

EAST GREENWICH TOWNSHIP
Combined Planning/Zoning Board
“MINUTES”
February 17, 2015

- Meeting called to order 7:00pm by Michael Skowronski. The meeting was opened by the reading of the “Open Public Meeting Act”, followed by the flag salute
 - Members sworn in: Michael Senkier, Douglas Gill
 - Professional sworn in: Kevin Rijs
 - Members in Attendance: Dale Archer, Chris Everwine, Stephen Bottiglieri, Michael Skowronski, Brad Summerville, Douglas Gill, Patrick Montgomery, John Lucian, Wilfredo Rojas, Antoinette Grdinich, Michael Senkier and Professionals: Dale Taylor-Solicitor, Kevin Rijs-Planner
 - Members Absent: David McHenry
-

Open to the public—no one coming forward

Minutes of the January 20, 2015 Meeting

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

Resolutions: N/A

Items for Action

- **Bumbernick, William & Megan (App. 2015-5)**
Block 103, Lot 13 (Rural Residential Cluster)
Relief Variance & Waiver from Site Plan Review
Representatives: Beth Marlin, Esq., and William & Megan Bumbernick-owners were sworn in.

The applicant is requesting a use variance for their already existing farm stand; no site improvements are proposed at this time. The applicant would like to operate on a year round basis and broaden the existing uses to permit a more traditional restaurant use,

private events, and expand the retail establishment to a more general store with wider range of products.

Dale Archer and Stephen Bottiglieri recused themselves, as on Township Committee. Antoinette Grdinich not voting due to conflict of interest.

*Roll call held for voting attendance on application (only seven members voting): Chris Everwine, Michael Skowronski, Brad Summerville, Douglas Gill, Patrick Montgomery, John Lucian, Wilfredo Rojas, Michael Senkier)

John Lucian made a motion to approve submission with waivers and deem application complete. Patrick Montgomery made the second. The motion was carried with seven yes votes: Chris Everwine, Michael Skowronski, Brad Summerville, Douglas Gill, Patrick Montgomery, John Lucian, Wilfredo Rojas. Michael Senkier's vote was not needed.

Open to the Public—with the following people coming forward

-Diane Wagner @ 63 Democrat Road

-great neighbors/residential area

-has been noise in past

-Applebees coming? No-not broad restaurant usage; unique for partial Restaurant/market(would need to apply for future variances)

-a lot of traffic & sign light too bright; overhead lights shine on her property

-Henry Warner @ 429 Birch Drive

-Parking on Birch Drive both sides with more future expansion?

-noise issue

-open fire pit gets smell & smoke

-more traffic

William Bumbernick response: prior proposal was 22 homes; wants to keep as farm. Will try and control lighting/traffic/parking.

-Jean Clifford @ 68 Democrat Road (across street)

-2 white sign temporary (wine/cheese); need nicer signs

Wilfredo Rojas made a motion to grant “D” use variance approval. John Lucian made the second. The motion was carried with seven yes votes: Chris Everwine, Michael Skowronski, Brad Summerville, Douglas Gill, Patrick Montgomery, John Lucian, Wilfredo Rojas. Michael Senkier’s vote was not needed.

***Fox Hollow requesting waiver for requirement of tree planting**

Dale Archer made a motion to plant 4 trees in basin of Fox Hollow development and authorize solicitor to draft letter to Ron Venuto confirming. Michael Skowronski made the second. The motion was carried with nine yes votes: Dale Archer, Chris Everwine, Stephen Bottiglieri, Michael Skowronski, Brad Summerville, Douglas Gill, Patrick Montgomery, Wilfredo Rojas, Michael Senkier. Two no votes: John Lucian, Antoinette Grdinich.

***Referral from Township Committee regarding zone map change (Ordinance 2-2015)**
(board supports as is consistent with master plan; inadvertent error)

Wilfredo Rojas made a motion to approve zone map change. Chris Everwine made the second. The motion was carried with nine yes votes: Chris Everwine, Michael Skowronski, Brad Summerville, Douglas Gill, Patrick Montgomery, John Lucian, Wilfredo Rojas, Antoinette Grdinich, Michael Senkier. Dale Archer and Stephen Bottiglieri abstained.

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 8:40 pm

Respectfully Submitted,

Susan M. Costill
Combined Planning/Zoning- Secretary