



TOWNSHIP OF GALLOWAY  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
PLANNING AND ZONING BOARDS

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

Pamela K. Alleyne  
Planning/Zoning Board Administrator

MINUTES  
GALLOWAY TOWNSHIP  
ZONING BOARD OF ADJUSTMENTS  
December 8, 2011

Present: John Forsythe, Frank Gargione Jerry Hauslet, Mark Sykes,  
and Bill Wrigley

Absent: Andrea Wescoat, Ronald Huber, Alex Martin, and Robert Mayer

Approval of Minutes: November 10, 2011

Approval of Decision & Resolutions: #13-11 Triboletti

Approval of Reorganization Meeting: January 12, 2012

#9-11 Metro Development  
Pitney & Jimmie Leeds Rd  
B. 1164 L. 1.04, 1.05 & 2  
CVC (Community Village Commercial)  
Prelim & Final Site Plan Approval

Proposed: The applicant proposes to construct, establish and maintain a vehicular fuel dispensing facility not limited to eight (8) multi-product fuel dispensers with sixteen (16) fueling positions, an overhead canopy and other related site improvements.

The applicant is represented by Steve Nehmad

**Exhibits:**

- A-1 Aerial Photo- Neighborhood
- A-2 Rendered Site Plan
- A-3 Cross Section exhibit
- A-4 Signage Exhibit
- A-5 Canopy elevation
- A-6 Truck turning radii exhibit
- A-7 Existing condition survey

David Wisotsky, P.E and P.P of Bohler Engineering. The expansion is anticipated to provide for additional parking and traffic circulation and eight (8) fuel dispensers with sixteen (16) fueling stations. The eight (8) fuel dispensing units with the 16 fueling positions are all located on Lot 2. However, Lot 2 will not be fully developed and at least the rearmost 100' of Block 2 will remain in its natural state. Lot 1.04 and 1.05 together total approximately 1.5 acres. Lot 2 totals 1.95 acres. The entire site is 3.45 acres. The site will have two (2) free standing signs, one on Jimmie Leeds Rd and the second along Pitney Rd, where one is permitted. And eight (8) foot fence in a portion of the lot 2 front yard fronting Pitney Rd, which fence will visually separate lot 2 from the adjoining residence on Block 1164 Lot 3. The storm water basin will be located between the undeveloped rearmost portion of the lot and the improved fuel dispensing area. In addition to the eight (8) foot fence separating the adjoining Scardelli residence from lot 2, a row of evergreens is proposed along a portion of the southerly property line. The applicant will be adding twenty three (23) shade trees along the southerly side of the property.

