

APPLICATION (CONTINUED):

PB 1-25 JASSH

347 S. Genoa Ave.

B. 470 L. 32

Major Subdivision – “C” Bulk Variance

Board Attorney Ridgway swore in Jen Heller, Tom Darcy and the applicant Kush Patel.

Application is continued. Mr. Darcy reintroduced the application and summarized the revised plans at the board members’ recommendations. Mr. Darcy also identified deed restrictions.

Mr. Darcy made note of the conditions that must be listed in the D&R for Pinelands approval, those include: copy of deed restrictions must be filed, storm water management must be provided, septic system location, and residential buffers.

Exhibit A1 – April 7, 2025

Exhibit A2 – Revision July 7, 2025 - Existing conditions

Mr. Darcy shared the variances required. This is a major subdivision filed by Plan.

Mr. Ridgway asked for clarification on Exhibit A1. Updated plans will be submitted to show corrections.

Mr. Patel described his initial thoughts for the major subdivision.

Mr. Darcy discussed the Pinelands requirement for rain guard calculations. This is not sufficient for the municipal storm water management. Deed notices will be completed to conform with the municipal code requirements.

Shade trees are required, if they cannot be preserved, they will be planted and noted on the plans.

Soil tests were done for basements that may be built showing the seasonal water tables.

Soil boring and soil tests will be submitted to the Board Engineer.

Trash and recycling will be handled by private hauler.

Ridgway: Mr. Darcy addressed many of the comments in the engineers reports and they will comply with the comments in the engineers reports.

Mr. Darcy explained why the variances are important as they will eliminate the current non-conformances. There are no substantial detriments to the neighborhood.

Recreational contribution of \$5,000 is required per new home. Mr. Darcy requested the Board take into consideration the existing homes when calculating the recreation fee.

Requested waiver for sidewalks. There are currently no sidewalks in this area. Requested an appropriate contribution in consideration for the existing dwelling units.

The Chairman, Mr. Cox noted that Mr. Banks arrived at 7:05 p.m. He will abstain from voting on this application.

Board questions:

Jordan: The revised plans are a good improvement and make sense.

Guercioni: Agreed, the plans are better.

Cox: The questions are what to do about the Recreation Fee and the Sidewalk Fee.

Coppola: Comfortable with the variances requested to fix the non-conformities. You are not decreasing the current bedrooms, the recreation fee is a benefit to Galloway Twp., and the residents. I can understand reducing the sidewalk fee. Mr. Coppola spoke directly to Mr. Patel about beautifying the neighborhood.

Mr. Patel: I am a man of my word. I have been in New Jersey since I was three, I am for Galloway.

Clute: Question for Jen regarding the deed restriction for the farm area. Can the deed show an easement access for the back farm land. *Jen: Provide an easement for current and future farmers knowing that future owners cannot block the road.* Mr. Darcy will show the driveway apron for the home and for the farm.

Purdy: Recreation, as the Mayor stated. I believe it has to stay. Sidewalk fee, Mr. Darcy you made a good point, I think a sidewalk fee reduction is appropriate.

Cox: 60/40 is appropriate for the sidewalk fee.

Mr. Darcy, to be clear \$20,000 recreation fee. *Jen: No. The recreation fee should be applied to the two newly constructed dwellings. The sidewalk fee is at a rate of 50%.*

Ridgway: Clarification on the access road. What property will that easement be located on. Mr. Darcy showed the area and advised that it would be on lot 32.04. *Jen: It will be shown on the plot plan and you will need a road access permit from the Township.*

Purdy: You will need Aprons for each property and it must line up for the parking of each property. The new plan will have designated parking areas marked on the plan and labeled. *Mr. Darcy pointed out where the parking will be. We will have a very detailed plan showing parking and aprons.*

Patel: The parking is much better, we removed a tenant and it looks much better.

