



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

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Heather Butler  
Planning/Zoning Board Administrator

**MINUTES  
PLANNING BOARD  
JULY 5, 2018**

Board chairman Ken Sooy called the meeting to order at 7:02 pm.

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

Absent: Matt Geese, Don Purdy, Charles Wimberg

**APPROVAL OF MINUTES: 6-7-18      Approved**

**APPROVAL OF DECISION AND RESOLUTION 1-18 Ole Hansen & Sons, Inc. Approved**

**SWORN IN:** Planning Board Engineer, Jennifer Heller was sworn in.

**NEW APPLICATION**

PB 2-18 Pomona DG, LLC  
Block 529, Lots 7.01, 7.02, 7.03  
Preliminary and Final Major Site Plan

The applicant is represented by Mr. Jason Tuvel Esq.

This application was deemed complete at the June 7th meeting. They are proposing to construct a 9,313 square foot building for a Dollar General. The hours of operation are 7am – 10pm seven days a week. Mr. Tuvel gave a brief overview of the application.

Sworn in: Mr. Daniel Dougherty, PE  
Mr. Justin Taylor, Traffic Engineer  
Mr. James Kyle, PP

Exhibits: A1 – Aerial Exhibit dated 7/5/2018  
A2 – Site Plan Rendering dated 7/5/2018  
A3 – Color Rendering

Mr. Tuvel stated they have read the letter from Polistina and Associates and have no issues with complying with all of the comments and conditions of their report.

Mr. Dougherty gave an overview of the existing condition of the land while referring to exhibit A1. He then went on to discuss the proposed plan referring to exhibit A2 including the drainage and landscaping.

The signage was then discussed. There is a free standing sign proposed along the White Horse Pike frontage. It is permitted to be 100 sq feet per side where 98 sq feet is being proposed and the height proposed is 18 feet where 21 feet is allowed. The setback of the sign will be at the required 14 feet back. Mounted Signage on the building will be 69 sq feet where 100 sq feet is allowed.

### **Board Questions/Comments**

Board member Coppola asked for more information on the buffering.

*Mr. Dougherty discussed in detail the landscaping and buffering for the project.*

Mr. Coppola then asked about architectural plan.

*Mr. Dougherty then went over exhibit A3 and discussed the architectural aspects and the elevation of the project.*

Jen Heller asked for more information on the site lighting.

Mr. Dougherty then discussed item number 13 on the engineers report dated June 28, 2018 regarding the drainage basin.

The trash enclosure was then discussed.

Board Chairman Sooy asked for a description of the type of fence being put up on the West side of the property.

*It will be a 6 foot high vinyl solid privacy fence.*

### **Public Questions/Comments**

Charles and Jennifer Heintz of 292 W. Langley Ave. stated their concerns regarding the parking, fencing, drainage and dumpster area.

*Trash pickup will be 7am or later.*

A motion to approve application 2-18, Pomona DG, Preliminary and Final Site Plan was made by Bruno and seconded by Maxwell.

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

Opposed: None

Meeting adjourned 7:59 pm.