



**TOWNSHIP OF GALLOWAY**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
**PLANNING AND ZONING BOARD**  
300 E. JIMMIE LEEDS ROAD, GALLOWAY, NJ 08205  
(609) 652-3700 EXT. 218      FAX: (609) 652-5259

Cindy Baldino  
Planning/Zoning Board Administrator

**MINUTES**  
**PLANNING BOARD**  
**JANUARY 16, 2025**

Planning Board secretary called the meeting to order at 7:05 pm.

John Ridgway swore in the following members: Rich Clute, Matt Ayers, Tony Coppola, Tom Guercioni, Russell Banks, Bill Ade and Drew Abshire.

Present: Drew Abshire, Bill Ade, Matt Ayers, Russell Banks, Rich Clue, Tony Coppola, Jim Cox, Tom Guercioni, Christine Jordan, and Don Purdy.

Absent: Matthew Geese

**ELECTION OF OFFICIERS:**

Chairman: Jim Cox

Vice Chairman: Don Purdy

Secretary: Cindy Baldino

**APPOINTMENT OF THE PROFESSIONAL STAFF:**

Solicitor: Ridgway Legal

Conflict: Solicitor: Dasti, Murphy, McGuckin, Ulaky, Koutsouris & Connors

Engineer: Polistina & Associates

Conflict: Engineer: T & M Associates

Planner: Vince Polistina

Jim Cox postponed the Appointment of Committees except for the DRC Committee.

**2025 DRC PLANNING BOARD COMMITTEE:**

**DEVELOPMENT REVIEW COMMITTEE:**

Chair: Jim Cox

Don Purdy, Rich Clute, Tony Coppola

Alt: Tom Guercioni

**APPROVAL OF 2025 MEETING DATES: (Approved)**

Abstained: Purdy

**APPROVAL OF MINUTES: Postponed**

**APPROVAL OF DECISION AND RESOLUTION:**

**#7-24 – GRASSHOPPER FARMS (Approved)**

A motion to approve the D&R for #7-24 Grasshopper Farms was made by Guercioni and seconded by Coppola.

In Favor: Ade, Ayers, Clute, Coppola, Cox, Guercioni

Opposed: None

**COMPLETENESS: (Deemed Complete)**

#14-24 Robin & Carl Bowles  
320 Ash Ave.  
B. 866.02, L. 23.02  
Minor Subdivision

Board Professional, Jen Heller gave a brief description of the property and the Minor Subdivision request. Jen identified a couple of deficient items. Applicant confirmed no tree clearing in the past two years.

Board professional recommended granting the checklist waiver and deferring the information until the time of the plot plan.

A motion to deem application # 14-24 complete was made by Purdy and seconded by Coppola.

In favor: Abshire (Alt 2), Ade, Ayers, Banks, Clute, Coppola, Cox, Guercioni, Jordan, Purdy

Opposed: None

Absent: Geese

**NEW APPLICATION: (Approved)**

#14-24 Robin & Carl Bowles  
320 Ash Ave.  
B. 866.02, L. 23.02  
Minor Subdivision

Robin Bowles, owner of 320 Ash Ave. was sworn in.  
Robin gave a brief description of the application and property. It is a By Right Minor Subdivision with no variances.

Jen Heller reported that we have the Certificate of Filing for just the subdivision from Pinelands Commission. There are no required variances, it is oddly shaped but, it meets all bulk and area standards. The applicant agrees to make an in-lieu contribution for sidewalks at the time of the filing of the minor subdivision plot.

The applicant will file the subdivision by Plat. The dog pen and shed have been removed. Applicant agreed to all comments and conditions in the Board Professionals letter.

**BOARD QUESTIONS:** None

Board solicitor, John Ridgway, gave a summary of the Minor Subdivision application. Conditions related to completeness and in-lieu contribution for sidewalks at the time of the filing of the subdivision. They will need the Certificate of Filing from Pinelands for the development of the new lot.

A motion to approve application # 14-24, Robin & Carl Bowles, Minor Subdivision was made by Purdy and seconded by Coppola.

In favor: Abshire (Alt 2), Ade, Ayers, Banks, Clute, Coppola, Cox, Guercioni, Jordan, Purdy

Opposed: None

Absent: Geese

**Public Comment**

None.

Meeting adjourned at 7:18pm.