

EAST GREENWICH TOWNSHIP
Combined Planning/Zoning Board
“MINUTES”
April 19, 2016

- Meeting called to order 7:00pm 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, Chris Everwine, Stephen Bottiglieri, Brad Summerville, David McHenry, Patrick Montgomery, Wilfredo Rojas, Marc Clodfelter, Michael Senkier and Professionals: Dale Taylor-Solicitor
 - Members Absent: Michael Skowronski (resigned 4/12/16) , Douglas Gill, John Lucian
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Swearing in of Board Professionals

Open to the Public-no one coming forward

Minutes of the March 15, 2016 Meeting

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

Resolution/Ordinance: Adopting a proposed amendment to the Route 295 Corridor Redevelopment Area. This will be reported back to the Township Committee by the Planning Board Solicitor.

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

Site Meeting Report-April 5th

- LED lit sign on Timberlane Road
- Boundary Road Application

Items for Action

- **Ayars, Lisa (App. 2016-3)**
Block 1503, Lot 9

Representatives: Howard & Lisa Ayars-owners were sworn in.

The applicant is looking for bulk variance relief to replace steps and landing, as not able to meet the current front yard setbacks stated in ordinance 16.72.050.

Open to the Public—no one coming forward

Dale Archer made a motion to approve bulk variance. Patrick Montgomery made the second. The motion was carried with nine yes votes: Dale Archer, Chris Everwine, Stephen Bottiglieri, Brad Summerville, David McHenry, Patrick Montgomery, Wilfredo Rojas, Marc Clodfelter, Michael Senkier.

- **Boundary Road Development, LLC (App. 2016-2)**
Block 206, Lot(s) 14.01 & 20

Representatives: Christopher Norman, Esq., William Gilmore-PE, Mary Ann Gilmore, LSRP, David Horner-PE Traffic, Brian Seidel-PP

The property is directly adjacent to “The Gatherings” senior development on W. Cohawkin Road and is located within the Senior Citizen Zone. Tindall Homes previously received preliminary and final major subdivision approval in 2007 for 134 units. The board granted several variances in conjunction with this approval. The current applicant is proposing to subdivide the parcel into 174 lots, including 170 lots for detached single-family age restricted units (17 COAH), 4 open space lots, 3 stormwater detention basins. A 2600 square foot clubhouse with outdoor bocce and shuffleboard are also proposed. Access to the subdivision would be from a proposed divided road off W. Cohawkin, as well as connections to Jubilee Drive and Shute Farm Lane in the “Gatherings” development. The applicant is requesting variance relief from various zoning ordinance requirements.

Dale Archer made a motion to deem the application complete and applicant will comply. Wilfredo Rojas made the second. The motion was carried with nine yes votes: Dale Archer, Chris Everwine, Stephen Bottiglieri, Brad Summerville, David McHenry, Patrick Montgomery, Wilfredo Rojas, Marc Clodfelter, Michael Senkier.

Open to the public with the following coming forward

-Approximately 14 residents from the Gatherings Development and surrounding area came before the board individually to express their concerns including: meeting zoning requirements, design density, drainage problems, traffic flow, lots too small and too dense, no buffers.

The attorney for the applicant stated that they would like to submit revised plans before vote on variance asking for 3 months continuance.

Patrick Montgomery made a motion to approve variances. Wilfredo Rojas made the second. The motion was carried with nine no votes: Dale Archer, Chris Everwine, Stephen Bottiglieri, Brad Summerville, David McHenry, Patrick Montgomery, Wilfredo Rojas, Marc Clodfelter, Michael Senkier.

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 9:30 pm

Respectfully Submitted,

Susan M. Costill
Combined Planning/Zoning- Secretary