



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
AUGUST 3, 2017

Chairman Sooy called the meeting to order at 7:00 pm.

Present: Robert Bruno, Rich Clute, Jim Cox, Matthew Geese, Tom Guercioni, Don Purdy,
Ken Sooy

Absent: Matt Ayers, Betty Mannis, Dave Maxwell, Charles Wimberg

Approval of Decision and Resolution: #4-17 – Seaview Dental (Approved)
#5-17 – Yogesh Patel (Approved)

Approval of Minutes: July 6, 2017 (Approved)

Board Engineer, Vince Polistina & Township Planner, Tiffany Cuiello were sworn in.

Completeness: #6-17 – Barrette Phase III (Deemed Complete)
7-17 – Rainmaker Enterprise LLC (Deemed Complete)

New Application

#7-17 Rainmaker Enterprise LLC
313 E. White Horse Pike
B. 903 L. 11
Zone: CH

The applicant is represented by Thomas Darcy, Esq. Thomas Darcy, Peter Sarabella,
Kevin Hamm and Lee Watson was all sworn in.

Mr. Darcy explained that the applicant is proposing to add a ground mount solar array to his site. The applicant is requesting three variances. A side yard setback for the solar array where 15 feet is required and they are proposing 3 feet. A front yard setback where 50 feet is required and they are proposing 25 feet. The third variance is for height where 15 feet is required and 19.42 feet is

being proposed. The height variance is in order for vehicles that are higher to be able to pass under the array.

Mr. Darcy then described the lot and explained the need for the requested variances.

Mr. Polistina read from the Engineers report dated July 26, 2017.

Ms. CuvIELLO read from her report dated July 27, 2017.

Board Questions

None.

Public Questions/Comments

None.

A motion to approve application #7-17, Rainmaker Enterprise LLC for a Minor Site Plan, was made by Purdy and seconded by Clute.

All in favor: Bruno, Clute, Cox, Geese, Guercioni, Purdy, Sooy

Opposed: None

Ordinance Referral

Vince Polistina discussed the ordinance proposals.

1969-2017 – Ordinance amending section 233-74 of the Township Code Revising Provisions for the R-5 Rural Development District **(APPROVED TO SEND TO COUNCIL)**

1970-2017 – Ordinance to amend the Township of Galloway, Chapter 233, Section 233-6, Zoning map to include Block 647, Lot 7, Block 647, Lot 1, and a portion of Block 473, Lot 13 in the R5C Cluster Overlay District **(APPROVED TO SEND TO COUNCIL)**

Public Questions/Comments

None.

Meeting adjourned 7:22 pm.