

EAST GREENWICH TOWNSHIP
Combined Planning/Zoning Board
“MINUTES”
June 18, 2019

- 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, Brett Pfeiffer, Rick Schober, Brad Summerville, Michael Kidd, David McHenry, Patrick Montgomery, Marc Clodfelter, Dennis Lumia and professionals: Dale Taylor-Solicitor, Jim McKelvie-PE, Joe Augustyn-PP, Jim Winckowski-Traffic PE
 - Members Absent: Wilfredo Rojas, Pamela Kafka, Michael Quigley
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Open to the Public—with no one coming forward.

Minutes of the May 21, 2019 Meeting

- By motion of David McHenry, seconded by Brett Pfeiffer—the minutes be approved as presented. Roll call vote unanimous-- with Brad Summerville abstaining.

Resolutions: N/A

Items for Action

- **Atlas Flasher & Supply Co, Inc (App. 2019-4)**
Block 201, Lot(s) 1 & 1.01 (B-3 Community Commercial Overlay)
Minor Site Plan, Bulk Variance
Representatives: Ronald Uzdavinis-Esq, David Fleming-PE, Jason Morse-VP Atlas Flasher, Joseph Brown-President Atlas Flasher, Jason Mosley-Traffic PE were sworn in.

The parcel consists of Block 201, 1.01 and Block 201 and portion of 1, which was recently conveyed to the applicant under the Minor Subdivision Plan approval for Johnson Development Associates project (App. 2019-3). The applicant is proposing to clear approximately 1.26 acres of existing trees and vegetation in the rear of the parcel

and to construct a 67,494 square foot gravel storage area. The gravel area is to be used for trucks, trailers, equipment and material that will be relocated from the storage area located to the south side of the existing building. The existing paved parking lot would be used for employee parking. The area of the existing employee parking was conveyed to Lot 1 as part of the Minor Subdivision approval for Johnson Development Warehouse Project.

Marc Clodfelter made a motion to deem the application complete. David McHenry made the second. The motion was carried by nine yes votes: Dennis Lumia, Marc Clodfelter, Patrick Montgomery, David McHenry, Michael Kidd, Brad Summerville, Rick Schober, Brett Pfeiffer, Dale Archer.

Open to the Public—with no one coming forward.

Dale Archer made a motion to grant minor site plan and bulk variance approval subject to conditions. Marc Clodfelter made the second. The motion was carried by nine yes votes: Dennis Lumia, Marc Clodfelter, Patrick Montgomery, David McHenry, Michael Kidd, Brad Summerville, Rick Schober, Brett Pfeiffer, Dale Archer.

- **KOA Kampground (App. 2019-1)**
Block 204, Lot(s) 24 & 19.02 (Campground Overlay District)
Pre/Final Major Site Plan

Representatives: Marla Gaglione-Esq, Pamela Pellegrini-PE/PP and David Masarik-KOA manager were sworn in.

*Rick Schober recused himself for this application.

**Marc Clodfelter and Dennis Lumia who were not present at the April 16 meeting, listened to the recorded session and signed a statement in order to vote at this meeting.

The applicant has proposed an expansion to the existing Timberlane Campground, which indicated to presently consist of 117 sites. The plan indicated that the applicant proposed an additional 86 sites for a total of 203 campsites. The applicant came before the board at the April 16, 2019 meeting, however vote was delayed until solicitor reviewed all legalities presented that evening.

Joe Augustyn spoke on and addressed the ordinance and design waivers. Applicant agreed to work with opposing residents with appropriate berm and sound barrier wall/fence.

Open to the Public—with the following coming forward:

- 1) Brian Lozuke-Esq (rep for Dale Sizemore @ 360 Friendship Road)
 - Q-What is the distance between proposed fence and nearest campsite?
 - A-Within 50ft buffer (greenery can be placed)
 - Q-State regulations remain in affect & applicant has not amended prior approvals. Only short term camping permitted per the ordinance.
 - Q-Would any area behind fence be part of campground.
 - A-Yes

- 2) Harry Magazu @ 364 Friendship Road
 - We want board to follow master plan
 - A-Master plan is not an ordinance (what is necessary to comply)
 - Homes have a 70ft setback
 - Screening and buffering should contain trees/berming/soundwall

- 3) Michael Grogan @ 137 Timberlane Road
 - The campground is my neighbor, but I don't have the noise and never had a problem with KOA. KOA should satisfy the neighbors to compensate sound. Township has not done a good job in the past with noise and lighting.

- 4) George Wagner @ 327 Friendship Road
 - Q-How large is the property being acquired?
 - A-10 acres
 - Do not let KAO get away without curbing and keep with same setback standards

- 5) Maryann Renard @ 116 Timberlane Road
 - Annoying sports car drives up the street of campground
 - Dogs barking early and late at night; partying on weekends

- 6) Lynda DePasquale @ 335 Friendship Road
 - My property is surrounded by curbing and trailers can't make turn and go over curbing. Hear noise from front porch.

7) Jill Melchiorre @ 358 Friendship Road

- These people work and have a lot of emotion invested; lived my whole life on Friendship.
- Noise will be a problem and you will see lights.
- There should be a stop sign at Friendship & Timberlane, as going to be accidents.

7) Maria Santos @ 365 Friendship Road

Q-Unclear about berm—height?

A-Berm can be higher/lower and fence can be larger/smaller

Marc Clodfelter made a motion to grant pre/final major site plan approval. David McHenry made the second. The motion was carried by seven no votes: Dennis Lumia, Marc Clodfelter, Patrick Montgomery, Michael Kidd, Brad Summerville, Brett Pfeiffer, Dale Archer and one yes vote by David McHenry. The application was denied.

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 9:40 pm

Respectfully Submitted,

Stephanie McCaffrey

Combined Planning/Zoning- Secretary