

EAST GREENWICH TOWNSHIP
Combined Planning/Zoning Board
“MINUTES”
October 20, 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, Rick Schober, Wilfredo Rojas, David McHenry, Patrick Montgomery, Marc Clodfelter, Pamela Kafka, Michael Quiqley, Dennis Lumia and professionals: Dale Taylor-Solicitor, Joe Augustyn-Planner
- Members Absent: Brett Pfeiffer, Brad Summerville, Michael Kidd, Eli Hall

Open to the public—with no one coming forward

Minutes of the September 15, 2020 Meeting

- By motion of Dale Archer, seconded by Wilfredo Rojas—the minutes be approved as presented. Roll call vote unanimous, with Marc Clodfelter abstaining.

Resolutions:

Res. 16-2020 (Allen Baker) (App. 2020-11)

- By motion of Dale Archer, seconded by Wilfredo Rojas—the resolution be approved as presented. Roll call vote unanimous, with Marc Clodfelter abstaining. Patrick Montgomery recused from voting.

Res. 17-2020 (Andrew Gargiulo) (App. 2020-12)

- By motion of Dale Archer, seconded by Michael Quigley—the resolution be approved as presented. Roll call vote unanimous, with Marc Clodfelter abstaining. David McHenry recused from voting.

Items for Action

- **Salerno, Karen (App. 2020-13)**

Block 1703, Lot 12 (Kings Highway Historic District)

Bulk Variance

Representatives: Gary Civalier-PE, and Karen Salerno-applicant, were sworn in.

The applicant is proposing to build a single family home on an undersized lot in the HD district. They are requesting a lot size variance (15,000 square feet required/12,465 square feet existing), a front yard setback variance (50 feet required/30 feet proposed), and a rear yard setback (40 feet required/25 feet proposed).

Open to the public—with the following coming forward

1) Louis Gattuso & Macy Vanhoorn @ 114 Kings Highway

-Concerned with the close proximity to their home & quiet enjoyment

2) Brian Temple @ 406 Maria Avenue, Gibbstown

-Testified that he & his wife were the Executrix of the subject property,

And have been trying to sell the property for 2 ½ years. Proposed home would fit well in the neighborhood.

Pamela Kafka made a motion to grant bulk variance approval. Marc Clodfelter made the second. The motion was carried by seven no votes: Dennis Lumia, Michael Quigley, Marc Clodfelter, David McHenry, Wilfredo Rojas, Rick Schober, Dale Archer and two yes votes: Pamela Kafka, Patrick Montgomery. The application was denied for several reasons including: other options need to be submitted, possibly no variances requested, new design.

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 8:16 pm

Respectfully Submitted,

Stephanie McCaffrey
Combined Planning/Zoning Board-Secretary