



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 15, 2025

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

Present: Rich Clute, Jim Cox, Tom Guercioni, Christine Jordan, Don Purdy

Absent: Matt Ayers, Drew Abshire, Bill Ade, Russell Banks, Tony Coppola, Matt Geese

APPROVAL OF MINUTES: May 1, 2025 **(Approved)**

APPROVAL OF COMMITTEES:

Environmental Committee: Discussion moved to next month

APPROVAL OF DECISION & RESOLUTIONS:

PB # 3-25 WOERNER CUSTOM BUILDERS (APPROVED)

COMPLETENESS

/NEW APPLICATION:

PB # 2-25 GIORDANO BUILDERS
APPLICATION MOVED TO JUNE 5, 2025

COMPLETENESS:

PB # 4-25, BANDI WHP, LLC (APPROVED)
201 E. White Horse Pike/202 Oakbourne
B. 882, L. 1.01
AMEND MAJOR SITE PLAN & "C" BULK VARIANCE

Board Professional Jen Heller summarized the request for the amended site plan.

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

All in Favor: Clute, Cox, Guercioni, Jordan and Purdy.

Against: None

NEW APPLICATION

PB # 4-25, BANDI WHP, LLC (APPROVED)
201 E. White Horse Pike/202 Oakbourne
B. 882, L. 1.01
AMEND MAJOR SITE PLAN & “C” BULK VARIANCE

John Ridgway swore in Board Professional Jen Heller, Engineer Rami Nassar, and Brian Isen.

Attorney Facenda summarized the application approved in 2024 and purpose for amendment.

Rami Nassar detailed the required amendment for the variance found during construction.

The project continues to keep with the character of the neighborhood, there are no negative impacts to the area, it is an aesthetic enhancement and an appropriate use for the area.

Jen Heller stated that the conditions for the approval remain valid.

John Ridgway requested clarification on a technicality from the applicant. There are a variety of conditions in the prior approval that do carryover. John requested an update on the status of the lot consolidation. *The Deed was sent in for recording.* Once the deed is received from the county it will be provided to Mr. Ridgway.

PUBLIC COMMENT: None

Board Questions/Comment

None.

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

All in Favor: Clute, Cox, Guercioni, Jordan and Purdy.

Against: None

Board Questions/Comment

None.

Meeting adjourned at 7:09 pm.