



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

300 E. JIMMIE LEEDS ROAD GALLOWAY, NJ 08205
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Heather Butler
Planning/Zoning Board Administrator

**MINUTES
PLANNING BOARD
SEPTEMBER 5, 2019**

Board Chairman, Ken Sooy called the meeting to order at 7:00 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: 8-15-19 **(APPROVED)**

LAND DONATION: Atlantic & Aloe Ave., B. , L. 1,2 & 3 **(SEND TO COUNCIL)**
Washington Dr., B. 660, L. 14 **(SEND TO COUNCIL)**

APPROVAL OF DECISION AND RESOLUTION: 04-19 - Bruno **(APPROVED)**

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

COMPLETENESS: 5-19 Elks Lodge **(DEEMED COMPLETE)**

NEW APPLICATION

Elks Lodge 2845
120 S. New York Rd.
B. 1260.01, L. 19&20
Preliminary & Final Site Plan Amendment

The applicant is represented by Mr. Timothy Maguire.

Sworn In: Brad Chorpenning of the Elks Lodge
Robert Bruce, Engineer

Mr. Bruce explained the existing and proposed conditions of the two lots. The applicant is proposing a building expansion on the existing building on lot 20. The applicant is also proposing to construct a 40x60 foot pavilion and 31 parking spaces on stone on lot 19. The two lots will be consolidated.

The variances were then discussed.

The pavilion and the addition will be phased in over time and the applicant will submit architectural plans prior to construction for the planner to approve. Additional lighting information for the signs will also be submitted. The applicant has agreed to work with the engineer/planner for landscaping and site lighting.

Board Questions/Comments

Board member Coppola asked about the location of the pavilion and drainage basin to preserve the area near the rear buffer.

The applicant agrees to work with the Engineer on the location of the drainage.

Chariman Sooy asked about the rain garden.

The applicant agrees to create a rain garden around some of the downspouts.

Board member Purdy questioned the possibility of adding soundproofing to the pavilion.

The applicant will work with the Engineer on this.

Board member Cox asked for clarification on the driveway and parking situation.

Mr. Bruce discussed the parking.

Public Questions/Comments

Joseph Grillo, lives behind the Elks Lodge stated his concerns with the noise and mosquito control with the drainage basin.

Kathy Shannon, property owner across the street stated her concerns with the noise.

Planning Board Attorney gave a summary of the application. The variances needed are for Parking in Front Yard Setback and Signage Quantity. The design waivers are for Parking Area – Surfacing and Sidewalk. The applicant will pay the 50% sidewalk contribution fee. This will be a phased project.

A motion to approve application #5-19, Elks Lodge was made by Purdy and seconded by Cox.

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

Opposed: None

Redevelopment

Board members Coppola and Cox both recused themselves from the meeting.

Emily Givens Esq. explained the purpose of the Redevelopment study and what it does for property owners. This is a NON-Condensation designation.

Vince Polistina read from his report that described properties in the area along with what criteria they fall into.

Board Questions/Comments

Board member Clute wanted to confirm that this is a non-condemnation designation.

Public Questions/Comments

Mr. John Sooy asked for examples of re-investments for residential property.

Mr. David Pinto asked about the incentives and infrastructure He also asked if he can opt out of this. He requested the Township gives the property owners more time before a decision is made.

Ms. Annette Giaquinto asked about the Oceanville School property.

Mr. Drew Fishman spoke in favor of the redevelopment plan and wanted see if an additional lot could be included.

Mr. Edward Hendricks asked if there would be any special financing for people on a fixed income.

Ms. Karen Carbone questioned if house flippers would qualify.

Rev. Heidi Link with Reformation Lutheran Church asked about getting a copy of the report.

Mr. Euli Chew spoke about the potential of improving water front property and the possibility of getting additional money from the EPA or state.

Ms. Deborah Chen asked about a cap for the redevelopment area. She then asked how the abatement would work and how to get the taxes down.

A motion to approve 7A-2019 with additional lots was made by Purdy and seconded by Guercioni.

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

Opposed: None

Meeting adjourned 9:00pm.