



Heather Butler
PLANNING / ZONING BOARD
ADMINISTRATOR

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

300 E. JIMMIE LEEDS ROAD, GALLOWAY, NJ 08205
(609) 652-3700 EXT. 218 FAX: (609) 652-5259

**MINUTES
ZONING BOARD
REORGANIZATION MEETING
JANUARY 12, 2017**

Board Administrator Heather Butler called the meeting to order at 6:30pm.

John Ridgway swore in the following members: Chris Coleman and Ed Sperling

Present: Chris Coleman, Bruce Kern, Paul McColgan, Robert Mayer, Wayne Miller,
Thomas Sidrane and Ed Sperling

Absent: Bob Birch

ELECTION OF OFFICIERS:

Chairman: Robert Mayer
Vice Chairman: Paul McColgan
Secretary: Heather Butler

APPOINTMENT OF THE PROFESSIONAL STAFF:

Solicitor: John Ridgway of Ridgway Legal
Conflict Solicitor: **(Tabled)**
Engineer: Doran Engineering, PA
Conflict Engineer: Mott Associates
Planner: Tiffany Cuiello

The meeting schedule for 2017 was approved. The Zoning board Meetings are scheduled on the 2nd Thursdays of the month beginning at 6:30pm.

APPROVAL OF DECISIONS & RESOLUTIONS: #08-16 – Gormley **(Approved)**

APPROVAL OF MINUTES: November 10, 2016 & December 8, 2016 **(Approved)**

APPROVAL OF ANNUAL REPORT: 2016 Annual Report of Decisions **(Approved)**

Township Planner, Tiffany Cuiello and Board Engineer, Deborah Wahl was sworn in.

NEW APPLICATION

#10-16 John Robinson

524 S. Frankfurt Avenue

B. 249 L. 32

Front Yard Set Back &
Site Coverage Variances

Mr. Robinson is representing himself and was sworn in.

Mr. Robinson would like to remodel his home and build an addition.

Tiffany CuvIELLO reviewed the application for the board.

Board questions/comments

Board member Miller asked what the applicant would do if he did not get the variance.

He would not remodel the house.

Board member Sperling asked if the house was built prior to the Pinelands.

Tiffany stated the house was built prior to the Pinelands requirement of the 200 foot setback.

Board member Sidrane asked the applicant if he thought about putting the addition on the rear.

The applicant stated he wanted to match the esthetics and he would not meet the side yard setbacks if he built to the rear.

Public questions/comments

None.

A motion to approve application #10-16, John Robinson front yard setback and site coverage variances, was made by McColgan and seconded by Sidrane.

All in favor: Coleman, Kern, McColgan, Miller, Sidrane, Sperling and Mayer.

Opposed: None.

Board member Bruce Kern stepped down from the dais.

#9-16 Atlantic Concrete

591 Galloway Road

B. 1171 L. 25.02

“D(3)” Variance and Bulk Variances

Amend Preliminary and Final Site Plan

The applicant is represented by Thomas Darcy, Esq.

Mr. Darcy explained what the applicant is proposing to do now that the wetlands buffer is less than what was originally anticipated. The applicant is requesting to modify the storm water management basins, increase the crushed stone area, the circulation areas and to relocate the proposed equipment.

Matt Hender of EDA and the applicant Thomas Tower were both sworn in.

Mr. Darcy stated the applicant had received a letter from the Environmental Commission expressing concern with possible discharged of concrete washout into the wetlands. The process of the equipment cleaning was E-Mailed to Ken Sooy, Chairman of the Environmental Commission and Mr. Sooy did respond (via e-mail) with “thank you”.

Matt Hender gave a presentation of the new proposed site plan.

Deborah Wahl read from her report dated December 7, 2016.

Tiffany CuvIELlo read from her report dated December 7, 2016.

Applicant, Thomas Tower gave a description of the equipment cleaning.

Board member Sidrane asked question about the flow of the site and daily operations.
Mr. Tower explained.

Board member McColgan asked if there will be a retail facility there.
No.

Is this site comparable in size to your other facility?

Yes, they have designed this site knowing what they would need from their experience at the other site.

Board member Miller asked about the number of trucks.
It's 6 trucks per day.

Board member Sperling asked for an outline of the flow of traffic for the truck.
Mr. Hender explained it.

Board member Coleman asked about why the traffic exiting the site is restricted to left turns only.
Mr. Darcy stated for safety.

Board member Miller asked what would happen if the landfill was to be expanded closer to the applicants' property.
Ms. CuvIELlo stated it would not impact his property.

Public Comments

None.

A motion to approve application #9-16, Atlantic Concrete, was made by Sidrane and seconded by McColgan.

All if favor: Coleman, McColgan, Sidrane, Sperling, Mayer
Opposed: Miller

Meeting adjourned 7:32 pm.