



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

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Cindy Baldino
PLANNING / ZONING BOARD
ADMINISTRATOR

MINUTES
PLANNING BOARD MEETING
December 18, 2025

The meeting was called to order at 7:03 pm by Mr. Cox

Present: Matt Ayers, Rich Clute, Tony Coppola, Jim Cox, Tom Guercioni, Don Purdy, Drew Abshire

Absent: Russell Banks, Matt Geese, Bill Ade

APPROVAL OF MINUTES: **September 4, 2025 (APPROVED)**

APPROVAL OF COMMITTEES:
Environmental Committee: Discussion moved to next month

COMPLETENESS: **PB 6-25 RANDY HOMES, LLC**

Board attorney, John Ridgway swore in Board Engineer Jen Heller.

Ms. Heller summarized the conditions noted in her report. She recommended the application be deemed conditionally complete.

A motion was made by Purdy to deem the application conditionally complete and seconded by Guercioni.

All in Favor: Ayers, Clute, Coppola, Cox, Guercioni, Purdy and Abshire.
Against: None

NEW APPLICATION: **PB 6-25 RANDY HOMES, LLC**

Attorney Tom Darcy introduced the application and summarized the request. Proposing improvements to various streets. Lots will be serviced by public water and sewer.

Jeff Richter applicants engineer and Randy Portnoy, the applicant, were sworn in.

Darcy examined Jeff Richter who referred to Exhibit A1, ariel, dated 12/18/25. Mr. Richter agrees with the engineers' report and discussed the traffic impact.

Ridgway recommended voting on completeness for traffic.

A motion was made by Purdy to accept the completeness for traffic and seconded by Ayers.

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

Against: None

Mr. Richter continued his testimony about the proposed development. He referred to Exhibit A2, dated 12/17/25.

Mr. Darcy referenced four paragraphs of conditions that need to be addressed by Mr. Richter. The conditions need to be included in the Decision & Resolution.

Mr. Ridgway questioned the easement lying over each of the 17 lots.

Ayers: Mentioned concerns regarding the inlets running into the private basin. Who is responsible for the inlets in the street. *Richter: That would be a question for the Township.*

Ridgway: Asked about stormwater.

Clute: How will it be closed in?

Board Professional Jen Heller: Elaborated on the concerns. Who is responsible for cleaning the inlets. We will need access to the basins.

Ayers questions the maintenance of the basin. *Richter replied. There will be a maintenance plan with deed restrictions.*

The board asked questions regarding water management. *Heller stated that Pinelands has a volume comment in the inconsistent filing letter. Any approval will also require Pinelands approval. Stormwater that is generated will remain on site.*

Mr. Darcy: We will make sure the HOA documents contain specific and clear language.

Ridgway: We will incorporate and review the HOA documents, adding a condition in the resolution regarding storm water management responsibilities.

Heller: It should also be memorialized in the maintenance plan making responsibilities clear.

Darcy talked about the cartway off Belladonna. *Heller stated that she would like to see the right-of-way dedicated to the Township.*

Darcy: Will provide a dedication of 25' from center line for Bella Donna. Lots will be adjusted.

Mr. Darcy addressed drainage and basements. Heller shared her concerns regarding basements. The Resolution shall include conditions regarding groundwater and soil testing before a basement may be constructed.

Darcy addressed the engineers' conditions. We will comply with the conditions.

Heller voiced her concerns regarding the side yard easements.

Clute asked about the fence and easements, will the fence go between the houses?

Ayers inquired about piping to reduce the number of outfalls and reducing the number of easements.

Cox questioned the need for group mailboxes.

Heller: You do not have a community impact statement, as a condition of approval please complete the short form. The driveway will be asphalt; there will be curbing and sidewalks.

There will be a \$5,000 recreation fee per home. Construction will start on Belladonna.

Ridgeway: The applicant agrees to all conditions in the engineer's report.

Coppola asked about vacated roads. *Renee will be constructed and paved*

Heller: You will provide street lighting and afterward the Township will take over.

Board Questions: None

Public:

Gary Jerue, 557 S. Asbury Ave. was sworn in. Gary asked about storm water drains and parking on Bella Donna.

Marcia Randal, 6th Terrace. I am concerned about the water and runoff. Marcia is concerned about the number of conditions for this project. *Heller: explained the application process and that this is a by-right application, which means they are allowed. We are imposing conditions. They are also required to manage their own stormwater.*

Russell Konrady, Renee & Cape May. Concerned about curb and sidewalk only being imposed on one side. Drainage. Increase in school age children. *Heller: Pinelands reviews for wetlands. The basin must be certified that it will drain.*

Howard Berchtold – concerned about flooding, basements. I am worried about additional fire hydrants. *The Fire Chief has recommended hydrants.*

Coppola spoke to the public.

Ridgway summarized the application, conditions, and referenced the board engineers report.

The applicant agreed to the comments in the engineers report.

The applicant agreed to comply with the Fire Chiefs report.

Purdy made a motion to approve the new application with conditions, seconded by Ayers.

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

Against: None

A motion was made by Cox for a five minute recess.

COMPLETENESS: **PB 7-25 GEATANO GIORDANO BUILDERS**

Chairman Cox introduced the new application.

Board engineer Jen Heller summarized the application, requests and required recreation fee Ms. Heller recommended deeming the application conditionally complete.

A motion was made by Purdy to deem the application conditionally complete and seconded by Clute.

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

Against: None

NEW APPLICATION: **PB 7-25 GAETANO GIORDANO BUILDERS**

Keith Davis, the applicant's attorney, summarized and provided updates regarding this application. He noted that some prior approvals had expired.

Andy Schaeffer, the project engineer, was sworn in.

Mr. Schaeffer discussed the subdivision, including the contours, conditions and storm water management. Mr. Schaeffer referred to exhibit A1, a colored subdivision plan. Mr. Davis examined Mr. Schaeffer.

Mr. Schaeffer agrees with all comments in the engineers' report.

Caring Inc., LLC is a non-profit that will establish a community residence, which will satisfy the affordable housing obligation.

Ridgway: That will be condition of approval. Block 865, Lots 8.01 and 8.03

Ms. Heller: Questioned lots off Poplar Ave. and the variances required. Deed restriction is required for the Caring House property. Davis replied.

Ridgway: What about the conveyance? Davis replied.

Ridgway: Asked for clarification. He referenced the August D&R. Will those conditions carry through? Heller: They are still in my report. The conditions were reviewed.

Board Questions: None

Public: None

Ridgway summarized the major subdivision application, design waivers, basin, variances and conditions required. The applicant will comply with the comments in the Jen Heller, Board Engineers report.

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

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

Against: None

Public Comment:

None

Ms. Heller recommended changing the start time of the Planning Board meetings to 6:00 p.m. It was agreed by all.

Meeting adjourned at 9:05 pm.