



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

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

Cindy Baldino
PLANNING / ZONING BOARD
ADMINISTRATOR

MINUTES
PLANING BOARD MEETING
May 1, 2025

The meeting was called to order at 7:00 pm by Mr. Cox

Present: Drew Abshire, Bill Ade, Russell Banks, Rich Clute, Tony Coppola, Jim Cox, Tom Guercioni, Matt Geese, Christine Jordan, Don Purdy

Absent: Matt Ayers

APPROVAL OF MINUTES:

October 3, 2024 **(Approved)**

April 3, 2025 **(Approved)**

APPROVAL OF COMMITTEES:

Environmental Committee:

Discussion moved to next month

APPROVAL OF DECISION & RESOLUTIONS:

PB 8-24 JACK SCHENKER (AMENDMENT APPROVED)

PB 13-24 GLORY CITY CHAPEL (APPROVED)

COMPLETENESS:

PB # 3-25, WOERNER CUSTOM BUILDERS
510 SEAVIEW AVE
B. 1064.01, L. 3
Minor Subdivision

John Ridgway swore in the Board Professional Jen Heller and applicants Planner, Tom Darcy.

Board Professional Jen Heller summarized the application. Jen referenced her report dated 4/21/25 and recommended that the application be deemed conditionally complete.

Don Purdy made a motion to deem the application complete, seconded by Banks.

All in Favor: Ade, Banks, Clute, Coppola, Cox, Geese, Guercioni, Jordan and Purdy.
Against: None

NEW APPLICATION

PB # 3-25, WOERNER CUSTOM BUILDERS

510 Seaview Ave.

B. 1064.01, L. 3

Minor Subdivision

Mr. Darcy presented the application, it is completely conformant, no variance, minor subdivision. This is a by-right subdivision with standard configurations. The lots will be single family dwellings with public water and public sewer. Mr. Darcy said they will comply with everything in Jen Hellers report. There is no need for a waiver for sidewalks, sidewalks will be installed as the property gets developed. With standard deed notice.

Mr. Ridgway inquired about filing the deed. Mr. Darcy replied that they would be filing by Deed Notice on each individual parcel.

Board Professional Jen Heller inquired about the Utilities Moratorium. Mr. Mark Dellinger replied.

Jen listed conditions and advised about permits, sewer, roads, driveway approval, fire department approval for the long driveway with vertical clearance. Trash and recycling will be done by a private hauler. Jen advised the applicant to pull all appropriate MUD permits. There will be three individual driveways.

Mr. Ridgway swore in Mark Dellinger for his previous testimony.

PUBLIC COMMENT: None

Mr. Ridgway summarized the application and recommended approval with standard conditions and Deed Notice.

Mr. Purdy made a motion to approve the application, Mr. Geese seconded the motion.

All in Favor: Ade, Banks, Clute, Coppola, Cox, Geese, Guercioni, Jordan and Purdy.
Against: None

Board Questions/Comment

None.

Meeting adjourned at 7:13 pm.