



TOWNSHIP OF GALLOWAY  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
PLANNING BOARD      ZONING BOARD OF ADJUSTMENT

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300 E. JIMMIE LEEDS ROAD, GALLOWAY, NJ 08205  
(609) 652-3700 EXT. 218    FAX: (609) 652-2027

Antoinette Irwin  
PLANNING / ZONING BOARD  
ADMINISTRATOR

**MINUTES**  
**PLANNING BOARD MEETING**  
**February 1, 2024**

Mr. Purdy called the meeting was called to order at 7:05pm.

The following members were sworn in: Tony Coppola & Rich Clute

Present: Bill Ade, Tony Coppola, Rich Clute, Jim Cox, Matthew Geese, Tom Guercioni,  
Christine Jordan, Don Purdy

Absent: Matt Ayers, Russell Banks, Ken Sooy

**APPROVAL OF DECISION AND RESOLUTION:**

#1A-24 Solicitor: Ridgway Legal (**Approved**)

#2A-24 Conflict Solicitor: Dasti, Murphy, McGuckin, Ulaky, Koutsouris & Connors (**Approved**)

#3A-24 Engineer: Polistina & Associates (**Approved**)

#4A-24 Conflict Engineer: T&M Associates (**Approved**)

**EXTENSION OF TIME**

#6-21 Ole Hanson & Sons Inc.  
600 S. Odessa  
B. 456, L. 1-7, 7.02, 8 & 9  
Site Plan

Entitled to three one year extensions, the applicant is requesting all three years at once. This extension will expire on June 17, 2026.

**Public Questions/Comments**

None.

**Board Questions/Comment**

None.

A motion to approve was made by Coppola and seconded by Geese.  
All in favor. Motion passes.

## **REDEVELOPMENT**

### 6A-24 Wrangleboro Road 100% Affordable Project Redevelopment Plan

B. 988.01, L. 38-41;  
B. 988.12, L. 33-36 & 44;  
B. 988.13, L. 37;  
B. 988.14, L. 42;  
B. 988.15, L. 43;  
B. 989, L. 1;  
B. 990, L. 1;  
B. 991, L. 1;  
B. 992, L. 1;  
B. 993, L. 1;  
B. 994, L. 1 & 2;  
B. 995, L. 1 & 2,

& portions of Artic Avenue, Atlantic Avenue, Pacific Avenue, & certain unnamed streets

Having been heard in front of the board previously, this redevelopment plan is returning after tree save modifications required by the DEP. With the new modifications the plan is still consistent with the master plan. This project will create 198 multifamily affordable rental units, allowing the township to meet the affordable housing obligation, and also providing the township with some bonus credits. The site plan will be heard by the planning board on Feb 29

#### **Public Questions/Comments**

None.

#### **Board Questions/Comment**

Mayor Coppola commented that this modification is not changing the density or the number of units in this project.

A motion to approve the decision and resolution to send the plan back to council was made by Geese and seconded by Cox.

All in favor. Motion Passes

## **REDEVELOPMENT**

### 7A-24 White Horse Pike East Redevelopment Area Bandi Redevelopment Plan Block 882, Lots 1 & 2

Previously known as the Old Country Hotel, The property consists of small cottages located on the corner of the White Horse Pike and Second Ave. The developer plans to gut the cottages and renovate them into one bedroom units with lofts. The new units will have yearly leases rather than the short term leases offered by the previous owner. This project will return to the board for a site plan sometime in the future. Ms. Heller explains that the project is consistent with the master plan and will promote a business location along the White Horse Pike. Phase 1 will be the renovation of the existing cottages, and phase 2 will be the construction of new cottages.

**Public Questions/Comments**

None.

**Board Questions/Comment**

None.

A motion to approve the decision and resolution to send back to council was made by Cox and seconded by Gucioni.

All in favor. None opposed. Motion passes.

Meeting adjourned at 7:17 pm.