

EAST GREENWICH TOWNSHIP
Combined Planning/Zoning Board
“MINUTES”
September 17, 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, 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: Michael Kidd
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Open to the Public—with no one coming forward.

Minutes of the July 16, 2019 Meeting

- By motion of Dale Archer, seconded by Wilfredo Rojas—the minutes be approved as presented. Roll call vote unanimous—with David McHenry and Pamela Kafka abstaining.

Resolutions: *Res. 14-2019 (Route 295 Corridor Redevelopment—referring back to Township Committee)

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

Items for Action

- **Walker, Daniel (App. 2019-8)**
Block 902, Lot 16 (R-15 Residential)
Minor Subdivision for Lot Line Adjustment
Representatives: Daniel Walker-owner & David Datz-neighbor were sworn in.

The applicant proposes a lot line adjustment to add more land to his lot for larger play area and in-ground pool. The property fronts Democrat Road and backs up to the rear of his neighbor's home that fronts Stone Ridge Drive. Mr. Datz (neighbor) proposed to subdivide a portion of his rear lot and merge it with a portion of Mr. Walker's rear lot. Both lots will meet the area and bulk requirements of the R-15 zone district, both pre and post-subdivision.

Open to the public—with no one coming forward.

Marc Clodfelter made a motion to approve the lot line adjustment. Dale Archer made the second. The motion was carried by nine yes votes: Dale Archer, Brett Pfeiffer, Rick Schober, Wilfredo Rojas, Brad Summerville, David McHenry, Patrick Montgomery, Marc Clodfelter, Pamela Kafka. Michael Quigley and Dennis Lumia votes not needed.

- **McNally, Peter (App. 2019-7)**
Block 1602, Lot 2.02 (Historic District)
Bulk Variance

Representatives: Peter and Jennifer McNally-owners, were sworn in.

The applicant proposes to construct a two-car garage that faces Kings Highway. A variance is requested to permit a front yard setback. This would still keep the front plane of the garage at or behind the rear plane of the house and provide an ample rear yard area behind the garage.

Open to the public—with no one coming forward.

Dale Archer made a motion to approve the 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, Patrick Montgomery, Marc Clodfelter, Pamela Kafka. Michael Quigley and Dennis Lumia votes not needed.

- **Nar Farms, LLC (App. 2019-6)**
Block 605, Lot 3 (R-15 Residential)
Minor Subdivision

Representatives: Wayne Streitz-Esq. , David Kreck-PE and Ronald Zeck-owner were sworn in.

The subject property is located on the south side of the intersection of Landing Road and Whiskey Mill Road and is 5.75 acres in size. The applicant proposes to create two (2) new lots: 1 @ 1.29 acres in size and 1 @ 1.39 acres in size; the remainder lot would be 2.75 acres in size. Sidewalk will be placed along Whiskey Mill Road to the end of driveways, however no curbing. Homes will connect to public water and sewer. Additional right-of-way of 13.5 feet along Whiskey Mill Road and Landing Road is proposed to be dedicated to the Township.

Marc Clodfelter made a motion to deem the application complete. Dale Archer made the second. The motion was carried by nine yes votes: Dale Archer, Brett Pfeiffer, Rick Schober, Wilfredo Rojas, Brad Summerville, David McHenry, Patrick Montgomery, Marc Clodfelter, Pamela Kafka. Michael Quigley and Dennis Lumia votes not needed.

Open to the public—with no one coming forward.

Marc Clodfelter made a motion to approve minor subdivision with sidewalk waiver on Landing Road and waiver on widening of the road and curbing. Rick Schober made the second. The motion was carried by five yes votes: Dale Archer, Breff Pfeiffer, Rick Schober, Wifredo Rojas, Pamela Kafka; and four no votes: Brad Summerville, David McHenry, Patrick Montgomery, Marc Clodfelter. Michael Quigley and Dennis Lumia votes not needed.

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- Meeting adjourned at 8:25 pm

Respectfully Submitted,

Stephanie McCaffrey
Combined Planning/Zoning Board- Secretary