



**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) 652-2027

Heather Butler
Planning/Zoning Board Administrator

**MINUTES
PLANNING BOARD
JUNE 6, 2019**

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

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

Absent: Robert Bruno, Dave Maxwell, Charles Wimberg

APPROVAL OF MINUTES: 4-18-19 **(APPROVED)**

Board Engineer and Planner, Vince Polistina, was sworn in.

NEW APPLICATION

04-19 Robert Bruno & Jim Bruno
234 Waveland Ave.
B. 890 L. 6
Preliminary & Final Major Site Plan with Variance

APPLICATION DEEMED COMPLETE.

The applicant is represented by Mr. Thomas Darcy, Esq.

The following were sworn in:

Mr. Robert Bruno, Applicant
Mr. Kevin Dixon, PE.

Mr. Dixon gave an overview of the existing conditions of the site while referring to page 2 of 4 of the submitted site plan. He then proceeded to discuss what is being proposed.

The applicant is proposing to construct a 40ft by 160ft warehouse building. There will be 4 tenant spaces with a stone driveway. There is a variance being requested for lot width. There is a required lot width of 200ft and the applicant is proposing 108.9ft.

The proposed sign will meet all of the zoning requirements. The applicant is requesting a waiver from installing curbs and sidewalks therefore will pay the 50% sidewalk fee.

Mr. Polistina read from his report dated June 5, 2019.

Board Questions/Comments

None.

Public Questions/Comments

None.

The applicant agrees with all of the comments in the report by Mr. Polistina.

A motion to approve application # 4-19 Preliminary and Final Site Plan with Variance was made by Purdy and seconded by Clute.

All in favor: Ayers, Clute, Coppola, Cox, Geese, Guercioni, Purdy and Sooy.

Opposed: None

LAND SALE: Block 350, Lot 10 - Cologne Avenue **(Application Cancelled)**

LAND DONATION: Block 1083, Lot 1 – University Avenue **(Send to Council)**

REDEVELOPMENT – White Horse Pike phases 5,6 and 7

Non-Condemnation Redevelopment Area, Block 528, Lots 12, 14, 16, 17, 18, 19, 20, 21, 22, 23, 24, 26.01, 26.02, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50.01, 50.02, 50.03, 50.04, 51, 52, 53, Block 563, Lots 12.01, 12.02, 12.03, 12.04, 13, 14, 15, Block 567, Lots 10, 11, 12, 13, 14, Block 568, Lots 13, 14, 15, Block 569, Lots 13, 14, 15.01, 15.02, 16, 17, 18, 19, 20, 21, 26, 27, 28, 29, 30, 31, 32, 33, 34, 42, 43, 44, 45, 46, 47, 49, Block 573, Lots 4, 5, 7, 8, 9, 10, 11, 13.01, 13.02, 13.03, Block 574, Lots 1, 2, 3, 4, 5, 6, 7, Block 576, Lots 1, 2.03, 3, Block 578, Lots 1, 2, Block 579, Lots 1, 2, 6, 7, 8, Block 581, Lots 1, 2, 3, 4, 5, 6, Block 584, Lots 1, 2, 3, 5, Block 587, Lots 1, 2, 7, Block 705, Lots 1, 2, 3, 4, Block 709, Lots 1.01, 2, Block 713, Lots 1, 2, 3.02, 5, Block 717, Lots 1, 8, 9, Block 721, Lots 1.01, 1.02, 2, 7.01, Block 725, Lots 1, 2, Block 729, Lot 1, Block 733, Lot 1, Block 734, Lot 1, Block 735, Lots 1, 4, Block 736, Lots 1, 2, 5, Block 737, Lots 1, 6, Block 738, Lot 1, Block 740, Lots 1, 2, 3, 4, 5, 6, Block 741, Lot 1, Block 796, Lots 1, 2, 3, Block 797, Lots 1, 2, 3, 4, Block 798, Lots 1, 2, 3, 4, Block 800, Lot 1, Block 801, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, Block 802, Lots 1, 2, Block 803, Lot 1, Block 805, Lots 1, 2, 3, Block 806, Lots 1, 2, Block 806.01, Lot 1, Block 807, Lots 1.01, 1.07, 2, Block 809, Lots 1, 2, 3, Block 810, Lot 1, Block 811, Lot 1, Block 814, Lot 1, Block 815, Lot 1, Block 816, Lot 1, Block 819, Lot 1, Block 820, Lots 1, 2, 3, 6, 7, 8, Block 875.02, Lots 1, 2.

Redevelopment attorney Ms. Emily Givens, explained what the redevelopment plan can do for the Township.

Mr. Polistina read from his report dated June 2019.

Board Questions/Comments

Board member Coppola stated that this is the 11th Redevelopment plan for the Township and explained the positive outcomes from the previous Redevelopment areas.

PUBLIC COMMENT

Mr. Hamad questioned what the benefits would be.
Mostly tax breaks on improvements to property.

Mr. Tony Falcino questioned if this could be converted to allow condemnation.
Not without having another meeting and re-noticing.

Mr. Stan Rice asked if it will increase taxes.
The Township does not control County and School tax but it will not increase Galloway Tax.

Mr. Dave Bonnani is working with the owners of Ram's Head Inn and is looking forward to working with the Township.

Ms. Connie Bolger asked if residential homes can get blocked in by commercial.
There are certain requirements that commercial properties would have to meet if there are residential uses by them such as buffers, landscaping and fencing.

Ms. Trividi asked what she would need to do if she wants to improve her property
Once this Redevelopment is finalized you can set up a meeting with the Township.

Mr. Jim Hicks questioned who did the wetlands map.
The map was from the DEP.

Mr. Ed S. asked if a homeowner can be forced to improve their property.
No.

Ms. Angela Polinzano wanted to clarify that an owner of a property in this area will not be forced to do anything.
Correct, they will not be forced to do anything.

APPROVAL OF DECISION & RESOLUTION: 6A-19 Redevelopment (Approved)

PUBLIC QUESTION/COMMENTS

None.

Meeting adjourned 8:12 pm.