



**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**  
**MARCH 18, 2021**

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

Present: Matt Ayers, Lee Campbell, Tony Coppola, Steve Fiedler, Matthew Geese, Tom Guercioni, Don Purdy, Ken Sooy

Absent: Russell Banks, Frank Santo

**Approval of Minutes:** February 4, 2021 (Approved)

Board Engineer/Planner, Jennifer Heller, was sworn in.

**Completeness:**

#03-21 (Deemed Complete)  
Smithville Dollar General  
129 S. New York Rd.  
B. 1137.01, L. 4.02  
Preliminary & Final Site Plan

#04-21 (Deemed Conditionally Complete)  
U.S. Gas Station  
261 E. White Horse Pike  
B. 897, L. 11  
Preliminary & Final Site Plan

**New Application:**

#01-21

Ida & William Silipigni

336 S. Leipzig Ave.

B. 346, L. 8

Minor Subdivision

Sworn In: Steven Kelly, Land Surveyor

Mr. Kelly explained the application to the board. There are no variances needed. Mr. Kelly stated that he agrees with the Engineers report. Jen Heller read from her report. Plot plan review will be need for both new lots and a recreational fee of \$5,000.00 per lot will need to be paid. Mr. Kelly agreed with those statements.

**Board Questions/Comments**

None.

**Public Questions/Comments**

None.

A motion to approve application # 01-21, Silipigni minor subdivision was made by Purdy and seconded by Fiedler.

All in favor: Ayers, Campbell, Coppola, Fiedler, Geese, Guercioni, Purdy and Sooy

Opposed: None.

**Extension of Time**

MRD Galloway, LLC #5-16

B. 1260.01, L. 43.01

Rt. 9 and Smithville Blvd.

Sworn In: Mitchel Davis and Kevin Dixon

The applicant is represented by Keith Davis. They are requesting an extension of time that would run until June 2, 2029.

Mr. Keith Davis explained the reasoning for this request of an extension of time. Mr. Mitchel Davis stated that it is a challenge to build rental units in the middle of a pandemic.

The board had concerns with granting an extension until 2029. The applicant and the board agreed with granting an extension until 2025 with the option to discuss further extension if needed.

Public Comment:  
None.

Board solicitor Mr. Ridgway gave a summary of the motion.

A motion to approve # 5-16 MRD Galloway, LLC an extension of time was made by Purdy and seconded by Geese.

All in favor: Ayers, Campbell, Coppola, Fiedler, Geese, Guercioni, Purdy and Sooy  
Opposed: None.

**Discussion & Recommendation:** Stormwater and Management (Sent to Council)

**Public Comment**  
None.

Meeting adjourned 8:00pm.