



**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**  
**June 1, 2023**

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

Present: Lee Campbell, Rich Clute, Tony Coppola, Steve Fiedler, Matthew Geese, Tom Guercioni, Ken Sooy

Absent: Matt Ayers, Bill Ade, Russel Banks, Don Purdy,

**Approval of Minutes:** May 18, 2023 (Approved)

**New Application:**

#2-23 Gaetano Giordano  
Filmore & Poplar  
B. 635 L. 4

Minor Subdivision

Represented by George Miller Esq, and Rami Nassar PP, the applicant is requesting a two lot minor subdivision.

This application is a continuation from the May 4<sup>th</sup> meeting, at which time the application was deemed complete and tabled due to concern over the orientation of the lots appearing out of place in the neighborhood.

Board Engineer Jen Heller sworn in.

Mr. Nassar remains sworn in from the previous meeting.

Mr. Miller explained the application was tabled so Mr. Nassar could do research on how many houses in the area were oriented in the same direction as the proposed two lots.

Mr. Nassar reviewed the area between Redwood and Xenia and found 35 houses situated similarly to the proposed orientation, 10 of which also front Filmore. Seeing as nearly 1/3

of the homes are situated on Filmore, the orientation is not out of character for the neighborhood.

Mr. Nassar proposed shifting the common lot line between the two properties, so that the corner lot has a larger setback on the Poplar side. He had originally requested a 12 foot setback, but is willing to alter the plans to accommodate a 15 foot secondary front yard setback where a 30 foot secondary front yard setback is required.

### **Board Member Questions/Comments**

Mayor Coppola stated after driving around the neighborhood and seeing the orientations of the homes he believes his original objections at the May 4<sup>th</sup> meeting were unfounded. He is now more comfortable with the orientation.

Board Engineer, Jen Heller, approved of the new lot line, and requested new plans be created to reflect the change as a conditional of approval. She then confirmed that this project would be developed in the same time frame as Whispering Pines III.

Rami Nassar explained the lot is 60% larger than required in this area, and layout will provide open space for the neighborhood with no negative impact.

Conditions of approval include creation of a sidewalk on Poplar and contribution to the recreation fee.

### **Question/Comments from the Public**

None.

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

All in favor: Lee Campbell, Rich Clute, Tony Coppola, Steve Fiedler, Matthew Geese, Tom Guercioni, Ken Sooy

Recused: Don Purdy on account of not being present for the May 4<sup>th</sup> meeting.

Opposed: None

### **Public Comment**

None

Meeting adjourned at 7:17 pm.