



TOWNSHIP OF GALLOWAY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING BOARD
300 E. JIMMIE LEEDS ROAD, GALLOWAY, NJ 08205
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Cindy Baldino
Planning/Zoning Board Administrator

MINUTES
PLANNING BOARD
FEBRUARY 5, 2026

Attorney John Ridgway swore in board member Don Purdy.

The meeting was called to order by Chairman, Jim Cox at 6:20 pm., and he made the announcements.

Present: Drew Abshire, Matt Ayers, Rich Clute, Jim Cox, Tom Guercioni, Bill Ade and Tim Meadows.

Absent: Russell Banks, Tony Coppola, Matthew Geese and Don Purdy

APPROVAL OF DECISION & RESOLUTIONS

- #1A-26 Solicitor: Ridgway Legal **(Approved)**
- #2A-26 Conflict Solicitor: Dasti, Murphy, McGuckin **(Approved)**
- #3A-26 Engineer & Planner: Polistina & Associates **(Approved)**
- #4A-26 Conflict Engineer: T&M Associates **(Approved)**

APPROVAL OF PROFESSIONAL CONTRACTS:

- Solicitor: Ridgway Legal **(Approved)**
- Conflict Solicitor: Dasti, Murphy, McGuckin **(Approved)**
- Engineer & Planner: Polistina & Associates **(Approved)**
- Conflict Engineer: T&M Associates **(Approved)**

APPROVAL OF MINUTES: January 15, 2026 (Approved)

COMPLETENESS: PB 8-25 Highland Development Group
 Redwood Ave.
 B. 627, L. 13
 Minor Subdivision

Board Attorney, John Ridgway swore in Board Engineer, Jen Heller, Managing Member of Highland Development, Steve Devito and Design Engineer, Steve Nardelli.

Applicants attorney, Mr. Darcy introduced the by-right application. Mr. Darcy advised that they are removing the waiver for sidewalks for all applications.

Board Engineer, Jen Heller, requested clarification for the plot plans. Ms. Heller recommends deeming the application conditionally complete. Plot plans will be reviewed at the time of compliance.

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

All in Favor: Abshire, Ayers, Clute, Cox, Guercioni, Ade and Meadows.
Against: None

NEW APPLICATION: PB 8-25 Highland Development Group
Redwood Ave.
B. 627, L. 13
Minor Subdivision

Mr. Nardelli introduced the application. Mr. Darcy advised of a fence encroachment by a neighbor and possible solutions.

The applicant will reach out to the neighbor

Jim Cox questioned future impacts.

Mr. Ridgway inquired about the timeline.

Mr. Nardelli recommended splitting the lot evenly.

Mr. Ridgway deferred to the planner. Jen Heller replied.

A discussion was held regarding the encroachment, satisfactory resolutions, timing of filings, etc.

Mr. Ridgway stated that plans would be revised and the lots would be divided equally.

Mr. Darcy mentioned staggering lots. Currently plot plans are not staggered. Sidewalks will be constructed along Redwood Ave.

In Pinehurst the height depends on the lot width, Ms. Heller asked that to be noted on the plot plan.

Board member Matt Ayers shared his concerns about street flooding on Redwood Ave. and yard flooding of existing homes.

The board engineer, Jen Heller, referred to her report dated January 30, 2026. She recommended the applicant meet with Public Works and the Board Engineer as a condition of approval to address storm water and drainage issues.

Heller shared her concerns about the condition of the roadway and advised they should anticipate a 30' cartway.

Board member Matt Ayers referenced the sewer plans. Heller referred to the submitted sewer plans. Ayers wants to see more drainage, so roads and homes do not get flooded.

Heller said we need an overall plan. The applicant has no objection.

Mr. Darcy referenced the time crunch for tree removal prior to the April 1 Bat Moratorium deadline.

Board member Clute asked if there will be flooding issues arising from the tree removal? Heller replied.

Mr. Devitto recommends leaving the stumps. Heller said that is acceptable.

Ridgway: Lot clearing will need to be added to the resolution. Heller: Trees can be down by April 1 but we must ensure there aren't any drainage issues.

Darcy: Referenced repaving. Highland is responsible for paving.

Heller advised we need to reference the prior sewer approvals and determine paving requirements.

Heller inquired about the timing for completion. Mr. Devitto: Anticipates a year to year and a half.

Ridgway: Referenced the existing sanitary approval from 2024 or 2025 as a condition of approval. Paving indicated in the sewer approval.

The applicant has reviewed the engineers report dated January 30, 2026, the applicant agrees to comply with her report.

Plot plans will include impervious coverage and will conform.

Board member Abshire questioned staggering.

Ridgway asked if the ordinance requires staggering. Darcy: It is required for major subdivisions. Heller: This is a minor subdivision; however, we are looking at the overall submission of all applications tonight, it is a lot of homes.

Flooding issues were discussed.

Ridgway questioned staggering. Heller replied: Stagger to the extent possible.

