

EAST GREENWICH TOWNSHIP
Combined Planning/Zoning Board
“SPECIAL MEETING MINUTES”
July 6, 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: Dale Archer, Wilfredo Rojas, Brad Summerville, David McHenry, Patrick Montgomery, Marc Clodfelter, Dennis Lumia, and professionals: Dale Taylor-Solicitor, Joe Augustyn-Planner
 - Members Absent: Brett Pfeiffer, Rick Schober, Michael Kidd, Pamela Kafka, Michael Quigley, Eli Hall
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Items for Action

- **KOA (Kampgrounds of America) (App. 2019-1)**
Block 204, Lot(s) 24 & 19.02 (Campground Overlay District)
Remand by the Court

Representatives: Kathie Renner-Esq., David Masarik-Mgr, Pamela Pelligrini-PE were sworn in.

The applicant came before the board in June 2019 with a proposed expansion to the already existing Timberlane Campground of 117 campsites for a total of 203 campsites, plus a new restroom/laundry room and parking spaces. The applicant was denied for pre/final major site plan approval, variances and design waivers. After a remand from the court, the applicant is coming before the board with a revised proposed planting schedule, landscape buffer, 8ft fencing/3ft berm in front, and 12ft fence on side/no berm.

Open to the public—with several people coming forward (not inclusive of all):

- 1) Sharon Young @ 39 Shute Farm Lane
 - Q-What will be planted?
 - A-Landscaping will have items appropriate for the area
 - Q-Lost lots of trees at the Gatherings Development
 - A-2 yr maintenance bond will be required

- 2) Dale Sizemore @ 360 Friendship Road
 - Q-Size of trees/grow different and need to be maintained
 - A-Trees will be irrigated
 - Q-Traffic with curve, but no widening of street
 - A-Did not want to restrict travel for other residents; we could put more signs
 - Q-Noise/music
 - A-Copy of noise ordinance given to guests

- 3) Harry Magazu @ 364 Friendship Road
 - Q-What are the hours of operation in the campsite?
 - A-Quiet hours from 10pm to 8am.
 - Q-Landscaped buffers along side yards?
 - A-Trees on both sides of fence.

- 4) George Wagner @ 327 Friendship Road
 - Q-People that have \$500-600 thousand dollar homes have to look at this fence; I didn't build my home to look at a wall—I will have problems selling it. I don't trust KOA; business during Covid.
 - A-During executive order—essential workers were allowed to stay; Twp was aware.

Wilfredo Rojas a motion to grant preliminary and final major site plan approval, with amendment as to buffers, landscaping and fencing, with variances and design waivers. David McHenry made the second. The motion was carried by seven yes votes: Dale Archer, Wilfredo Rojas, Brad Summerville, David McHenry, Patrick Montgomery, Marc Clodfelter, Dennis Lumia.

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 8:31 pm

Respectfully Submitted,

Stephanie McCaffrey
Combined Planning/Zoning Board-Secretary