

**EAST GREENWICH TOWNSHIP**  
**Combined Planning/Zoning Board**  
**“MINUTES”**  
**September 15, 2015**

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- Meeting called to order 7:00pm by Michael Skowronski. The meeting was opened by the reading of the “Open Public Meeting Act”, followed by the flag salute
  - Members in Attendance: Dale Archer(\*arrived @ 7:30), Chris Everwine, Stephen Bottiglieri, Michael Skowronski, Brad Summerville, David McHenry, Patrick Montgomery, John Lucian, Wilfredo Rojas, Michael Senkier and Professionals: Dale Taylor-Solicitor, Kevin Rijs-Planner, Jim McKelvie-Engineer, Jim Winckowski-Traffic Engineer
  - Members Absent: Douglas Gill
  - Professionals Jim McKelvie, Kevin Rijs, Jim Winckowski were sworn in by Dale Taylor
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**Minutes of the August 18, 2015 Meeting**

- By motion of David McHenry, seconded by Stephen Bottiglieri—the minutes be approved as presented. Roll call vote unanimous with Chris Everwine, Stephen Bottiglieri, Patrick Montgomery, Michael Senkier abstaining. Dale Archer not present to vote.

**Resolutions: N/A**

**Items for Action**

- **Eyler, Michael (App. 2015-16)**  
**Block 208, Lot 7 (R-20 Residential)**  
**Bulk Variance**  
Representatives: Michael & Kelli Eyler-owners were sworn in.

The applicant proposes to construct a 34' wide x 26' deep three-car detached garage. The site contains an existing two-story brick and frame dwelling, with an attached garage on 160' wide x 150' deep lot.

Stephen Bottiglieri made a motion to grant waiver and deem application complete. Michael Senkier made the second. The motion was carried with eight yes votes: Chris Everwine, Stephen Bottiglieri, Michael Skowronski, David McHenry, Patrick Montgomery, John Lucian, Wilfredo Rojas, Michael Senkier. Brad Summerville recused himself, as within 200' of applicant. Dale Archer not present to vote.

Open to the public—no one coming forward

John Lucian made a motion to grant bulk variance approval. Michael Senkier made the second. The motion was carried with eight yes votes: Chris Everwine, Stephen Bottiglieri, Michael Skowronski, David McHenry, Patrick Montgomery, John Lucian, Wilfredo Rojas, Michael Senkier. Brad Summerville recused himself, as within 200' of applicant. Dale Archer not present to vote.

- **530 Porchtown Road, LLC (App. 2015-15)**  
**Block 201, Lot(s) 2 & 3 (B-2 Interstate/Overlay)**  
**Preliminary Major Subdivision**

Representatives: Jeff Puff, Esq., Scott Kintzing-Owner, John Pettit-PE were sworn in.

The property is located within the Township "Route 295 Redevelopment Area" with the Age-Restricted Overlay Option. The applicant received prior approvals in 2010 for an 88 unit Age-Restricted development on the southern side of easement; the northern side of easement was to be reserved for future commercial use that would share the site access to Democrat Road. The Redevelopment Plan was amended July 14, 2015 to facilitate the applicant's proposed age-restricted development. The project includes 136 age-restricted lots, club house, 2 open space lots, and 1 stormwater management basin. The affordable housing obligations associated with the project are subject to the redeveloper's agreement with the Township.

Dale Archer made a motion to grant waivers and deem application complete. Wilfredo Rojas made the second. The motion was carried with six yes votes: Dale Archer, Chris Everwine, Brad

Summerville, David McHenry, Wilfredo Rojas and four no votes: Stephen Bottiglieri, Michael Skowronski, John Lucian, Michael Senkier.

Open to the public with the following coming forward

-John DeGeorge @ 189 Democrat Road

-Can pump station be moved?

-he wants moved—will move

-Who is responsible for dam?

-to be determined (10" pipe under Democrat Rd for irrigation)

Wilfredo Rojas made a motion to grant preliminary major subdivision approval. Dale Archer made the second. The motion was carried with seven yes votes: Dale Archer, Stephen Bottiglieri, Brad Summerville, Patrick Montgomery, John Lucian, Wilfredo Rojas, Michael Senkier and two no votes: Michael Skowronski, David McHenry. Chris Everwine left meeting @ 7:15—no vote.

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 9:45 pm

Respectfully Submitted,

Susan M. Costill

Combined Planning/Zoning- Secretary