

**EAST GREENWICH TOWNSHIP**  
**Combined Planning/Zoning Board**  
**“RE-ORG MINUTES”**  
**January 19, 2021**

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- 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, Wilfredo Rojas, Brad Summerville, Michael Kidd, David McHenry, Patrick Montgomery, Marc Clodfelter, Pamela Kafka, Michael Quiqley, Dennis Lumia and professionals: Dale Taylor-Solicitor, Jim McKelvie-Engineer, Joe Augustyn-Planner
  - Members Absent: Eli Hall
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Open to the public—with no one coming forward

**Resolutions:**

**Res. 2021-1 (Appointing Chairperson-Patrick Montgomery, Vice Chairperson-David McHenry, Appointing Secretary-Stephanie McCaffrey, Appointing Assistant Secretary-Elizabeth McGill)**

- By motion of Dale Archer, seconded by Wilfredo Rojas—the resolution be approved as presented. Roll call vote unanimous

**Res. 2021-2 (Appointing Professionals: Dale Taylor-PB Solicitor, Jim McKelvie-Engineer, Joe Augustyn-Planner, Jim Winckowski-Traffic Engineer)**

- By motion of David McHenry, seconded by Wilfredo Rojas—the resolution be approved as presented. Roll call vote unanimous.

**Res. 2021-3 (Designating South Jersey Times as Official Newspaper)**

- By motion of David McHenry, seconded by Dale Archer—the resolution be approved as presented. Roll call vote unanimous.

**Res. 2021-4 (Setting Forth Schedule of Meetings for the Year 2020)**

- By motion of Marc Clodfelter, seconded by Dale Archer—the resolution be approved as presented. Roll call vote unanimous.

## **Minutes of the December 15, 2020 Meeting**

- By motion of Brett Pfeiffer, seconded by Rick Schober—the minutes be approved as presented. Roll call vote unanimous, with Dale Archer, Brad Summerville and Pamela Kafka abstaining.

## **Resolutions:**

### **Res. 20-2020 (Karen Salerno) (App. 2020-13 -#2)**

- By motion of Michael Quigley, seconded by Michael Kidd—the resolution be approved as presented. Roll call vote unanimous, with Dale Archer, Brad Summerville and Pamela Kafka abstaining

### ▪ **Res. 21-2020 ( John Farrell) (App. 2020-17)**

By motion of Marc Clodfelter, seconded by Michael Kidd—the resolution be approved as presented. Roll call vote unanimous, with Dale Archer, Brad Summerville and Pamela Kafka abstaining.

### ▪ **Res 22-2020 (Township of East Greenwich) (App. 2020-19)**

By motion of David McHenry, seconded by Marc Clodfelter—the resolution be approved as presented. Roll call vote unanimous, with Dale Archer, Brad Summerville and Pamela Kafka abstaining.

## **Items for Action**

- **East Wolfert Station Investements, LLC (App. 2021-1)**  
**Block 1205, Lot 2.03 (RR-Rural Residential)**

### **Use Variance**

Representatives: Joan Adams-Esq., Timothy Kernan-PE, Sue Caltabiano, Ronald Caltabiano Sr and Jr-applicants/owners, were sworn in.

The applicant is requesting a use variance in order to have three (3) separate uses on one lot, including a residence, a seasonal butcher shop and landscaping business. No construction is proposed, as the two businesses and residential are ongoing. The single family residence and A&M Meats have existed on subject property for over 48 years. One of the family members began a landscaping business in 2004, and a permit for a pole barn was issued in 2010 to store equipment.

**\*\*Dale Archer, Rick Schober and Brett Pfeiffer were recused for this application**

Open to the public—with the following coming forward.

-Brian Lozuke, Esq (firm Mattleman, Weinroth & Miller) was representative of objectors to the application by way of Greenwich Meadows HOA (Robert Sciarrotta @ 168 Prairie View Lane, Julius Colina @ 170 Prairie View Lane, and Brad Shuttleworth @ 725 Farmhouse Road)

-Stated complaints made to EG Police in 2020-21 against applicant for noise disturbance and other issues

-Letter stating alleged encroachment by the applicant on Greenwich Meadows property

-Photocopies of landscaping business website, with a Gibbstown address vs EG

-Photos showing aerial views of subject property showing debris, clippings, removed trees

-Both Robert Sciarrotta and Julius Colina testified to the noise detriment emanating from applicant's property. Brad Shuttleworth, secretary of Greenwich Meadows HOA testified he reviewed complaints filed against applicant

-Salvatore Licciardello @ 165 E. Wolfert Station

-Stated he has lived in area all of his life and never saw any negative conditions or problems with applicant's business.

