

EAST GREENWICH TOWNSHIP
Combined Planning/Zoning Board
“MINUTES”
July 15, 2014

- 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, Stephen Bottiglieri, Dave Macken, Stacy Mitchell, David McHenry, Michael Skowronski, Patrick Montgomery, and Professionals: Dale Taylor-Solicitor, Leah-Furey Bruder-Planner, Jim McKelvie-engineer
 - Members Absent: William Crothers, John Wurtenberg, John Lucian, Wilfredo Rojas, Antoinette Grdinich
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Open to the public—no one coming forward

Minutes of the June 17, 2014 Meeting

- By motion of Dave Macken, seconded by David McHenry--the minutes be approved as presented. Roll call vote unanimous, with Dale Archer, Stacy Mitchell, Patrick Montgomery abstaining.

Items for Action

- **Phalines, Richard & Gligor, John (App. 2014-9)**
Block 807, Lot 3
Minor Subdivision

Representatives: William Ziegler, Esq., Richard Phalines & John Gligor were sworn in. Jim Clancy-PE arrived at 7:25 pm.

The applicant is proposing to subdivide the lot to create three (3) lot for single family homes. The site consists of 2.5 acres at the intersection of New Oak Road and Catalba Avenue and is presently undeveloped. The property is located within a residential development on the east side of Harmony Road. The primary frontage of the lot is on New Oak Road, but the lot also has “reverse frontage” on Harmony Road.

Stacy Mitchell made a motion to deem to application complete. Dave Macken made the second. The motion was carried with seven yes votes: Dale Archer, Stephen Bottiglieri,

Dave Macken, Stacy Mitchell, David McHenry, Michael Skowronski, Patrick Montgomery.

Open to the Public—with the following people coming forward

-Stephen & Deborah Tatum @ 415 Doerrmann Drive

(Q)-Poor rain drainage/run off

(A)-When they file for building permit—must submit grading plan & engineer will inspect

(Q)-Safety—only 1 access; any more added?

(A)-No

Dale Archer made a motion to grant approval for minor subdivision. Stephen Bottiglieri made the second. The motion was carried by seven yes votes: Dale Archer, Stephen Bottiglieri, Dave Macken, Stacy Mitchell, David McHenry, Michael Skowronski, Patrick Montgomery.

▪ **Morris, Cynthia (App. 2014-10)**

Block 103, Lot 16

“D” Use & “C” Bulk Variance

Representatives: Joan Adams, Esq.

The applicant is requesting variance relief to permit the construction of two additional residential dwellings on a single 71.57 acre lot. The lot is a preserved farm that currently contains one residential dwelling and includes two additional 1 acre “exception areas” for home sites. The preservation easement will not allow the home sites to be subdivided from the overall lot. The Township’s zoning requirements only permit one residential dwelling per lot. The applicant’s proposal requires a use variance because three principal structures are proposed on a single lot. In addition, as bulk variance is needed for frontage.

Dale Archer and Stephen Bottiglieri recused themselves, due to the use variance. An appeal would go to the Township Committee.

The applicant requested a postponement to the August 19th meeting, due to only having five members present to vote. The completeness hearing was still held.

Patrick Montgomery made a motion to deem the application complete. Dave Macken made the second. The motion was carried by five yes votes: Dave Macken, Stacy Mitchell, David McHenry, Michael Skowronski, Patrick Montgomery.

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 8:10 pm

Respectfully Submitted,

Susan M. Costill
Combined Planning/Zoning- Secretary