

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

- 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, David McHenry, Patrick Montgomery, Marc Clodfelter, Pamela Kafka, and professionals: Dale Taylor-Solicitor, Jim McKelvie-Engineer, Joe Augustyn-Planner, Jim Winckowski-Traffic Engineer
 - Members Absent: Dale Archer, Michael Quigley, Dennis Lumia, Eli Hall
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Open to the public—with no one coming forward

Minutes of the July 21, 2020 Meeting

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

Resolutions:

Res. 12-2020 (Zuzulock, Shawn) (App. 2020-7)

- By motion of David McHenry, seconded by Brett Pfeiffer—the resolution be approved as presented. Roll call vote unanimous, with Michael Kidd abstaining.

Res. 13-2020 (Conifer Realty, LLC) (App. 2020-8)

- By motion of David McHenry, seconded by Marc Clodfelter—the resolution be approved as presented. Roll call vote unanimous, with Michael Kidd abstaining.

Res. 14-2020 (Atlantic City Electric Company) (App. 2020-9)

- By motion of David McHenry, seconded by Marc Clodfelter—the resolution be approved as presented. Roll call vote unanimous, with Michael Kidd abstaining.

Items for Action

- **Knight Owl Holdings V (App. 2020-10)**
Block 201, Lot(s) 2 & 3 (B-2 Interstate Business)
Pre/Final Site Plan w/Bulk Variances

Representatives: Brian Hall-Esq., Nathan Mosley-Traffic PE, Sam Agresta-PE, Nikolai Kuzowsky-Arch, Matt Lange-owner were sworn in.

The subject property is located on the northeasterly side of Democrat Road, approximately 1650 feet south of the intersection of Democrat Road and Swedesboro Avenue. The applicant is proposing to construct a 700,000 square foot warehouse distribution center. This would consist of a warehouse area of 679,000 square feet, and office space with total floor area of 21,000 square feet, with 146 truck parking spaces, and 400 passenger vehicle spaces.

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

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Brett Pfeiffer made a motion to grant preliminary and final major site plan approval, as well as bulk variance/parking variance approval. David McHenry made the second. The motion was carried by nine yes votes: Brett Pfeiffer, Rick Schober, Wilfredo Rojas, Brad Summerville, Michael Kikk, 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 8:22 pm

Respectfully Submitted,

Stephanie McCaffrey
Combined Planning/Zoning Board-Secretary