

**EAST GREENWICH TOWNSHIP**  
**Combined Planning/Zoning Board**  
**“MINUTES”**  
**May 17, 2016**

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- 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 (arrived 8:35 pm), Stephen Bottiglieri, Brad Summerville, David McHenry, Patrick Montgomery (arrived 9:00 pm), John Lucian (arrived 8:15 pm), Wilfredo Rojas, Marc Clodfelter, and Professionals: Dale Taylor-Solicitor, Jim McKelvie-Engineer, Joe Augustyn-Planner, Jim Winckowski-Traffic Engineer
  - Members Absent: Chris Everwine, Douglas Gill, Michael Senkier
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**Swearing in of Board Professionals**

Open to the Public-no one coming forward

**Minutes of the April 19, 2016 Meeting**

- By motion of Wilfredo Rojas, seconded by Stephen Bottiglieri—the minutes be approved as presented. Roll call vote unanimous.

**Resolutions:**

**(Ayars, Lisa) (2016-3)**

- By motion of Brad Summerville, seconded by Marc Clodfelter—the resolution be approved as presented. Roll call vote unanimous with Stephen Bottiglieri abstaining.

**(Boundary Road Developers, LLC) ( 2016-2)**

- By motion of Stephen Bottiglieri, seconded by Brad Summerville—the resolution be approved as presented. Roll call vote unanimous.

## Site Meeting Report-May 3rd

-no report given as applicant being heard tonight

### Items for Action

- **Hartford Properties, LLC (Royal Farms) (App. 2016-5)**  
**Block 403, Lot 1.03 (B2 Interstate Business & B3 Overlay)**  
**Pre/Final Site Plan**

Representatives: Damien Del Duca-Esq., Mr. Montgomery, Ryan McMann, Michael Jeitner-PP were sworn in.

The applicant is “Royal Farms” Convenience Store (principal use) with gasoline filling station as the accessory. Royal Farms is a privately owned chain of convenience stores operating in Maryland, Delaware, Virginia and Pennsylvania. They are proposing to construct a 5,371 square foot store along with ten (10) pump, gasoline fueling stations. A small bio-retention facility is proposed for stormwater management. The subject property is located at the intersection of W. Cohawkin Road and Berkley Road, and was previously occupied by KFC and more recently the Berkley Diner.

A sign variance is needed and tabled until the next meeting (letter application).

Stephen Bottiglieri made a motion to deem the application complete. Wilfredo Rojas made the second. The motion was carried with four yes votes: Stephen Bottiglieri, David McHenry, Wilfredo Rojas, Marc Clodfelter, and one no vote: Brad Summerville.

Open to the Public—no one coming forward

Stephen Bottiglieri made a motion to approve preliminary and final site plan along with variances and design waivers. Wilfredo Rojas made the second. The motion was carried with five yes votes: Stephen Bottiglieri, Brad Summerville, David McHenry, Wilfredo Rojas, Marc Clodfelter.

- **KBK Group, LLC (App. 2016-4)**  
**Block 201, Lot 14.10 (B2-Interstate Business)**  
**Use Variance/Site Plan Waiver**

Representatives: Matthew Wieliczko-Esq., Leah Furey-Bruder-PP, Brendan Corr-owner, Jim Ford, Tom Wittman were sworn in.

The subject parcel is located on the south side of Southgate Court and is fully developed with a 13,400 square foot building and associated site improvements. The applicant is proposing to purchase the parcel and make necessary internal building fit-out modifications in order to accommodate and lease the property to AmSpec. AmSpec would use the building for a biofuel and material testing laboratory. The only proposed site improvements include the construction of three (3) concrete pads for HVAC equipment.

\*Roll call for KBK approved with Dale Archer and Stephen Bottiglieri recusing themselves

Brad Summerville made a motion to approve waivers and deem the application complete. Wilfredo Rojas made the second. The motion was carried with six yes votes: Brad Summerville, David McHenry, Patrick Montgomery, John Lucian, Wilfredo Rojas, Marc Clodfelter.

Open to the public—no one coming forward

Wilfredo Rojas made a motion to approve use and bulk variance, and site plan waiver. Brad Summerville made the second. The motion was carried with six yes votes: Brad Summerville, David McHenry, Patrick Montgomery, John Lucian, Wilfredo Rojas, Marc Clodfelter.

- **The D'Este Group, LLC (App. 2016-6)**  
**Block 217, Lot 1 (B1-Interstate Business)**  
**Use Variance/Site Plan Waiver**

Representatives: Kathie Renner-Esq., Bruce McKenna-PE, Vincent Sarubbi-D'Este Group, Tiffany Keiviella were sworn in.

The subject parcel is located on the east side of Route 295 just north of the intersection with Timberlane Road. The property is an irregular shape and is lightly wooded. The applicant is proposing to erect a digital/changeable copy billboard sign. The maximum height of the sign would be 60 feet above ground.

Marc Clodfelter made a motion to deem the application complete. Patrick Montgomery made the second. The motion was carried with six yes votes: Brad Summerville, David McHenry, Patrick Montgomery, John Lucian, Wilfredo Rojas, Marc Clodfelter. Dale Archer and Stephen Bottiglieri recused themselves.

Open to the public—no one coming forward

Wilfredo Rojas made a motion to approve use variance and site plan waiver. Brad Summerville made the second. The motion was carried by five yes votes: Brad Summerville, David McHenry, Patrick Montgomery, Wilfredo Rojas, Marc Clodfelter, and one no vote: John Lucian. Dale Archer and Stephen Bottiglieri recused themselves.

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 10:45 pm

Respectfully Submitted,

Susan M. Costill  
Combined Planning/Zoning- Secretary