

**EAST GREENWICH TOWNSHIP**  
**Combined Planning/Zoning Board**  
**“SPECIAL MEETING MINUTES”**  
**April 30, 2019**

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- 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 (arrived 8:25 pm), Brett Pfeiffer, Rick Schober, Wilfredo Rojas, Michael Kidd, David McHenry, 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: Brad Summerville, Patrick Montgomery
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Open to the Public—with no one coming forward

**Minutes of the April 16, 2019 Meeting**

- By motion of Wilfredo Rojas, seconded by Michael Kidd—the minutes be approved as presented. Roll call vote unanimous-- with Rick Schober, Marc Clodfelter, Pamela Kafka, and Dennis Lumia abstaining.

**Resolutions:**

**(Appointing Secretary/Assistant)**

- By motion of Rick Schober, seconded by Marc Clodfelter—the resolution be approved as presented. Roll call vote unanimous.

**Items for Action**

- **Johnson Development Assoc, Inc (App. 2019-3)**  
**Block 201, Lot(s) 1 & 1.01 (B-3 Community Commercial Overlay)**  
**Pre/Final Major Site Plan, Minor Subdivision, Conditional Use, Bulk Variance**  
Representatives: Clint Allen-Esq, Rick Ricciardi-PP, Nathan Mosley-Traffic PE, Edward Maher-Arch, David Fleming-PE, and representatives Tripp Bailey, Jason Patrick, Mark Robinson were sworn in.

The subject property is located on the southeast corner of the intersection of Democrat Road and Swedesboro Avenue. The applicant is requesting approval to allow for the development of a 332,220 square foot warehouse distribution center. Site improvements would include 80 truck loading docks, 48 trailer storage spaces and 284 passenger car parking spaces.

Rick Schober made a motion to deem the application complete and accept waivers. Wilfredo Rojas made the second. Roll call vote unanimous, with no vote from Dale Archer.

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Rick Schober made a motion to approve minor subdivision, conditional use and variances. Marc Clodfelter made the second. Roll call votes unanimous, with no vote from Dale Archer.

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 8:50 pm

Respectfully Submitted,

Stephanie McCaffrey  
Combined Planning/Zoning- Secretary