



**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
MARH 1, 2018**

Board chairman Ken Sooy called the meeting to order at 7:04 pm.

John Ridgway swore in Matt Ayers.

Present: Matt Ayers, Rich Clute, Tony Coppola, Jim Cox, Matt Geese, Tom Guercioni, Ken Sooy,

Absent: Robert Bruno, Dave Maxwell, Don Purdy, Charles Wimberg

APPROVAL OF MINUTES: 2-1-18 (Approved)

APPROVAL OF DECISION AND RESOLUTIONS:

1A -18 - Solicitor: Ridgeway Legal	(Approved)
2A-18 - Engineer: Polistina & Associates	(Approved)
3A-18 - Conflict: Engineer: Doran Engineering	(Approved)
4A-18 - Conflict: Solicitor: Schroeder Law Group	(Approved)
26-05 – FED Properties Extension of Time	(Approved)

APPROVAL OF PROFESSIONAL CONTRACTS:

Solicitor: Ridgeway Legal	(Approved)
Engineer: Polistina & Associates	(Approved)
Conflict: Engineer: Doran Engineering	(Approved)
Conflict: Solicitor: Schroeder Law Group	(Approved)

Township Planner, Tiffany Morrissey and Planning Board Engineer, Vince Polistina was both sworn in.

EXTENSION OF TIME: PB 09-15 – CIS Heritage Village (Approved)

COMPLETENESS: PB 11-17 – Phoenix Health Ventures (Deemed Complete)

NEW APPLICATION

Phoenix Health Ventures
White Horse Pike
B. 469, L. 3-6 & 8
Preliminary and Final Site Plan

The applicant is represented by Willis Flower, Esq.

The following were sworn in:

- Dr. John Kulin
- Thomas Roesch, PE, PP
- David Horner, Traffic Engineer
- Chris Stigler, Architect

Dr. Kulin explained to the board his experiences with Urgent Care and how they operate. They would like to have Urgent Care in one of the buildings and healthcare in the other units. Dr. Kulin stated that less than one percent of the public coming in have a mobility issue. Their typical hours of operation are 8am to 8 pm Monday – Friday and 8am to 5pm on the weekends.

Board member Coppola asked if this operation would be affiliated with a hospital. Dr. Kulin stated they will not be affiliated with a hospital.

Board Chairman Sooy asked if they would extend hours if it was needed. Dr. Kulin stated they will adjust their times to the patients needs.

Mr. Roesch then went over the existing and proposed conditions of the property. Building One will face the White Horse Pike and building Two will face Jimmie Leeds Road. Mr. Roesch stated that he did read the engineer and planners reports and they have agreed with all of their comments.

Variances Being Requested:

- The applicant is requesting two (2) monument signs where only one sign is permitted. The site has two street frontages with driveway entrances.
- The applicant is requesting a side yard setback variance at building 1 for parking twenty-five (25) feet is required and the applicant is requesting 19 feet.
- The applicant is requesting a variance to add directional signs as well.

Board member Coppola stated that he would like to see curb and sidewalk put in along Genoa Avenue if the adjoin piece of property gets developed in the future. The applicant has agreed to this. There will be no sidewalk contribution needed.

Board member Cox asked if it will be one phase or two phases.
They are not asking for a phased approval.

Board member Clute asked what the depth of the drainage basins will be.
At the maximum two (2) feet.

Mr. Polistina read from his report dated January 2, 2018.

Mrs. Morrissey read from her report dated January 18, 2018.

The applicant has agreed to these conditions and has no other comments.

Mr. Sigler spoke about the proposed signage and building characteristics. Mrs. Morrissey asked if they applicant would be willing to come back to the board if they wanted to change the design of the second building. The applicant stated their intent is to have the buildings be the same.

Board member Clute asked about the mechanicals being on the roof.
If they are on the roof there will be screening from view.

Mr. Horner spoke about the traffic matters and the entrance to the property from the White Horse Pike.

Public Questions or Comments

None.

A motion to approve application #11-17 Phoenix Health Ventures was made by Cox and seconded by Clute.

All in favor: Ayers, Clute, Coppola, Cox, Geese, Guercioni and Sooy
Opposed: None.

Land Donation: B. 905, L. 2 – Sixth Avenue **(Sent to Council)**

Public Comment

Richard Schmidt spoke about a project he would like to do in the Township.

Meeting adjourned 8:21 pm.