

**EAST GREENWICH TOWNSHIP  
Combined Planning/Zoning Board  
“MINUTES”  
February 4, 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 sworn in: Gerald “Eli” Hall
- Members in Attendance: Dale Archer, Brett Pfeiffer, Wilfredo Rojas, Michael Kidd, David McHenry, Patrick Montgomery, Pamela Kafka, Michael Quigley, Dennis Lumia, Eli Hall and professionals: Dale Taylor-Solicitor, Joe Augustyn-Planner, Kevin Snowden-PE, Russell Schlafer-Traffic PE
- Members Absent: Rick Schober, Brad Summerville, Marc Clodfelter

Open to the public—with no one coming forward.

**Minutes of the January 21, 2020 Meeting**

- By motion of Wilfredo Rojas, seconded by David McHenry—the minutes be approved as presented. Roll call vote unanimous.

**Resolutions: N/A**

**Items for Action**

- **Clarksboro Commons, LLC (App. 2020-1)**

**Block 1401, Lot 4 (R-MF/AL-Residential Multifamily/Assisted Living)**

**Preliminary/Final Major Site Plan**

Representatives: David Barmack-Esq, Ted Wilkinson-PE, Ted Mondzelewski-AIA, David Horner-Traffic PE, Sam Licciardello-CFO/Partner, Peter Lo-Partner, Marshall Goldberg-

Admin/Mgr

**\*Prior Resolutions 19-2019 & 211-2019, Ordinance 19-2019, and 2018/2019 Master Plan Reexaminations are reflective of this project, which helps satisfy East Greenwich Townships' affordable housing obligations mandated by the State of New Jersey.**

The subject property is approximately 7 acres and is located at the corner of the intersection of East Cohawkin Road, County House Road #667 and County House Road, and is bounded by Sesame Street to the North. The applicant is proposing to construct a four story building consisting of 300 residential units. The units will consist of 150 assisted living beds, 100 affordable housing apartments and 50 market rate apartments with Veterans marketing priority. Included in the units are approximately 20 skilled nursing beds when needed. Three hundred fifty two (352) car parking spaces are proposed. Some proposed amenities include lobby/lounge area, pharmacy, beauty/barber shop, bank, fitness center, worship facility, gardening plots and library.

Wilfredo Rojas made a motion to deem the application complete. Michael Quigley made the second. The motion was carried by nine yes votes: Dennis Lumia, Michael Quigley, Pamela Kafka, Patrick Montgomery, David McHenry, Michael Kidd, Wilfredo Rojas, Brett Pfeiffer, Dale Archer.

Open to the public—with the following coming forward and being sworn in (note: 10 out of 19 people are reflected below)

**\*\*Mark & Julia Rosenthal @ 86 Sesame Street met with their attorney John DeSimone & the Developer's attorney and professionals to discuss agreement for Sesame Street (deed from 1973 shows this as private road). Agreement was made in good faith and not coerced. Approval given only with issues being met by and between applicant/developer. No objections to what the Rosentals' require. (document given to the board's solicitor)**

- Don Mertz @ 21 Marino Drive

Q--Concerned about traffic; speed bumps; adding 400 more cars. Land put up for auction-bought/sold? Impact of taxes?

A--Money not transferred/multiple bids. Township purchased for \$380k. No tax impact; applicant/entity will pay taxes. NJ State wants the Twp to be obligated to 960 affordable housing units; we are in litigation. We also have 3 more projects we must abide by.

Q—Stormwater management

A—Underground storage with emergency system for overflow with ravine (natural wetlands). Water stored onsite. Met State and Twp requirements.

Q--Conflict of interest since majority of board members are from

Mickleton.

A—Not a conflict; some members live in Clarksboro and Mt Royal.

- Kevin Purvis @ 64 E. Cohawkin Road

Q-How close is building to my house?

A-45-50 ft from building. Will need to remove trees along property line, but will replace any damaged trees.

- Leonard Smith @ 225 Pine Mill Road

Q-Are there sidewalks on County Hs & Cohawkin?

A-No

Q-What will rent be; who handles?

A-Falls under affordable housing rules/governed.

Q-Entrance seems dangerous.

A-This falls under County approval and what they deem appropriate.

Q-Twp did a great job, but feel wrong location.

A-We have a legal obligation with the State of NJ.

- Lisa Kennedy @ 46 E. Cohawkin Road

Q—Florida facilities are beautiful, but I'm a nurse and this location is totally wrong. Many accidents and no one drives 35mph.

A—Very few residents would have vehicles; vendor traffic would be after hours.

Q—Who pays when those residents cannot? A--Medicaid

- Audra & Michael Butcher @ 57 E. Cohawkin Road

Q—Traffic is bad and we've had cars end up on our lawn. Market value of our homes will go down from low income people coming in. Is a stop sign or red light being put in?

A—Nothing at this time from the County, accept for possibly widening of road on facility side.

- Richard Borton @ 176 County House Road

Q—Proposal seems good, but totally out of place in a one story neighborhood; too huge/tall. Cars speed down County Hs

A-Speed concerns us; more tickets have been issued. We approached County with other options, but they do not feel necessary.

- Raymond Miller @ 60 Woodbury Crt

Q—I understand people's concerns. I feel the developer could do a better job at explaining affordable housing. I am one of the oldest veterans in this room, and I like this concept.

A—NJ dictates COAH and we must abide. Would like to have it be over 55, but State does not allow. We've been fighting for 6 years and it's not going away.

- Sonia & Chris Myers @ 210 Leonard Avenue

Q—Is memory unit part of skilled nursing?

A—No

Q—Handicap accessible?

A—Yes

Q—Lived on Cohawkin for 10 years and saw accidents; have traffic on Leonard.

A—County still looking at bottom line; we cannot go against their decision.

9) Michael Kennedy @ 46 E. Cohawkin Road

Q—Funding seems like a lot of services.

A—Privately owned; federal government controls funding/rent.

Q—No burden on township to pay?

A—No

- Jennifer Cronk @ 284 County House Road

Q—I understand it's a beautiful facility and Township had to do. Doesn't seem like enough parking spaces. Don't agree with all low income housing coming from Clarksboro in schools. Have children with special needs and I have concerns, as Sesame Street used to be private.

A—Sesame mainly used for service vehicles; no one living at facility should use.

Michael Kidd made a motion to grant preliminary and final major site plan approval, subject to conditions of the State, County and professional reviews. David McHenry made the second. The motion was carried by nine yes votes: Dennis Lumia, Michael Quigley, Pamela Kafka, Patrick Montgomery, David McHenry, Michael Kidd, Wilfredo

Rojas, Brett Pfeiffer, 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.

- Meeting adjourned at 10:25 pm

Respectfully Submitted,

Stephanie McCaffrey  
Combined Planning/Zoning Board-Secretary