



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

300 E.

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Heather Butler
Planning/Zoning Board Administrator

**MINUTES
PLANNING BOARD
JULY 6, 2017**

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

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

Absent: Betty Mannis, Don Purdy, Charles Wimberg

Approval of Decision and Resolution: #3-17 – 6 Atlantic LLC **(Approved)**

Approval of Minutes: May 4, 2017 **(Approved)**
June 1, 2017 **(Approved)**

Swearing in of Board Professionals: Board Engineer, Craig Hurless

Completeness: #5-17 – Patel **(Deemed Complete)**
#6-17 – Barrette **(Deemed Incomplete)**

New Application

#5-17 Yogesh Patel
452 Poplar Ave
B. 730 L. 4
Zone: R-1

The applicant is representing himself. He is proposing to demolish the existing single family dwelling damaged by fire and subdivide the property into two conforming lots and construct 2 new single family dwellings. There are no variances being requested.

Board member Matt Geese who is also a member of the Minor Subdivision Committee stated that they had met with the applicant and recommends approving the application.

A motion to approve application 5-17, Yogesh Patel, was made by Bruno and seconded by Maxwell.

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

Meeting went into recess until 7:30 pm.

New Application

#4-17 Seaview Dental Arts
529 S. New York Rd.
B. 1058 L. 1
Zone: CC-2

The applicant is represented by William Gasbarro, Planning consultant is Robert Reed and their Architect is Harry Harper.

Sworn in: Robert Reed, Harry Harper, Dr. Ciechanowski and Dr. Patel

Rob Reed discussed the existing conditions of the property and then explained that the applicant is requesting to finish the second floor add a new handicap ramp, re-grade the front entrance, add a sidewalk near the proposed new handicap space and pave the small stoned area that is for employee parking. The variances being requested are for the amount of off-street parking, and the setback to Brown Ave for the off-street parking.

The request for expanding the use to the second floor is in order to be able to conform to the HIPA laws and ADA requirements. The second floor will be utilized only for the employees.

Harry Harper discussed the proposed layout of the building. Mr. Harper stated that the building does not comply with the ADA standards of today. This approval will allow them to comply.

Dr. Ciechanowski stated that the little stone lot on the other side of the building was put in for employee parking and safety when the staff is leaving at night.

Township Planner, Tiffany CuvIELlo and Planning Board Engineer, Craig Hurless were both sworn in.

Mr. Hurless read from his report dated May 26, 2017. The applicant is agreeable with the engineer's comments.

Ms. CuvIELlo read from her report dated June 22, 2017. The applicant accepts the stipulation that the approval is only for a dental office use.

Board Questions or Comments

None.

Public Questions or Comments

None.

A motion to approve application #4-17, Seaview Dental Arts was made by Bruno and seconded by Clute.

All in favor: Ayers, Bruno, Clute, Cox, Geese, Guercioni and Sooy

Opposed: None

Abstained: Maxwell

Public Questions or Comments

None.

Meeting adjourned 8:00