



**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
JANUARY 16, 2020**

Board administrator Heather Butler called the meeting to order at 7:00 pm.

John Ridgway swore in the following members: Matt Ayers and Frank Santo

Present: Matt Ayers, Robert Bruno, Jim Cox, Matt Geese, Tom Guercioni,
Dave Maxwell, Don Purdy, Frank Santo, Ken Sooy, Charles Wimberg

Absent: Tony Coppola

ELECTION OF OFFICIERS:

Chairman: Ken Sooy
Vice Chairman: Jim Cox
Secretary: Heather Butler

APPOINTMENT OF THE PROFESSIONAL STAFF:

Solicitor: Ridgeway Legal
Conflict: Solicitor: Dasti, Murphy, McGuckin, Ulaky, Koutsouris & Connors
Engineer: Polistina & Associates
Conflict: Engineer: Kates Schneider
Planner: Vince Polistina

2019 PLANNING BOARD COMMITTEES:

MASTER PLAN

Chair: Tony Coppola
Jim Cox
Frank Santo
Ken Sooy

DEVELOPMENT REVIEW

Chair: Jim Cox
Tony Coppola/Frank Santo
Ken Sooy
Alt: Don Purdy

MINOR SUBDIVISION

Matt Geese
Bob Bruno
Tom Guercioni
Dave Maxwell
Alternate – Matt Ayers

PINELANDS COMMITTEE

Chair: Ken Sooy
Matt Ayers
Don Purdy
Charles Wimberg
Alternate – Tony Coppola

APPROVAL OF 2020 MEETING DATES: (Approved)

APPROVAL OF MINUTES: 12-5-19 (Approved)

APPROVAL OF DECISION AND RESOLUTION:

#05-18 Ghelani (Approved)

#04-19 Fazekas (Approved)

Planning Board Engineer/Planner, Vince Polistina, was sworn in.

COMPLETENESS AND REVIEW:**(Deemed Complete)**

8-19 Jersey Shore Baptist Church
216 Wrangleboro Rd.
B. 988.01, L. 17 & 19.01

The applicant is represented by Richard Marmon, Esquire.

The site is located at 216 S. Wrangleboro Road in the Township's NR

Sworn in: Daniel Mascione, Architect; Denise Boave P.E. and Pastor Phil.

Exhibits:

A-1: Duffy Dolcy McManus & Roesch "Color Rendering" dated 1/14/2020

A-2: 4 architectural renderings

A-3: Duffy Dolcy McManus & Roesch SK-1

A-4: Aerial color photo

Pastor Phil gave a history of the Church and described the schedule they have for services and meetings. He stated that Waste Management picks up the trash and recycles once a week and they have no problems.

Mr. Mascione gave testimony regarding the overall project design as it is now and with the addition. The existing church and the auditorium would not be used at the same time except for the newly constructed nurseries.

Ms. Boave, P.E. gave testimony regarding the existing and proposed site conditions. She stated that there would be no parking changes. She then discussed the changes to the drainage and the building.

The applicant has requested waivers for the curbing and sidewalks. Board member Purdy asked about the fees for such waivers. The applicant would be required to pay 50% of the cost of installation. The applicant owns 2 lots and may only be required to place the sidewalk on the lot that the Church is located on. The applicant will work with the board Engineer/Planner with the curbing and sidewalk contribution as well as a possible rain garden.

Ms. Boave then discussed the parking variance that is being requested. She stated that the increase of the building area is not going to increase the number of members. They know that if they need additional parking they will have to come back to the board.

Public Comment

None.

Board solicitor, John Ridgway gave a summary of the application.

A motion to approve application 08-19, Jersey Shore Baptist Church for Preliminary and Final Major Site Plan Approval with Variances was made by Purdy and seconded by Maxwell.

In favor: Ayers, Bruno, Cox Geese, Guercioni, Purdy, Santo, Maxwell, Wimberg, Sooy.

Opposed: None

Absent: Coppola

Public Comment

None.

Meeting adjourned at 7:48pm.