



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

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Pamela K. Alleyne
Planning/Zoning Board Administrator

MINUTES
PLANNING BOARD MEETING
July 15, 2010

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

Present: Bruno, Jones, Kleiner, Tilton, Cox, Guercioni, Sperling and Sooy

Absent: Lucarelli, Purdy and Mannis

Approval of Decision & Resolution: 2009 Smithville Annual Update

Approval of Minutes: June 17, 2010, July 1, 2010 and Executive Session July 1, 2010.

Land Sale: Block 663.01 L. 12, 13, 14, 15, 17, 18, 20-24, 41 and 44-53

The Board recommended that the land sale be sent to Council for their approval.

Craig and Tiffany issued administrative review reports on Assumption Church to allow for solar array panels to be constructed in the basin.

Completeness:

#7-10 Michelle Kemble B. 945 L. 7.02. Minor Subdivision. Deemed Complete

#6-10 Risley Development B. 935 L. 1. Minor Subdivision. Deemed Complete

MINOR SUBDIVISION:

PB #7-10 Michelle Kemble

327 Upland Avenue

Block Lot(s) 7.02

3 Lot Minor Subdivision

RC Residential Compatibility

Proposed: The applicant is seeking minor subdivision approval to create two additional lots. The property was the subject of a three lot minor subdivision in 2004. This is a reminder lot that is being further subdivided to create two additional residential lots. Plot and landscaping plans will be provided at the time of the applying for building permits.

There are currently sidewalks in the area. However the sidewalks must be repaired.

Lots 7.02 2.06 acres

Lots 7.05 1.09 acres

Lots 7.06 1.09 acres

No Public Comments

Minor Subdivision Committee met and the Chair Tilton and gave recommendations of approval.

Craig Hurless, Board Engineer comments there is an existing storm water easement located the subject property the upstream properties all drain through this and crosses through Upland Avenue therefore he will be very sensitive to review the storm water plan that will be provided to ensure that the culvert is not impacted by this development.

Motion to approve application #7-10, Michelle Kemble, 3 Lot Minor Subdivision approval was made by Jones and 2nd by Bruno. Those voting in favor: Bruno, Jones, Kleiner Tilton, Cox, Guercioni, Sperling and Sooy

PB #6-10 Risley Development
First Avenue and Crestview Avenue
B. 93 L. 1

3 Lot Minor Subdivision
RC Residential Compatibility

Proposed: The applicant is requesting a minor subdivision approval to create two (2) lots two new lots.

The applicant is not proposing any construction at this time the following items must be addressed prior to any building permit being issued.

- ✚ Shade trees are required if the existing trees are not maintained.

- ✚ A tree location plan must be included when applying for a building permit

There are no sidewalks within 1000' therefore a sidewalk contribution will be required for each lot (\$500 per lot @ 3 lots totaling \$1,500).

Plot plan will be required of each lot upon applying for a building permit.

No Public Comments

Minor Subdivision Committee met and the Chair Tilton and gave recommendations of approval.

Craig Hurless, Board Engineer comments on the safety concerns for First Avenue and Crestview the curb where they had some safety concerns the applicant has revised the plans and has provided clear site triangle.

Motion to approve application #6-10, Risley Development, 3 Lot Minor Subdivision Approval was made by Cox and 2nd by Tilton. Those voting in favor: Jones, Kleiner, Tilton, Cox, Guercioni, Sperling and Sooy

Recused: Bruno

Approval of Decision and Resolution: #6-10 Risley

Meeting adjourned at 7:30 pm