



**TOWNSHIP OF GALLOWAY  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
PLANNING AND ZONING BOARDS**

---

300 E. JIMMIE LEEDS ROAD      GALLOWAY, NJ 08205  
(609) 652-3700 EXT. 218      FAX: (609) 652-5259

Heather Butler  
Planning/Zoning Board Administrator

**MINUTES  
PLANNING BOARD  
REORGANIZATION MEETING  
JANUARY 5, 2017**

Board administrator Heather Butler called the meeting to order at 7:03 pm.

John Ridgway swore in the following members: Matt Ayers, Rich Clute, Dave Maxwell and Charles Wimberg.

Present: Matt Ayers, Robert Bruno, Rich Clute, Jim Cox, Tom Guercioni,  
Dave Maxwell, Ken Sooy, Charles Wimberg

Absent: Matthew Geese, Betty Mannis, Don Purdy

**ELECTION OF OFFICIERS:**

Chairman: Ken Sooy

Vice Chairman: Jim Cox

Secretary: Heather Butler

**APPOINTMENT OF THE PROFESSIONAL STAFF:**

Solicitor: Ridgeway Legal

Conflict: Solicitor: **(Tabled)**

Engineer: Polistina & Associates

Conflict: Engineer: **(Tabled)**

Planner: Tiffany CuvIELLO, In-house Planner

**2017 PLANNING BOARD COMMITTEES:**

**MASTER PLAN**

Chair: Dave Maxwell

Don Purdy / Timothy Meadows

Rich Clute

Ken Sooy

**DEVELOPMENT REVIEW**

Chair: Jim Cox

Don Purdy / Timothy Meadows

Ken Sooy

Rich Clute

**MINOR SUBDIVISION**

Chair: Matt Geese  
Bob Bruno  
Betty Mannis  
Tom Guercioni

**PINELANDS COMMITTEE**

Chair: Bob Bruno  
Matt Ayers  
Tom Guercioni  
Ken Sooy

**APPROVAL OF 2017 MEETING DATES: (Approved)**

**APPROVAL OF MINUTES:** 12-8-16 (Approved)  
12-15-16 (Approved)

**APPROVAL OF DECISION AND RESOLUTION: #14-16 ARF Corp. (Approved)**

**NEW APPLICATION:****PB # 16-16****Michele Kemble**

2 Lot Minor Subdivision  
Upland Avenue  
Block 945 Lot 7.02

The applicant is represented by Mr. Thomas Darcy, Esq.

Mr. Darcy explained that this is a 2 lot minor subdivisions with no variances required. Proposed lot 7.02 will contain the existing single family dwelling and conservation easement to the rear of the lot. Proposed lot 7.07 will contain the existing drainage easement.

Mr. Hurless, Board Engineer, read from his report dated January 4, 2017.

Ms. Cuvillo, Township Planner, read from her report dated December 29, 2016.

Mr. Darcy stated they will comply with all of the engineers and planners requests.

**Board Questions/Comments**

Board member Mr. Bruno asked about the curbing.

*There is a drainage pipe that goes under the curbing and sidewalk.*

Board member Mr. Cox asked when the drainage for lot 7.02 will be done.

*Prior to the Certificate of Occupancy being issued.*

Board member Mr. Ayers expressed his concerns with the water in that area.

Chairman Sooy stated that the fence should be put in the conservation area.

*Mr. Darcy stated that it would be a big expense if it turns out to be no necessary. The applicant will put monuments in the corners of the property to define the area.*

### **Public Questions/Comments**

None.

A motion to approve application #16-16, Michele Kemble, was made by Bruno and seconded by Maxwell.

All in favor: Ayers, Bruno, Clute, Cox, Guercioni, Maxwell, Wimberg, Sooy

Opposed: None

### **NEW APPLICATION:**

#### **PB # 15-16**

#### **Ghelani / Hampton Inn**

Site Plan Amendment w/ Variance

338 E. White Horse Pike

Block 915 Lot 5.01

The applicant is represented by Mr.

Kishor Ghelani and Cannon Ghelani were both sworn in.

Kishor stated to the board that the Hampton Inn franchise is requesting that they relocate the dumpster from where it was originally approved to a different location fifteen (15) feet from Waveland Avenue where the setback required is fifty (50) feet. Kishor stated that the smell and noise that would be created from dumpster would be an inconvenience to the guests staying at the Hotel.

Mr. Hurless stated that there are some site plan modifications being requested also. They are requesting to reduce the parking from 184 to 177 spaces which will still meet the requirement. Mr. Hurless read from his report dated December 19, 2016.

Tiffany Cuvillo read from her report dated December 28, 2016.

Discussion of other possible locations for the dumpster was discussed.

### **Board Questions and Comments**

Board member Maxwell questioned the setbacks being asked for.

*Mr. Hurless stated the applicant is requesting a variance to put the trash enclosure within the 50 foot setback proposing a 15 foot with conditions of showing the turning template on the plans and landscaping.*

Board member Wimberg asked if the applicant can comply with the turning requirements would the applicant be able to screen the dumpster adequately with landscaping.  
*Ms. CuvIELlo stated it is possible.*

Board member Clute asked about any possible odors or eyesores bothering future development in the area.  
*The applicant stated that it will definitely be screened and the concrete enclosure will be stucco to match the hotel.*

The applicant stated they will meet the requirements from the engineer and planner with regards to the landscaping and decorative requirements if the dumpster is in the location they are requesting. They need to show the turn radius needed for the garbage truck on the plan.

### **Public Questions and Comments**

None.

A motion to approve application #15-16, Hampton Inn was made by Bruno and seconded by Maxwell.

All in favor: Ayers, Bruno, Clute, Cox, Guercioni, Maxwell, Wimberg and Sooy.  
Opposed: None.

**Land Sale:** Belmar Ave., Block 1138 Lot 4      **(Approved to Send to Council)**

**Land Donation:** Beech Ave., Block 821 Lot 7      **(Approved to Send to Council)**

### **PUBLIC COMMENTS:**

None.

Meeting adjourned 8:06 pm.