



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 19, 2026

The meeting was called to order by Chairman, Jim Cox at 6:04 pm. Announcements were made.

Present: Drew Abshire, Matt Ayers, Rich Clute, Jim Cox, Tom Guercioni

Absent: Russell Banks, Tony Coppola, Matthew Geese, Don Purdy, Bill Ade and Tim Meadows

The following Decisions & Resolutions were approved.

PB 8-25 – HIGHLAND DEVELOPMENT (**Approved**)
PB 9-25 – HIGHLAND DEVELOPMENT (**Approved**)
PB 10-25 – HIGHLAND DEVELOPMENT (**Approved**)
PB 11-25 – HIGHLAND DEVELOPMENT (**Approved**)
PB 12-25 – HIGHLAND DEVELOPMENT (**Approved**)

APPROVAL OF MINUTES: February 5, 2026 (Approved)

The following ordinances were shared with the board members. Attorney Erin Simone summarized the ordinances and changes. Engineer, Debra Wahl confirmed that these ordinances are consistent with the Master Plan.

ORDINANCE #2159-2026, Ordinance amending section 177-5, regarding minimum floor area for Affordable Housing. A motion was made to amend the ordinance by Guercioni and seconded by Abshire.

ORDINANCE #2160-2026, Ordinance amending section 322-21, regarding planned neighborhood residential district to eliminate references to COAH. A motion was to amend the ordinance by Guercioni and seconded by Abshire.

ORDINANCE #2161-2026, Ordinance amending section 233.83.0 and section 233-78.C of Chapter 233, Land Management regarding Affordable Housing

obligations. A motion was made to amend the ordinance by Guercioni and seconded by Ayers.

ORDINANCE #2162-2026, Ordinance amending a redevelopment plan for Block 527, Lots 1, 7 & 11. Block 528, Lots 3,4,5,6,7,8 & 9. A motion was made to amend the ordinance by Abshire and seconded by Guercioni.

ORDINANCE #2163-2026, Ordinance amending chapter 233, Land Management Article XII Affordable Housing. A motion was made to amend the ordinance by Guercioni and seconded by Abshire.

PRESENTATION: Planning Board Courtesy Capital Review
 Atlantic County Library
 306 E. Jimmie Leeds Road
 B. 982 L 19.02

Rob Simon, Attorney for HESP Solar and Atlantic County, introduced the presentation and project for the Galloway Township Library.

Robert Moschello, P.E., Susan Brody, COO of HESP, and Bob Reynolds from Atlantic County Facilities Management were sworn in by Board Attorney Erin Simone.

Mr. Moschello gave an overview of the project. Mr. Simon examined Mr. Moschello.

Board Engineer, Debra Wahl, inquired about the project, parking and paving. *The disturbed areas will be re-paved, that will include areas that need attention.* Debra mentioned that many areas will be disturbed.

Board member Ayers shared his concerns about re-paving and striping. He recommended that the area needs to be paved and striped.

Mr. Reynolds will advise the County of the repaving request.

Mr. Clute shared his concerns about paving.

Mr. Reynolds commented about the updates made to the library previously.

Mr. Cox questioned maintenance of the property. Ayers replied.

Ayers: What is the slope of the solar array. *These are flatter, the snow will melt and drip off.*

Clute: What is the travel width. *There is a 14' clearance, the lowest tip, so regular and emergency vehicles should fit.* Clute is concerned about a ladder truck fitting underneath the solar array.

Cox: Will these create an ice concern?

Clute: Will there be charging stations? *This project does not have any charging stations proposed.*

A letter is required for the County.

Public Comment

None.

A motion was made to adjourn. Meeting adjourned at 6:27 pm.