

EAST GREENWICH TOWNSHIP
Combined Planning/Zoning Board
“MINUTES”
July 21, 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 in Attendance: Dale Archer, Stephen Bottiglieri, Michael Skowronski, Brad Summerville, Patrick Montgomery, John Lucian, Wilfredo Rojas and Professionals: Dale Taylor-Solicitor, Joseph Augustyn-Planner, Jim McKelvie-Engineer, Jim Winckowski-Traffic Engineer
 - Members Absent: Chris Everwine, Douglas Gill, David McHenry, Antoinette Grdinich, Michael Senkier
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- By motion of Dale Archer, seconded by Wilfredo Rojas—change agenda from item #3 up to item #2. Roll call vote unanimous.

Resolutions:

- **(Luce, John & Maria) (2015-11) *Warren Carr, Esq. was present**

By motion of Dale Archer, seconded by Stephen Bottiglieri—the resolution be approved as presented. Roll call vote unanimous, with John Lucian abstaining.

Minutes of the June 16, 2015 Meeting

- By motion of Dale Archer, seconded by Patrick Montgomery—the minutes be approved as presented. Roll call vote unanimous.

Open to the Public—no one coming forward

Items for Action

- **Kafka, Robert (App. 2015-12)**
Block 601, Lot 28 (Rural Residential Cluster)
Bulk Variance

Representatives: Timothy Ferguson-Esq., Steven Datz-PE, and Robert Kafka-Owner were sworn in.

The applicant's property contains two (2) existing single-family homes on one (1) lot. The proposed subdivision will enable both existing dwellings to remain and be located on a lot of their own. Single-family detached dwellings are a permitted use in the Kings Highway Historic District, however bulk variances have been requested to permit the subdivision.

Dale Archer made a motion to approve submission with waivers and deem the application complete. Brad Summerville made the second. The motion was carried with seven yes votes: Dale Archer, Stephen Bottiglieri, Michael Skowronski, Brad Summerville, Patrick Montgomery, John Lucian, Wilfredo Rojas.

Open to the public—no one coming forward

Dale Archer made a motion to grant minor subdivision with bulk variance approval. Stephen Bottiglieri made the second. The motion was carried with seven yes votes: Dale Archer, Stephen Bottiglieri, Michael Skowronski, Brad Summerville, Patrick Montgomery, John Lucian, Wilfredo Rojas.

- **Fentell-Crossing/Baybridge II, LLC (App. 2015-14)**

Block 1404, Lot 3 (R-10 Residential)

Pre & Amended Final Major Suidivision

Representatives: Ronald Morgan-Esq., Marty & Jim Feigenbaum-Owners, and James Bannon-PE were sworn in.

The applicant originally received preliminary and final subdivision approval for 61 single family lots at the September 20, 2005 meeting. The applicant submitted plans for resolution conformance review in 2014, and received review letters from the Board's engineer and planner. The applicant then determined that the plan needed to be revised based on NJDEP requirements related to wetlands on the site. The number of residential lots has been reduced from 61 to 57. The overall development includes 57 single family residential lots, one sewage pumping station lot, and two open space lots that will contain stormwater basins to be dedicated to the homeowners association.

Dale Archer made a motion to grant submission with waivers and deem application

complete. Stephen Bottiglieri made the second. The motion was carried with seven yes votes: Dale Archer, Stephen Bottiglieri, Michael Skowronski, Brad Summerville, Patrick Montgomery, John Lucian, Wilfredo Rojas.

Open to the public—no one coming forward

Stephen Bottiglieri made a motion to grant amended major subdivision approval. Wilfredo Rojas made the second. The motion was carried with six yes votes: Dale Archer, Stephen Bottiglieri, Michael Skowronski, Brad Summerville, Patrick Montgomery, Wilfredo Rojas. John Lucian was absent.

- **Conifer Realty, LLC (App. 2015-13)**

Block 205, Lot 13.02 (B-2 Interstate Business)

Preliminary Site Plan Approval

Representatives: Kevin Sheehan-Esq., Chas Lewis-VP, James Kyle-PP, Mary Johanison-PP. Robert Stout-PE, Nathan Mosley-Traffic PE were sworn in.

The property is located within the “Route 295 Redevelopment Area”. The Redevelopment Plan was recently amended (adopted July 14, 2015) to allow the applicant’s proposed 70-unit apartment project that will contribute to the Township’s affordable housing obligation. The project includes one stormwater basin, seven (7) apartment buildings, tot lot, club house, and design exception for parking (141 spaces required; 133 proposed). All seventy (70) units proposed are “affordable units” and are subject to the redeveloper’s agreement with the Township.

Stephen Bottiglieri made a motion to grant submission waiver. Dale Archer made the second. The motion was carried with seven yes votes: Dale Archer, Stephen Bottiglieri, Michael Skowronski, Brad Summerville, Patrick Montgomery, John Lucian, Wilfredo Rojas.

Open to the public—the following coming forward

-Frederick Hills @

-Agricultural samples have high lead—need more sampling done

-Mark Selover—Geologist sworn in

-Soil samples okay—no pesticides

-Pat Zeck @ 262 Landing Road

-Need more police and produces more children

(A) Payment in lieu of taxes

-Marie Wuelfing @

-Renters must be employed

(A) Yes

-Jason Flade @ 137 W. Cohawkin

-Do PB members live in 295 corridor

(A) No

-Moved to house in May & received no notice letter

-Apply for Fema? Yes-waiting on US President

-Decel lanes? County Decision

-Sidewalk? Along frontage only

-Pushes out natural wildlife and devalues surrounding properties

-Kevin Davis @ 139 W. Cohawkin

-Set back variances, must prove hardship, bulk variances not required—
only parking, rec, storage housing needed.

-Supreme court—COAH requires 672 cr. Needed within 10 years

-No room for kids to play and traffic bad

-Fire-handle 3 stories and turns

-Electric out all time-sewer pump on generator

-Janice Vicere @ 82 Friendship Court

-Why choose here?

(A) Available, need COAH, good schools, market success

-Kimberly Davis @ 139 W. Cohawkin

-School expanding?

(A) Check with Board of Education

Wilfredo Rojas made a motion to close to public. Dale Archer made the second. The motion was carried by seven yes votes: Dale Archer, Stephen Bottiglieri, Michael Skowronski, Brad Summerville, Patrick Montgomery, John Lucian, Wilfredo Rojas.

Dale Archer made a motion to grant preliminary approval. Patrick Montgomery made the second. The motion was carried by six yes votes: Dale Archer, Stephen Bottiglieri, Brad Summerville, Patrick Montgomery, John Lucian, Wilfredo Rojas and one no vote: Michael Skowronski.

Patrick Montgomery made a motion to authorize solicitor to send letter to Conifer on approval (needs for filing). Stephen Bottiglieri made the second. The motion was carried with seven yes votes: Dale Archer, Stephen Bottiglieri, Michael Skowronski, Brad Summerville, Patrick Montgomery, John Lucian, Wilfredo Rojas.

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 11:10 pm

Respectfully Submitted,

Susan M. Costill
Combined Planning/Zoning- Secretary