EAST GREENWICH TOWNSHIP
Combined Planning/Zoning Board
"MINUTES"
October 15, 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: 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, Michael Roberts-Traffic PE

- Members Absent: Dale Archer, David McHenry

Open to the public—with no one coming forward.

Minutes of the September 17, 2019 Meeting

- By motion of Wilfredo Rojas, seconded by Brad Summerville—the minutes be approved as presented. Roll call vote unanimous—with Michael Kidd abstaining.

Resolutions:

Res. 11-2019 (Walker, Daniel) (App. 2019-8)

- By motion of Rick Schober, seconded by Marc Clodfelter—the resolution be approved as presented. Roll call vote unanimous—with Michael Kidd abstaining. No votes needed by Michael Quigley and Dennis Lumia.

Res. 12-2019 (McNally, Peter) (App. 2019-7)

- By motion of Marc Clodfelter, seconded by Rick Schober—the resolution be

approved as presented. Roll call vote unanimous—with Michael Kidd abstaining. No votes needed by Michael Quigley and Dennis Lumia.

Res. 13-2019 (Nar Farms, LLC) (App. 2019-6)

- By motion of Wilfredo Rojas, seconded by Rick Schober—the resolution be approved as presented. Roll call vote unanimous—with Michael Kidd abstaining. No votes needed by Michael Quigley and Dennis Lumia.

Res. 14A-2019 (Affordable Housing consistent w/Master Plan)

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

Items for Action

- **Shultz, Steven (App. 2019-10)**

  Block 503, Lot 5 (RRC-Rural Residential Cluster)

  Bulk Variance

  Representatives: Steven Shultz-owner was sworn in.

  The applicant proposes to install an in-ground pool and patio, which exceeds the minimum impervious coverage of 30% by 968 square feet. If variance granted the total coverage would be approximately 35.5%.

  Open to the public—with no one coming forward.

  Marc Clodfelter made a motion to approve the bulk variance. Brett Pfeiffer made the second. The motion was carried by nine yes votes: Brett Pfeiffer, Rick

Schober, Wilfredo Rojas, Brad Summerville, Michael Kidd, Patrick Montgomery, Marc Clodfelter, Pamela Kafka, Michael Quigley. Dennis Lumia's vote not needed.

- **Two Farms, Inc (App. 2019-5)**

  Block 403, Lot 1 (B-2 Interstate Business/B-3 Commercial Overlay)

  Pre/Final Major Subdivision, Pre/Final Major Site Plan

  Conditional Use, Bulk Variance, Waivers

  Representatives: Damien Del Duca-Esq, Tom Ruszin-Royal Farms Env., Jeff Beaven—PE, Nathan Mosley-Traffic PE, Sharon Maher-Environmental Consultant, Craig Rahenkamp-PP were sworn in.

  The applicant proposes to expand the existing Royal Farms convenience store and gasoline filling station to include a diesel fuel filling station and non-overnight tractor trailer parking (non-idling zone). They are seeking conditional use variances, along with bulk variances and also waivers. Applicant will meet with Alaimo planner to agree on landscaping berms.

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

  Open to the public—with no one coming forward.

  Marc Clodfelter made a motion to approve conditional use and bulk variances w/waivers. Rick Schober made the second. The motion was carried with nine yes votes: Brett Pfeiffer, Rick Schober, Wilfredo Rojas, Brad Summerville, Michael Kidd, Patrick Montgomery, Marc Clodfelter, Pamela Kafka, Michael Quigley. Dennis Lumia's vote not needed.

- Meeting adjourned at 9:00 pm

Respectfully Submitted,

Stephanie McCaffrey
Combined Planning/Zoning Board- Secretary