-Marco Celeste @ 169 Wolfert Station Road

-Stated he never had any problems with noise or anything else

Wilfredo Rojas made a motion to grant a use variance approval with the following conditions to be met: No grass clippings, mulch or debris on subject property. Grass clippings on mowers/equipment shall be blown off at end of work day. The fire department shall inspect subject property to insure proper access, egress and circulation on site for emergency vehicles. No customer parking on E. Wolfert Station Road. The landscaping business shall not operate before 7 AM. The front loader shall be stored off-site and only used on-site when necessary. A back-up noise alert shall be installed that contains a degree of white noise to limit the noise emanating when backing up. All equipment, except for vehicles, trailers and large machinery, shall be parked outside of pole barn when not in use. No equipment, debris, or material shall be stored on or outside of lot 2.03. An eight (8) foot high white opaque fence shall be

installed along rear property line with the Greenwich Meadows development. The applicant shall restore the section of property where prior encroachment had occurred on Greenwich Meadow property. No storage of debris, materials, concrete, mulch discarded trees/shrubbery on property. All hard-scaping materials shall be delivered directly to job site; any leftover material can be temporarily stored neatly until used for another job.

Michael Kidd made the second. The motion was carried by six yes votes: Wilfredo Rojas, Michael Kidd, David McHenry, Patrick Montgomery, Marc Clodfelter, Pamela Kafka; and one no vote by Brad Summerville.

- **NVR, Inc/Ryan Homes (App. 2021-2)**  
**Block 206, Lot(s) 10.60-10.79 and Block 206.07, Lot 9 (SCD-Senior Citizen District)**  
**Bulk Variance**

Representatives: Niall O'Brien-Esq., Rick Clemson-PE, Joseph Mancini-PE, Paul Atlas-Production Administrator/Ryan Homes, were sworn in.

The Legacy at East Greenwich (previously known as Boundary Road Development) was granted final major subdivision approval on September 19, 2017 (Res. 2017-9) for 138 residential homes, with 14 of them being affordable. The applicant has returned to request a series of bulk variances so to accommodate larger homes, and add decks to them.

Open to the public--with no one coming forward

Marc Clodfelter made a motion to grant bulk variance approval. David McHenry made the second. The motion was carried by nine yes votes: Brett Pfeiffer, Rick Wilfredo Rojas, Brad Summerville, Michael Kidd, David McHenry, Patrick Montgomery, Marc Clodfelter, Pamela Kafka, Michael Quigley.

- **Nicholas Tarr/164 Berkley Road LLC (App. 2021-3)**  
**Block 403, Lot 1.02 (B-2 Interstate Business)**  
**Minor Site Plan**  
Representatives: Robert Shea-Esq., Dave Rentschler-PE, Nicolas Tarr-Owner were sworn in.

The applicant proposes to construct a 50' x 135' (6,750 SF) garage at the rear of the property, including two (2) overhead doors, 3' wide man door and possible breezeway connected to the existing building. The site presently contains the Tarr Metal Works, LLC facility including an existing 13,603 SF building and loading dock.

Marc Clodfelter made a motion to deem the application complete. Michael Kidd made the second. The motion was carried by nine yes votes: Brett Pfeiffer, Wilfredo Rojas, Brad Summerville, Michael Kidd, David McHenry, Patrick Montgomery, Marc Clodfelter, Pamela Kafka, Michael Quigley.

Open to the public—with no one coming forward

Marc Clodfelter made a motion to grant minor site plan approval. Michael Kidd made the second. The motion was carried by nine yes votes: Brett Pfeiffer, Wilfredo Rojas, Brad Summerville, Michael Kidd, David McHenry, Patrick Montgomery, Marc Clodfelter, Pamela Kafka, Michael Quigley.

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 11:32 pm

Respectfully Submitted,

Stephanie McCaffrey  
Combined Planning/Zoning Board-Secretary