

**EAST GREENWICH TOWNSHIP**  
**Combined Planning/Zoning Board**  
**“MINUTES”**  
**March 18, 2014**

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- Meeting called to order 7:00pm by Pete Miskofsky. The meeting was opened by the reading of the “Open Public Meeting Act”, followed by the flag salute
  - Members who were sworn in: William Crothers
  - Members in Attendance: Dale Archer, William Crothers, Stephen Bottiglieri, Dave Macken, Stacy Mitchell, John Wurtenberg, Pete Miskofsky, John Lucian, Wilfredo Rojas, Antoinette Grdinich, Patrick Montgomery and Professionals: Dale Taylor- Solicitor, Leah Furey-Bruder-Planner, Jim Winkowski- Traffic Engineer
  - Members Absent: David McHenry, Michael Skowronski
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Open to the public—with the following person coming forward

Nathanael Barnes @ 724 Farmhouse Road

(Q)-Can Greenwich Meadows HOA remove split rail fence?

(A)-Needs amended final plan; should speak with Leah (planner)

**Minutes of the February 18, 2014 Meeting**

- By motion of John Lucian, seconded by Dale Archer--the minutes be approved as presented. Roll call vote unanimous, with William Crothers abstaining.

**Resolution (CBR Management, LLC) (2014-5(Z))**

- By motion of Stacy Mitchell, seconded by Dave Macken—the resolution be approved as presented. Roll call vote unanimous, with William Crothers abstaining.

**Items for Action**

- **Schaeffer Family Homes, LLC (App. 2014-2)**  
**Block 1402, Lot 6 (6.04/6.12/6.13) (R-10 Residential Zone)**  
**Variances for Lots (previously approved subdivision)**  
Representatives: Richard Hoff, Esq.; Professional: Richard Clemson-PE, and Jason Schaeffer-owner were sworn in.

The applicant requests bulk variances to enable the construction of residential dwellings that will encroach into the rear yard set back for three (3) of the lots within the ten (10) lot subdivision. (The overall subdivision received preliminary and final major subdivision Approval in 2012; resolution 2012-14/2012-18.)

Dale Archer made a motion to deem the application complete with waivers. Dave Macken made the second. The motion was carried with nine yes votes: Dale Archer, William Crothers, Stephen Bottiglieri, Dave Macken, Stacy Mitchell, John Wurtenberg, Pete Miskofsky, John Lucian, Wilfredo Rojas. Antoinette Grdinich and Patrick Montgomerys' votes not needed.

Open to the public—no one coming forward

Wilfredo Rojas made a motion to grant approval for bulk variances. Dale Archer made the second. The motion was carried with nine yes votes: Dale Archer, William Crothers, Stephen Bottiglieri, Dave Macken, Stacy Mitchell, John Wurtenberg, Pete Miskofsky, John Lucian, Wilfredo Rojas. Antoinette Grdinich and Patrick Montgomerys' votes not needed.

- **S & S Petroleum, LLC (2014-4)**  
**Block 1601, Lot 5 (C-Commercial Zone)**  
**Decision Upon Special Request**

Representatives: Roland Hardy, Esq.; Santokh Singh owner was sworn in.

The applicant submitted plans for a Decision Upon Special Question. The building/site is located in the redevelopment area and was previously used for an automobile repair facility/gas station with an accessory apartment on the second floor. The current owner wishes to continue the automobile repair business and proposes to lease space for the storage and service of plumbing vehicles and equipment, as well as a tree service company. The applicant is further requesting the allowance of renting the apartment to a tenant rather than only "owner occupied".

It was determined that the applicant can either file a use variance application, or use the property under the designated redevelopment area. They will have thirty (30) days to file an application with the Township per the Construction department, as they are not currently using the site lawfully.

Stephen Bottiglieri made a motion stating current use is not permitted and needs to file use variance application. Dale Archer made the second. The motion was carried with eight yes votes: Dale Archer, William Crothers, Stephen Bottiglieri, Dave Macken, Stacy Mitchell, John Wurtenberg, Pete Miskofsky, Wilfredo Rojas and John Lucian abstaining. Antoinette Grdinich and Patrick Montgomerys' votes not needed.

▪ **709 Main Street, LLC (App. 2014-3)**

**Block 1105, Lots 1 & 2** (RKD-Rural Kings Highway District)

**Final Major Site Plan**

Representatives: David DeClement, Esq.; Professional: James Clancy-PE and Mehraban Parsia-owner were sworn in.

The applicant received preliminary site plan approval with conditions at the August 20, 2013 meeting. The applicant proposes to improve the existing mixed use building and to make site improvements to accommodate a new restaurant use along with continuation of the second floor apartment use. An abandoned house and garage will be demolished, and significant improvements will be done to the site to accommodate the use. The proposal is consistent with the intent of the redevelopment plan.

John Wurtenberg made a motion to deem the application complete with waivers. Dale Archer made the second. The motion was carried with nine yes votes: Dale Archer, William Crothers, Stephen Bottiglieri, Dave Macken, Stacy Mitchell, John Wurtenberg, Pete Miskofsky, John Lucian, Wilfredo Rojas. Antoinette Grdinich and Patrick Montgomerys' votes not needed.

Open to the public—with the following person coming forward

Darryl Dieva @ 15 W. Tomlin Station

(Q) Any variances?

(A) Yes

-Stated he was not notified within 200ft for preliminary, however Certified slip was in file

Wilfredo Rojas made a motion to grant final major site plan approval. John Wurtenberg made the second. The motion was carried with nine yes votes: Dale Archer, William Crothers, Stephen Bottiglieri, Dave Macken, Stacy Mitchell, John Wurtenberg, Pete Miskofsky, John Lucian, Wilfredo Rojas. Antoinette Grdinich and Patrick Montgomerys' votes not needed.

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 8:45 pm

Respectfully Submitted,  
Susan M. Costill  
Combined Planning/Zoning Secretary