

**EAST GREENWICH TOWNSHIP**  
**Combined Planning/Zoning Board**  
**“MINUTES”**  
**February 18, 2020**

- 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, Michael Kidd, David McHenry, Marc Clodfelter, Pamela Kafka, Michael Quigley, Dennis Lumia, and professionals: Dale Taylor-Solicitor, Joe Augustyn-Planner, Jim McKelvie-PE, Russell Schlafer-Traffic PE
- Members Absent: Patrick Montgomery, Eli Hall

Open to the public—with no one coming forward.

**Minutes of the February 4, 2020 Meeting**

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

**Resolutions: N/A**

**Items for Action**

- **Berkley Square, LLC (App. 2020-2)**  
**Block 304, Lot(s) 13,21,22,23 (B-2 Interstate Business, B-3 Mixed Use Overlay)**  
**Block 401, Lot(s) 2.02 & 2.03 (B-2 Interstate Business, B-3 Mixed Use Overlay)**

**Amended Pre/Final Major Site & Subdivision**

Representatives: Richard Hoff Jr-Esq, Rick Clemson-PE, Ron Zeck-Applicant was sworn

in.

The applicant received amended preliminary and final major site plan and major subdivision plan approval, along with variances in 2013. The subject property is currently under construction with accordance with this prior approval. The applicant is now proposing to eliminate Block 304, Lot 12 from the subdivision, and to eliminate the previously proposed bank and stormwater basin #3 from the site plans. The commercial lot that was previously proposed as Block 304.01, Lot 1 is now proposed to be subdivided into 3 lots to be known as Lots 1.01, 1.02 & 1.03. Podunk Drive, which was a private street within Lot 1, would now be dedicated to the Township as a municipal street with a variable width right-of-way.

Dale Archer made a motion to deem the application complete. Marc Clodfelter made the second. The motion was carried by ten yes votes: Dale Archer, Brett Pfeiffer, Rick Schober, Wilfredo Rojas, Brad Summerville, Michael Kidd, David McHenry, Marc Clodfelter, Pamela Kafka, Michael Quigley. No vote needed by Dennis Lumia.

Open to the public—with the following coming forward and being sworn in

- Brian Bialecki @ 1105 Kohana Drive
  - Q-Impervious coverage noted; however a lot of flooding has already occurred
  - Q-New owner and liquor licenses
    - A-Only 1 liquor license allowed for this development/Twp maxed out
  
- Pam Lippincott-Wardach @ 148 W. Cohawkin Road
  - Q-Do you plan on running sewer on Berkley/Cohawkin?
    - A-No plans to extend further, unless a developer comes in and pays. Too expensive and not all of East Greenwich has sewer connection.

Dale Archer made a motion to grant amended preliminary and final major site plan and subdivision approval. 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 Quigley and one no vote by Michael Kidd. No vote needed by Dennis Lumia.

- **Wiltsee, Christine (App. 2020-3)**

**Block 1105, Lot 3 (RR-Rural Residential)**

**Use Variance**

Representative: Christine Wiltsee-Owner/Applicant was sworn in.

The applicant is proposing to convert a residential home to a business office for two to three employees, with hours being Monday through Friday (9:00 am to 5:00 pm). Structure of the home is not being changed and signage used will be permitted through ordinance requirements. Applicant will be making landscaping and driveway improvements which will improve overall look.

Open to the public—with no one coming forward.

Michael Kidd made a motion to grant use variance approval. Brad Summerville made the second. The motion was carried by seven yes votes: Brett Pfeiffer, Wilfredo Rojas, Brad Summerville, Michael Kidd, David McHenry, Marc Clodfelter, Pamela Kafka. No votes needed by Dale Archer, Rick Schober, Michael Quigley, Dennis Lumia.

**\*Legacy at EG/Boundary Road Subdivision—postal operations are stating “cluster” mailboxes need to be placed in this development. Board members were all in favor of having PB solicitor send letter to Bellmawr Postal Service/speak to developer on not having these installed. Would like to see individual mailboxes. The Gatherings development next door does not have cluster mailboxes.**

**\*Resolution 44-2020 (authorizing Planner to undertake a preliminary investigation to determine whether additional blocks/lots qualify for designation as an area in need of redevelopment).**

Marc Clodfelter made a motion to authorize investigation. Wilfredo Rojas made the second. Roll call vote unanimous.

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 8:50 pm

Respectfully Submitted,

Stephanie McCaffrey  
Combined Planning/Zoning Board-Secretary