

EAST GREENWICH TOWNSHIP
Combined Planning/Zoning Board
“MINUTES”
April 16, 2019

- 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 in Attendance: Dale Archer, Brett Pfeiffer, Rick Schober, Wilfredo Rojas, Brad Summerville, Michael Kidd, David McHenry, Patrick Montgomery, Pamela Kafka, Michael Quigley, and professionals: Dale Taylor-solicitor, Jim McKelvie-PE, Joe Augustyn-PP, Jim Winckowski-Traffic PE
 - Members Absent: Marc Clodfelter, Dennis Lumia
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Open to the Public—with no one coming forward

Minutes of the March 19, 2019 Meeting

- By motion of Dale Archer, seconded by David McHenry—the minutes be approved as presented. Roll call vote unanimous.

Resolutions:

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

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

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, Eric Gothberg-VP KOA, Alicia Kramer-KOA front desk, Pamela Pellegrini-PE/PP, Jeff Fiori-Traffic PE, Stephen Szulecki-sound/noise, Robert Layton

*Rick Schober and Pamela Kafka recused themselves for this application.

The application is for a proposed expansion to the existing Timberlane Campground, which is indicated to presently consist of 117 sites. The application and the plan indicate that the applicant proposes an additional 84 sites for a total of 201 campsites. The findings were that of 86 proposed campsites and 2 tent campsites. The applicant also proposes to construct an 1800 SF restroom/laundry building and three parking spaces.

Open to the Public—with approximately 15 people coming forward (below is not inclusive of all)

- 1) Brian Lozuke, Esq for Dale Sizemore @ 360 Friendship Road
 - Provided Exhibit O-1 (resolutions '72,'74,76 and ordinance '76)
 - Provided Exhibit O-2 (state requirements)

- 2) Robert Miles @ 32 Shute Farm Lane
 - Provided Exhibit O-3 (10 pictures taken 1/17/19 in campground Q-Showing violations of commercial vehicles.
 - A-Could be workers working in the campground.

- 3) Todd Greene, Esq for Harry Magazu @ 364 Friendship Road
 - Wants sound wall –13.5' proposed (trailers 13'6")
 - Provided Exhibit O-4 (Maser standards)

- 4) George Wagner @ 327 Friendship
 - Wants curbing; their trash blows over to his house; control wetland area

- 5) Christine Robinson @ 110 Timberlane
 - More traffic on Timberlane; add trees to entrance area
 - Been there 42 year with no issues

- 6) Antonio Santos @ 363 Friendship
 - Trees down and never removed; will ruin neighborhood

- 7) Mike Grogan @ 137 Timberlane & Amelia Adams @ 141 Timberlane
 - No problems of campground
 - stormwater management plan?
 - Too much traffic now; campfires a concern & follow State guidelines

Dale Archer made a motion to delay vote until solicitor reviews all legalities presented this evening. Wilfredo Rojas made the second. Roll call vote unanimous. Meeting will convene in May with findings and vote. No further discussions or public.

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 11:25 pm

Respectfully Submitted,

Susan M. Costill
Combined Planning/Zoning- Secretary