

**EAST GREENWICH TOWNSHIP**  
**Combined Planning/Zoning Board**  
**“MINUTES”**  
**July 21, 2020**

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

**Minutes of the June 16, 2020 Meeting**

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

**Minutes of the July 6, 2020 Special Meeting**

- By motion of Wilfredo Rojas, seconded by Dale Archer—the minutes be approved as presented. Roll call vote unanimous, with Brett Pfeiffer, Rick Schober, Pamela Kafka and Michael Quigley abstaining.

**Resolutions:**

**Res. 9-2020 (Wehbe, Anthony) (App. 2020-5)**

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

**Res. 10-2020 (Nevius, William) (App. 2020-6)**

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

**Res. 11-2020 (KOA-Kampgrounds of America, Inc) (App. 2019-1)**

- By motion of Wilfredo Rojas, seconded by Dale Archer—the resolution be approved as presented. Roll call vote unanimous, with Brett Pfeiffer, Rick Schober, Michael Kidd, Pamela Kafka, Michael Quigley abstaining.

**Items for Action**

- **Zuzulock, Shawn (App. 2020-7)**  
**Block 1510, Lot 16 (R15-Residential)**  
**Bulk Variance**

Representative: Shawn Zuzulock-owner was sworn in.

The applicant is requesting relief from the 50ft minimum front setback in order to construct a new front porch and entryway. The proposed setback would be 43ft.

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Dale Archer made a motion to grant bulk variance approval. Brett Pfeiffer 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 Clodeflter, Pamela Kafka.

- **Conifer Realty, LLC (App. 2020-8)**  
**Block 205, Lot 13.02 (B-2 Interstate Business)**  
**Final Major Site Plan**

Representatives: Kevin Sheehan-Esq. , Robert Stout-PE, Andrew Ferranda-PE, Mary Johannesen-RA, Charles Lewis-Conifer Rep were sworn in.

The applicant came before the board and received Preliminary Major Site Plan Approval on July 21, 2015. The redevelopment plan was amended (adopted July 14, 2015) to include this proposed 70-unit apartment project, which will contribute towards the Township's affordable housing obligation. The 70 affordable family rental units proposed have agreements in place regarding the East Greenwich court approved 2020 Affordable Housing Settlement Plan. In 2020 this final site plan is generally consistent with the preliminary approval, and provides upgrades based on current code and design standards.

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.

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Marc Clodfelter made a motion to grant final major site plan approval. 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.

- **Atlantic City Electric (App. 2020-9)**  
**Block 204, Lot 12 (B-2 Interstate Business )**  
**Pre/Final Site Plan w/use “d” & “c” Variance and Design Waivers**

Representatives: Nick Talvacchia-Esq., Stuart Wiser-PP, Richard Hall-PE, Jennifer Ruegg-ACE Environmental Scientist were sworn in.

The applicant came before the board in 1989 for major project expansion and more recently in 2018 for preliminary and final site plan approvals, as well as a use variance for several project upgrades. The applicant is now requesting additional site upgrades and improvements, use “d” & “c” variances, and design waivers. These improvements include installation of an 11ft tall high security, anti-cut/anti-climb perimeter security fence with barbed wire, intrusion-detection sensors, and new underground concrete duct banks.

Brett Pfeiffer made a motion to deem the application complete. Marc Clodfelter made the second. The motion was carried by seven yes votes: Brett Pfeiffer, Wilfredo Rojas, Brad Summerville, David McHenry, Patrick Montgomery, Marc Clodfelter, Pamela Kafka.

\*Note: Dale Archer and Rick Schober recused themselves for this application

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Wilfredo Rojas made a motion to grant preliminary and final site plan with “c” & “d” variances, and design waiver approval. David McHenry made the second. The motion

was carried by seven yes votes: Brett Pfeiffer, Wilfredo Rojas, Brad Summerville, David McHenry, 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 8:48 pm

Respectfully Submitted,

Stephanie McCaffrey  
Combined Planning/Zoning Board-Secretary