Jen: It is important that we have correct block and lot numbers for 911 and the Tax Assessor. Mr. Darcy will file by plat with county clerk's office. There will be two deed notices filed for 32.03 and 32.04 Driveway aprons and parking will be designated. We will waive the recreation fee on two of the lots, with a recreation fee contribution of \$10,000. A waiver of sidewalk will be accessed on 32.03

and 32.04, and you will provide an easement and driveway apron for a farmer to preserve the access road that is currently existing.

PUBLIC Comment: None

Ridgway: Summarized the application and conditions. The applicant agrees to comply with the comments.

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

All in Favor: Abshire, Ade, Ayers, Clute, Coppola, Cox, Guercioni, Jordan and Purdy.

Against: None

COMPLETENESS

PB 5-25 - 904 GRUBE AVE. (MASON)

B. 261.02 L. 1

Minor Subdivision and “C” Variance

Mr. Ridgway swore in Mr. Mason.

Jen Heller reviewed the application for completeness, standard and common waivers are being requested and they will be provided on the plot plan at time of construction. We recommend the application be deemed complete.

Purdy made a motion to deem the application complete; Ayers seconded the motion.

All in Favor: Ade, Ayers, Banks, Clute, Coppola, Cox, Guercioni, Jordan and Purdy.

Against: None

NEW APPLICATION

PB 5-25 – 904 GRUBE AVE. (MASON)

B. 261.02 L. 1

Minor Subdivision and “C” Variance

Mr. Darcy introduced the application and variance request.

There is an existing dwelling on the site. We have Certificate of Filing from the Pinelands Commission. The conditions from the Pinelands Certificate of Filing must be included in the Resolution.

Exhibit A1

The applicant will comply with the Board Engineers comments.

We will file a normal deed notice for each lot. Shade trees will be designated on the plans. We will need approval for the sewer for the 2nd property. Raingardens storm water calculations have

been provided and will be shown on the plans. Normal storm water plans will be provided as well.

Trash and recycling will be provided by a private hauler.

Post performance guarantee as escrow.

Swales will be created so we do not contribute to the current drainage issues.

We are proposing that the Board considers an exemption for the existing dwelling and propose one \$5,000 recreation fee.

Currently there are no sidewalks in this area, we are asking to make an in-lieu contribution. That contribution will be based on the Southeast frontage of Grube.

Purdy: There is a 15-yard side yard setback. What are the current setbacks of the existing home to the neighboring home? *Mr. Darcy estimated 30'* The existing dwelling will be demolished. It would have another recreation fee.

Jen: We have counted it as an existing family home in the past. We can charge the fee on the new lot. When do you plan to demolish the house? *Mr. Mason, ASAP*

The existing lot is considered a Class 2 residential property by the Tax Assessor.

Coppola: What has our policy been in the past? *Jen: We have charged the recreation fee in the past, but we haven't had a structure that has to be demolished. We could waive the fee on one lot and access it on the new lot.*

Sidewalk fee would be accessed on 178 liner feet. *Mason: Can I pour it myself?* It is cheaper to pay the 50% fee.

Purdy: I am ok with the frontage and the \$5,000 recreation fee on one lot.

Cox: Do the board members agree? Yes

Jen: I would like that to be written in the deed notice that there is no driveway access permitted on the secondary frontage.

The Public Works Director had some issues with the storm water. *Ayers: They addressed the storm water issues. I do not want the project to contribute to the current drainage issues.*

Coppola: You cannot build the house up or push water into the road or to the neighboring yards.

Jen: The Ordinance states that you must maintain storm water on your own site. Do not build up the house for a basement and you should be ok.

Public Comment:
None

Ridgway: Summarized the two lot minor subdivision and variance for lot width. Tom agreed to address and comply with all comments of the Board Professional. Conditions include no discharge of storm water to roadways or adjacent homes. The Recreation Fee will be calculated on one lot with a standard deed notice. Sidewalk contribution, liner foot? Jen: Primary frontage.

Purdy made a motion to approve, seconded by Guercioni
All in Favor: Ade, Ayers, Banks, Clute, Coppola, Cox, Guercioni, Jordan and Purdy.
Against: None

Meeting adjourned at 8:20 pm.