomery, Michael Quigley & Dennis Lumia abstaining.

**Resolutions: (2018)**

**(Pennington, James) (App. 2018-8)**

- By motion of Patrick Montgomery, seconded by Dale Archer—the resolution be approved as presented. Roll call vote unanimous with Michael Quigley and Dennis Lumia abstaining.

**(Harmony Road AP, LLC) (App. 2018-7)**

- By motion of Patrick Montgomery, seconded by Dale Archer—the resolution be approved as presented. Roll call vote unanimous with Patrick Montgomery, Michael Quigley and Dennis Lumia abstaining.

**Items for Action**

- **KOA Kampground (App. 2019-1)**

**Block 204, Lot(s) 24 & 19.02 (Campground Overlay District)**

**Pre/Final Major Site Plan**

Representatives: Marla Gaglione-Esq, David Masarik-Manager, Pamela Pellagrini-PE/PP were sworn in.

\*Members Rick Schober and Pamela Kafka recused themselves.

The applicant is proposing to expand the existing Timberlane Campground, which presently consists of 117 sites. The expansion is 10 acres in size and proposes an additional 84 sites, a new 1800 square foot restroom/laundry building, an emergency access from Friendship Road, and associated site improvements, including onsite access drives, buffers, lighting and stormwater management facilities.

\*No public session on application

Marc Clodfelter made a motion to deem application complete subject to 3-4 items. Wilfredo Rojas made the second. The motion was carried by nine yes votes: Dale Archer, Brett Pfeiffer, Rick Schober, Wilfredo Rojas, Brad Summerville, Michael Kidd, Patrick Montgomery, Marc Clodfelter, Michael Quigley, Dennis Lumia.

The application was postponed to March 19, 2019 agenda (1<sup>st</sup> item).

- **Huff Lane AP, LLC (App. 2019-2)**

- Block 204, Lot(s) 34 & 34@ (B-2 Interstate/Commercial Overlay)**

- Pre/Final Major Site Plan, Conditional Use, Bulk 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 283,040 square foot warehouse distribution center, which would consist of warehouse area and 14,460 square foot office space. Sixty truck parking spaces, and 190 passenger car parking spaces are proposed. The property is entirely bounded to the north by Interstate 295, and by Mickleton Energy Station/Atlantic Electric to the South.

Dale Archer made a motion to deem the application complete subject to 2/19/19 letter. Rick Schober made the second. The motion was carried with nine yes votes: Dale Archer, Brett Pfeiffer, Rick Schober, Wilfredo Rojas, Brad Summerville, Michael Kidd, Patrick Montgomery, Marc Clodfelter, Pamela Kafka.

Open to the public—with no one coming forward

Dale Archer made a motion to approve preliminary and final major site plan, two variances and design waivers subject to the February 19, 2019 engineer letter. Marc Clodfelter made the second. The motion was carried with nine yes votes: Dale Archer, Brett Pfeiffer, Rick Schober, Wilfredo Rojas, Brad Summerville, Michael Kidd, Patrick Montgomery, Marc Clodfelter, Pamela Kafka.

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

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- Meeting adjourned at 9:25 pm

Respectfully Submitted,

Susan M. Costill

Combined Planning/Zoning- Secretary