



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

Antoinette Irwin
Planning/Zoning Board Secretary

MINUTES
PLANNING BOARD
August 3, 2023

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

Present: Bill Ade, Matt Ayers, Russel Banks, Rich Clute, Tony Coppola, Steve Fiedler, Matthew Geese, Tom Guercioni, Don Purdy, Ken Sooy

Absent: Lee Campbell

Approval of Minutes: July 6, 2023 (Approved)

Decision and Resolution:

#5-23 Ketul Shah Minor Subdivision

Extension of Time:

#2-20 Village Supermarket
501 E. Jimmie Leeds Rd
B. 982, L.21
Preliminary and Final Site Plan

Sworn In:

Jen Heller

Jason Shewlo

The applicant is seeking a second extension of time for a site plan approval that was approved in July 2020. The plan is for a 86,000 sf supermarket with two pad sites. The applicant is currently awaiting TWA approval from DEP and also county approval for the traffic light the board had approved.

Board Attorney, John Ridgeway, stated everything was in order and that the applicant is entitled to a total of three extensions of time for this project.

Board Member Question/Comments:

None.

Question/Comments from the Public:

None.

A Motion to approve was made by Geese and seconded by Gurcioni.

All in favor: Ade, Ayers, Banks, Clute, Coppola, Fiedler, Geese, Guercioni, Sooy

Opposed: None

Abstained: Purdy

Motion Passes.

New Application:

#8-23 Vincenzo's
28 S New York Rd
B. 1260.01, L.44
Site Plan Amendment

An announcement was made by the board attorney stating this application is postponed and will be heard at the September 7th meeting with no further noticing necessary.

New Application:

#7-23 Starbucks
320 E Jimmie Leeds Rd
B. 982,L.21
Site Plan Amendment

Sworn In:

Matthew Sharo

Represented by CherylLynn Walters of Nehmad, Davis & Goldstein, the applicant is requesting to add various signs to their site plan which was previously administratively approved on November 4, 2022.

Exhibit Package A1:

Signage Plans

Signage Details Exhibit (Dynamic 1 sheet)

Signage Details Exhibit (Starbucks 8 sheets)

Ms. Walters requested the following be added to the record:
The application was submitted on June 26. All documents, minus the exhibit package distributed tonight, have been on file at least ten days before this meeting. Notice of the hearing was published in The Press of Atlantic City on July 22. Notices were mailed to occupants on the 200 foot list on July 21. Proof of publication and service of notice was submitted to the board on July 28th

Mr. Sharo explained they are requesting multiple variances for 16 signs.

Where the maximum number of free standing signs is 1 the applicant requests 5.
Where the maximum number of wall (façade) signs is 1 the applicant requests 5.
Where the maximum number of directional signs is 4 the applicant requests 6.

He states there is an error in the application which states 6 wall signs and 5 directional signs. The correct request is for 5 wall signs and 6 directional signs.

The applicant is seeking a variance to replace the existing nonconforming bank sign with a Starbucks sign. The bank sign currently sits 4.6 feet from the front yard setback where a 14 foot setback is required. The proposed sign will be ground mount lit in the same fashion of the current sign.

The applicant also proposes 4 freestanding menu signs were no menu signs are permitted.

Mr. Sharo explained the variances will promote free flow of traffic, promotes a desirable visual aspect, and promotes public safety and general welfare. He also states this sign package is similar in nature to those of the close by Burger King and Dunkin.

The applicant will keep the existing landscaping, and will replace any aspects that may be damaged.

Board Engineer Jen Heller stated that these variances are typical of restaurants with a drive through. She recommends granting the variances, with the condition that the landscaping remain the same around the existing sign and the sign lighting be pointed down at an angle to be consistent with the dark sky ordinance.

Board Member Question/Comments:

Board Member Clute asked if there would be a do not enter sign added to the drive through.

There is already a do not enter sign there that we will be keeping.

Question/Comments from the Public:

None.

A Motion to approve was made by Purdy and seconded by Clute.

All in favor: Ade, Ayers, Banks, Clute, Coppola, Fiedler, Geese, Guercioni, Purdy, Sooy

Opposed: None

Motion Passes.

Public Comment

None

Meeting adjourned at 7:41 pm.