



**TOWNSHIP OF GALLOWAY  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
PLANNING AND ZONING BOARD  
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  
JUNE 1, 2017**

Chairman Sooy called the meeting to order at 7:01 pm.

Present: Robert Bruno, Rich Clute, Matthew Geese, Tom Guercioni, Betty Mannis, Ken Sooy,

Absent: Matt Ayers, Jim Cox, Dave Maxwell, Don Purdy, Charles Wimberg

**APPROVAL OF MINUTES:** April 6, 2017 **(Approved)**

**APPROVAL OF DECISION AND RESOLUTIONS:**

#4A-17	Designation of Redevelopment Area	<b>(Approved)</b>
#2-17	Smithville Town Center Commons	<b>(Approved)</b>
#36-08	T&H Builders Extension of Time	<b>(Approved)</b>

**SWEARING IN OF BOARD PROFESSIONALS:** Board Engineer, Craig Hurless,  
Township Planner, Tiffany CuvIELLO & Board Conflict Engineer, Deborah Wahl.

**COMPLETENESS**

#4-17	Seaview Dental	<b>(Deemed Complete)</b>
#12-16	JSM @ Nantucket	<b>(Deemed Incomplete)</b>
#3-17	6 Atlantic, LLC	<b>(Deemed Complete)</b>

## **NEW APPLICATION**

6 Atlantic, LLC  
55 E. Jimmie Leeds Road  
B. 949 L. 4  
Zone: PO  
Preliminary and Final Major Site Plan

Board Engineer, Craig Hurless stepped down due to a conflict with the application. The Planning Board Conflict Engineer, Deborah Wahl stepped in.

The applicant is represented by Steven Fabietti, Esq.

The applicant, Vince Polistina was sworn in.

Mr. Polistina informed the Board of the surrounding area. The building is currently a single family home that he would like to turn into a satellite office for his engineering firm. The existing garage will not be converted into office space it will be used for storage. Mr. Polistina described what is being proposed on the site.

Tiffany CuvIELlo read from her report dated May 23, 2017.

Mr. Polistina stated he would comply with the Engineers and Planners report.

### **Board Questions**

Board member Bruno asked if the use was ever a church.

*It has always been a residential dwelling. A pastor lived there at one time.*

Board member Clute asked if they will need a trash enclosure.

*All trash will be stored internally and taken out on trash day.*

### **Public Questions**

Roy Bradley inquired about the parking and the flow of traffic.

A motion to approve application #3-17, 6 Atlantic, LLC, was made by Bruno and seconded by Mannis.

All in favor: Bruno, Clute, Geese, Guercioni, Mannis, Sooy

Opposed: None.

### **Public Comment**

None.

Meeting adjourned 7:30 pm.