TOWNSHIP OF GALLOWAY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING BOARD
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Cindy Baldino
Planning/Zoning Board Administrator

MINUTES
PLANNING BOARD
JUNE 18, 2026

The meeting was called to order by Chairman, Jim Cox at 6:02 pm. Announcements were made.

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

Absent: Russell Banks, Don Purdy

APPROVAL OF MINUTES: **April 23, 2026 (Approved)**

COMPLETENESS: **PB 5-26 ATLANTICARE COMMAND CENTER**
72 W. Jimmie Leeds Road
B. 787 L. 1 & 5
Conditional Use and Major Site Plan

Board Professional, Jen Heller, reviewed the AtlantiCare Command Center application and waiver requests. Jen recommends deeming the application complete and granting the waivers.

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

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

NEW APPLICATION: **PB 5-26 ATLANTICARE COMMAND CENTER**
72 W. Jimmie Leeds Road
B. 787 L. 1 & 5
Conditional Use and Major Site Plan

Keith Davis, attorney for AtlantiCare introduced the application and witnesses.

Ridgway swore in the following witnesses: Austin Gerber, representative of AtlantiCare, Brian Shrobshire, Denise Bove, David Rudzenski and Board Professional Jen Heller. Keith Davis examined Mr. Gerber. Gerber introduced himself and described the proposed command center, operations and security.

Davis examined Brian Shrobshire. Mr. Shrobshire, PPE, listed his qualifications which were accepted by the Board.

Chairman Cox inquired about the number of shifts. *They are expecting three eight-hour shifts, open 24 hours.*

Davis handed out Exhibit A1; architectural elevations, floor plans and renderings of the proposed command center.

Davis examined David Rudzenski. His qualifications were accepted. Rudzenski referred to the plan sheets. Renderings were referred to as Exhibit 2.

A variance is being requested for the number of signs.

Davis examined Bove. Ms. Bove introduced herself, her qualifications were accepted. Bove described the site and the conditional use. The lots will be consolidated.

Mr. Ade asked about the fence, Ms. Bove described the proposed fence. Requesting a waiver from having an additional fence around the basin. Ms. Bove agreed to adhere to all conditions of approval listed in the Board Professionals report. Bove described the entire site, including lighting, basin and trash enclosures, etc. Pinelands requires that the basin be a sand bottom basin.

Bove detailed information on the signage.

Bove will comply with the Fire Chiefs requests.

Davis examined Bove regarding the variance requests.

Davis reviewed the positive and negative criteria. Bove replied.

Clute inquired about the fence. Heller replied.

Clute inquired about commercial vehicles and fire trucks. Solutions were discussed to make entrance easier for larger emergency vehicles.

Coppola asked about the size of the entrances. *Adjustments can be made but could impact impervious coverage.*

Heller recommended granting the impervious coverage of up to 52%.
Davis: Plans will be modified to accommodate driveway entrance.

Heller summarized wavier requests. She also discussed radio coverage for emergency response. Applicant agrees to a walk through.

Ridgway: Put on the record that the applicant agrees to comply with all conditions.

Cox: Is there a COAH Fee. Heller: Yes

Board Questions: None

Public Comment: None

Ridgway: Summarized the application.

A motion was made to conditionally approve the application by Clute and seconded by Abshire.

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

Cox asked about start date. Expected in 2027, with about an 18-month construction.

REDEVELOPMENT – Board Professional, Jen Heller, summarized the Venue at Seaview Redevelopment plan, B. 1064.01, L. 6.07 & 6.09, B. 1064.03, L. 7, 8, 9 & 14, B. 1026, L. 6, B. 1065, L. 8. This project is consistent with our Master Plan. This a DEP and CAFRA project. This parcel has been vacant for a long time and will revitalize the area.

A motion was made by Guercioni to approve the consistency with the Master Plan and seconded by Ayers.

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

DECISION & RESOLUTION: **PB 8A-26 VENUE AT SEAVIEW**
REDEVELOPMENT PLAN
B. 1064.01, L. 6.07 & 6.09, B. 1064.03, L. 7, 8, 9 & 14,
B. 1026, L. 6, B. 1065, L. 8.

Board Professional, Jen Heller, testified that the plan is consistent with the Master Plan.

A motion was made to approve the resolution by Guercioni and seconded by Abshire.

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

DISCUSSION: Master Plan consistency review for proposed Data Center Moratorium.

Heller summarized the moratorium for a data center.

Coppola explained the request for a moratorium on data centers.

Heller referred to the data center and challenges currently happening in Vineland. A moratorium will help the Township gather more information and determine the long-term impact. A moratorium is consistent with our Master Plan.

A motion was made by Abshire and seconded by Geese.

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

Public Comment: None

A motion was made to adjourn. Meeting adjourned at 7:02 pm.