



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) 652-2027

Heather Butler
PLANNING / ZONING BOARD
ADMINISTRATOR

MINUTES
ZONING BOARD MEETING
January 14, 2021

Heather Butler called the meeting to order at 6:32pm.

The following new members have been previously sworn in: Haruner Bhuiyan, Calvin Ferrara, Ken Kachnic and Josh Smith.

Present: Jason Babin, Salvatore Bancheri, Haruner Bhuiyan, Calvin Ferrara, Ken Kachnic, Bruce Kern, Paul McColgan, Josh Smith, and Muhammad Umar

Absent: None

ELECTION OF OFFICIERS:

Chairman: Paul McColgan

Vice Chairman: Muhammad Umar

Secretary: Heather Butler

APPOINTMENT OF THE PROFESSIONAL STAFF:

Solicitor: Dasti, Murphy, McGuckin, Ulaky, Koutsouris & Connors

Conflict Solicitor: Ridgway Legal

Engineer: Polistina & Associates

Conflict Engineer: Doran Engineering

Planner: Polistina & Associates

The meeting schedule for 2021 was approved. The Zoning board Meetings are scheduled on the 2nd Thursdays of the month beginning at 6:30pm unless otherwise noticed.

APPROVAL OF MINUTES: December 10, 2020 (**Approved**)

APPROVAL OF ANNUAL REPORT: 2020 Annual Report of Decisions (**Approved**)

NEW APPEAL

#09-20 Risley Development LLC.
Towne Center Drive
B. 985, L. 58.04 & 8.05
“D” Variance

The applicant is represented by Mr. Tom Darcy.

Sworn In:

Norm Risley, owner
Chuck Endicott PE, engineer

Exhibits:

1-A Redevelopment Plan (part of application)

Mr. Darcy gave a description of the application.

Lots 8.04 and 8.05 are vacant parcels and had a use variance approval in 2011 to allow the construction of 12 residential units. Now they are requesting 12 residential units on lot 8.04 and 12 residential units on 8.05. Mr. Darcy stated that the footprint of the proposed buildings will not change.

Mr. Norm Risley stated that their initial plan will not work with current market trends. He then stated there is a market need for the increased density and change of character being proposed. There is an estimated 400-500 feet to walk to the local stores.

Mr. Risley discussed his reasoning for the requested site plan amendment. Mr. Risley thinks there is a need for a higher density of residential in the area. There will be about a 5 minute walk to the center of Town Center Square and close to the new proposed ShopRite.

Mr. Chuck Endicott discussed the positive and negative criteria of the application and also discussed the CVC zone. Exhibit A was discussed in order to show the surrounding areas. The footprint of the building is the same as previously approved.

Jen Heller asked the application to describe the proposed units. Mr. Risley stated the size of the buildings will stay the same and the units will be smaller. The density will increase. The previous approval was for townhouses and this will be for condos. She then asked how the recreation will be addressed. Mr. Risley discussed all of the things in the Township within walking distance of the project. There was a discussion of the possible parking and traffic impact as well as storm water management.

Public Comment

None.

Board Questions/Comments

Board member Umar asked about the parking and there will be a fence.
The parking will be mostly unchanged. The area will be buffered.

Board member Babin asked how many lots were in the 2013 approval, if they have plans to make changes to the other two lots. Will these be rentals? Are there any apartments in the CVC zone now?

There were 4 lots in the 2013 application. They are only seeking changes on these two lots now. They want to see how it goes with this side first. It more than likely will be a rental community but not sure yet. There are no apartments in the zone at this time.

Board member Babin asked about parking.
Mr. Endicott discussed the parking requirements.

Board attorney, Mr. Varga gave a summary of the application.

A motion to approve application #9-20, Risley Development, LLC for a Use Variance was made by Bancheri and seconded by Babin.

All in favor: Bancheri, Kachnic, Kern, Umar, McColgan
Opposed: Babin
Abstained: Smith

Meeting Adjourned 8:30 pm.