



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
MAY 6, 2021

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

Present: Matt Ayers, Russell Banks, Lee Campbell, Tony Coppola, Mary Crawford, Steve Fiedler, Matthew Geese, Tom Guercioni, Ken Sooy

Absent: Don Purdy

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

New Application

#04-21

U.S. Gas Station

261 E. White Horse Pike

B. 897, L. 11

Preliminary & Final Site Plan

Sworn In:

Mr. Kishor Ghelani, Engineer

Mr. Chaudhry Hassan Akhtar, Owner

The applicant is represented by Mr. Mutchko

Mr. Mutchko stated that the applicant is proposing to build a 3,000 square foot retail building on the site as an accessory to the existing gas station. Mr. Akhtar has already upgraded the pumps and underground tanks.

Mr. Ghelani discussed the need for the variances. Being that the lot is a corner lot with two frontages they need a variance for a front yard setback of 27.5 feet where 50 feet is required. They will also need a variance to have two signs on the building. One sign will face the White Horse Pike and a second one is to face Sixth Avenue.

There is also a variance being requested for maximum site coverage. They are requesting 69.50% where 50% maximum is permitted.

The fourth variance is for open space. The proposed open space on the site is 30.50% where a minimum open space of 50% is required.

Mr. Ghelani discussed stormwater management.

Board Questions

None.

Jen Heller discussed the application and her report. The applicant has agreed to address the engineers' comments.

Board Questions

None.

Public Questions/Comments

None.

A motion to approve application #4-21, US Gas Station was made by Fiedler and seconded by Guercioni.

All in favor: Ayers, Campbell, Coppola, Crawford, Fiedler, Geese, Guercioni, Banks and Sooy.

Public Questions/Comments

None.

Meeting adjourned 7:21 pm.