



**TOWNSHIP OF GALLOWAY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING BOARDS**

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

Pamela K. Alleyne
Planning/Zoning Board Administrator

MINUTES
PLANNING BOARD MEETING
July 1, 2010

The meeting was called to order at 7:00 PM. Ken Sooy chaired the meeting.

Present: Bruno, Purdy, Jones, Lucarelli, Tilton, Cox, Guercioni,
Mannis, Sperling and Sooy

Absent: Kleiner

Approval of Resolution Releasing Escrow Money: #11-2010

SITE PLAN:

PB #3-10 Nantucket @ Galloway

White Horse Pike

Block 461 Lot(s) 6-9

Preliminary and Final Major Subdivision & Amend Site Plan

HC (Highway Commercial -2) in the Pinelands Regional Growth Area.

The applicant received major site plan approval to construct a retail center of 94,031 square feet including a pharmacy, restaurants, bank and retail space. The existing parcel is 14.775 acres. The parcel is located on the White Horse Pike at the intersection of Genoa Avenue and opposite Jimmie Leeds Road; the rear of the property is bounded by Atlantic Avenue. The applicant is requesting a subdivision approval and phasing plan approval to create six (6) lots for each of the proposed buildings in the proposed shopping center.

The subdivision plan does not change the improvements as approved by the Board in 2007.

The following variances are required as a result of the proposed new lot lines:

- a. From Section 233-80C(1) requiring a minimum lot area of one acre and proposed lot 6.03 will have an area of 0.955 acres and lot 6.04 will have a lot area of 0.971 acres.
- b. From Section 233-80C(2) requiring a minimum lot width of 200 feet and a lot width of 106.91 feet is proposed for lot 6.03
- c. From Section 233-80C(4) requiring a minimum side yard setback of 25 feet and a side yard setback of 24.39 feet is proposed for the drive-thru canopy on lot 6.03.
- d. From Section 233-80C(5) requiring a rear yard setback of 25 feet and a rear yard setback of 7.87 feet is proposed for the building on lot 6.02. This is the setback to the access drive, the location of the building has not changed by virtue of the subdivision.
- e. From Section 233-80C(7) permitting a maximum impervious coverage of 70% and the impervious coverage is exceeded on lot 6.01 (80.45%), lot 6.03 (80.21%), and lot 6.05 (70.10%). The impervious coverage for the commercial tract is 70.99%. When the residential area is included the entire tract coverage is proposed at 16.4%.

Fred Scerni represents the applicant

Ron Aulenbach, Director of Engineering comments that only minor modifications to the infrastructure plan is that of the utilities in order to facilitate the construction of CVS. No other changes to the site since the 2007 approval. It's a phasing plan to subdivide into six lots. The applicant has agreed to comply with all engineer comments. The

applicant is the contract purchaser for the commercial portion of the site. They will be the owner, operator of the site.

Tim Michel, Planner the proposed timeline is six-nine months.

No Public Comments

Craig Hurless, Board Engineer comments that the site plans showed minor modifications. It will have a standalone storm water system. The CVS site added one parking space so that now it conforms. The improvement to the JLR and WHP will be developed as part of phase one.

Tiffany CuvIELLO, Board Planner comments that the site was originally approved for two free standing signs, one for the overall site and one for CVS. There are to be no other free standing signs on the site. Rt. 30 landscaping will be included in Phase one.

Motion to approve application #3-10, Nantucket @ Galloway- JSM @ Rt. 30, LLC Preliminary and Final 6 lot major Subdivision & Amended Site Plan approval was made by Lucarelli and 2nd by Bruno. Those voting in favor: Bruno, Purdy, Jones, Lucarelli, Tilton, Cox, Guercioni, Mannis, and Sooy

Meeting adjourned at 8:30 pm