BOARD QUESTIONS: None

Public Comment

None.

Ridgway: Summarized the application, conditions and requirements including the \$5,000 recreation fee, COAH fees and tree removal.

Board engineer advised of future ordinances.

A motion was made by Clute to conditionally approve the new application; it was seconded by Guercioni.

All in Favor: Abshire, Ayers, Clute, Cox, Guercioni, Ade and Meadows.

Against: None

COMPLETENESS: PB 9-25 Highland Development Group
405 Redwood Ave.
B. 628, L. 9
Minor Subdivision

Board Engineer, Jen Heller, referred to the same requirements as mentioned in the previous application and recommended deeming the application conditionally complete.

Guercioni made a motion to deem the application conditionally complete, it was seconded by Abshire.

All in Favor: Abshire, Ayers, Clute, Cox, Guercioni, Ade and Meadows.

Against: None

NEW APPLICATION: PB 9-25 Highland Development Group
405 Redwood Ave.
B. 628, L. 9
Minor Subdivision

Ridgway advised that all are still under oath.

Mr. Darcy introduced the application. Mr. Darcy examined Mr. Nardelli. The applicant agrees to the same conditions and agrees with the Board Engineers report dated January 30, 2026.

Heller: Same tree requirements.

Public Comment

None.

Ridgway: Summarized the requirements and conditions, sidewalk will be on Redwood Ave.

A motion was made by Guercioni to conditionally approve the new application; it was seconded by Ayers.

All in Favor: Abshire, Ayers, Clute, Cox, Guercioni, Ade and Meadows.

Against: None

COMPLETENESS: PB 10-25 Highland Development Group
Redwood Ave.
B. 629, L.2
Minor Subdivision

Board Engineer, Jen Heller, confirmed that the applicant agrees with the comments and conditions in her report. They agreed and she recommended deeming the application conditionally complete.

Clute made a motion to deem the application conditionally complete; it was seconded by Ayers.

All in Favor: Abshire, Ayers, Clute, Cox, Guercioni, Ade and Meadows.

Against: None

NEW APPLICATION: PB 10-25 Highland Development Group
Redwood Ave.
B. 629, L.2
Minor Subdivision

Mr. Darcy introduced the application. Mr. Nardelli summarized the application and noted that they will be splitting this lot in half.

Heller advised that the sanitary sewer cleanout cannot be located in the driveway. She confirmed that there will not be conflicts with any of the driveways and locations of the sanitary sewer cleanout as referenced in her report.

Ridgway confirmed the applicant accepts the engineers' comments in her report.

BOARD QUESTIONS: None

Public Comment

None.

Guercioni made a motion to deem the application conditionally complete, it was seconded by Clute.

All in Favor: Abshire, Ayers, Clute, Cox, Guercioni, Ade and Meadows.
Against: None

COMPLETENESS: PB 11-25 Highland Development Group
Redwood Ave.
B. 631, L.6
Minor Subdivision

Board Engineer, Jen Heller, confirmed the applicant agrees to provide everything on the plot plan and recommended deeming the application conditionally complete.

Abshire made a motion to deem the application conditionally complete; it was seconded by Guercioni.

All in Favor: Abshire, Ayers, Clute, Cox, Guercioni, Ade and Meadows.
Against: None

Ridgway reminded the applicant that they are still under oath.

NEW APPLICATION: PB 11-25 Highland Development Group
Redwood Ave.
B. 631, L.6
Minor Subdivision

Mr. Darcy examined Mr. Nardelli. The applicant agrees with the engineers' report.

Heller: Referenced the driveway location.

BOARD QUESTIONS: None

Public Comment

None.

Clute made a motion to deem the application conditionally complete; it was seconded by Ayers.

All in Favor: Abshire, Ayers, Clute, Cox, Guercioni, Ade and Meadows.
Against: None

COMPLETENESS: PB 12-25 Highland Development Group
Redwood Ave.
B. 633, L.2
Minor Subdivision

Board Engineer, Jen Heller, confirmed the applicant agrees to provide everything on the plot plan and recommended deeming the application conditionally complete.

Guercioni made a motion to deem the application conditionally complete; it was seconded by Abshire.

All in Favor: Abshire, Ayers, Clute, Cox, Guercioni, Ade and Meadows.
Against: None

NEW APPLICATION: PB 12-25 Highland Development Group
Redwood Ave.
B. 633, L.2
Minor Subdivision

Mr. Darcy examined Mr. Nardelli. The applicant agrees with the engineers' report.

Ridgway: Summarized the application and conditions.

Clute referenced the tree clearing

BOARD QUESTIONS: None

Public Comment
None.

Clute made a motion to deem the application conditionally complete; it was seconded by Abshire.

All in Favor: Abshire, Ayers, Clute, Cox, Guercioni, Ade and Meadows.
Against: None

Public Comment
None.

A motion was made to adjourn. Meeting adjourned at 7:22 pm.