



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
SEPTEMBER 2, 2021

Board Chairman Ken Sooy called the meeting to order at 7:05 pm.

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

Absent: Mary Crawford

Approval of Minutes: 7-15-2021 (**Approved**) and 8-19-2021 (**Approved**)

Board professional Jennifer Heller was sworn in.

New Application #9-21

Cusandson3, LLC
500 S. New York Rd.
Block 1139, Lots 1-5 & 7
Preliminary and Final Major Site Plan

Sworn In:

Tim Cusumano, Owner
Cormac Morrissey, PE, PP, CME
William McLease, AIA, LEED AP

Exhibits:

A-1: Rendering of main entrance area
A-2: Photos of existing signs to remain

The applicant is represented by Mr. Tom Darcy.

Mr. Darcy began the presentation with a brief history of the property and the zoning facts for the CC-2 zone.

The site is three times the size required by zoning. At this time they are not sure if Bartlett Avenue will be vacated or not. If it will not be vacated additional variances will be required.

Mr. Morrissey gave a presentation of the proposed development and discussed the surrounding areas. There was detail of the advantages and disadvantages of the property. Current traffic issues at the Rout 9 and Bartlett Avenue intersection were also discussed. Part of the applicants' proposal is to close off the access to his parking lot from Rout 9. The proposed parking entrance and exit will be only accessed from Ocean Avenue. Stormwater management was then discussed. Mr. Morrissey then went into further detail about the proposed parking lots and their buffers.

The positive and negative criteria for the requested variances were then discussed as well as the proposed trash enclosure and container bar area. Mr. Morrissey stated that the closest home in the residential zone is approximately 210 feet away from the parking lot.

The requested waivers for parking stall size and sidewalks were then discussed. The applicant has requested a waiver from providing sidewalk along the site's frontages on Ocean and Libby Lane.

Mr. Morrissey stated that all comments from the Fire Department, Sustainability Office and Environmental Commission have been addressed.

Jen Heller stated she would like the applicant to consolidate all of their lots and Mr. Darcy agreed.

Board Questions

Board member Fiedler asked about the trash enclosure and recycling area.

Board member Banks asked for more detail on the entrance to be discussed due to concerns with safety being so close to Rout 9.

Board Chair Sooy stated that he would like to see some of the parking spots to be 10 feet.

Board member Coppola discussed the 5 entrance/exits to the parking lots on Ocean Avenue.

Board member Purdy asked about the restroom and clarified that it can be either a restroom trailer or structure.

William McLees was accepted as an expert and discussed the proposed layout and architectural details of the project. Proposed and existing signage was then discussed while referring to exhibit A-2. The applicant would like to keep the existing signs as well as add new. Jen Heller stated that a variance for the signage will be required.

Public questions/comments

Rob Morgan, General Manager of Seaview, stated he is in support of this project and agrees that vehicle traffic needs to stop on Bartlette Avenue. He did state his concerns about the proposed street vacation due to the usage of that street for events such as the LPGA. He also stated his concerns with the speed limit in that area on Rt. 9.

Jan Ibberson stated she lives across from McGettigan's and is concerned with the traffic in the area. She also stated her concerns with her safety when getting into her vehicle and the headlights that will be shining onto her house.

Mr. Morrissey and the professionals discussed the flow of traffic and the parking that is proposed.

Board Solicitor, Mr. Ridgway, gave a summary of the application.

A motion to approve application # 9-21, Cusandson3, was made by Purdy and seconded by Guercioni.

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

Opposed: None

Public questions/comments

None.

Meeting adjourned 9:10pm.