



**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
SEPTEMBER 16, 2010

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

Present: Tilton, Guercioni, Jones, Mannis, Purdy, Sperling and Sooy

Absent: Bruno, Cox, Kleiner, Lucarelli and Purdy

Approval of Decision & Resolution: #4-10 424. LLC

Approval of Bill List: September 16, 2010

Completeness:

#10-10 METRO PCS B. 1171 L. 22.01 Minor Site & Conditional Use. Deemed Complete

Approval of Minutes: July 15, 2010 and August 19, 2010

Approval of Resolution Releasing Escrow: PB #12-10 Eastside Quality

Twp Engineer Discussion: Amending Land Management Code Section 233-65

The Board voted to approve the changes to the requirements of the performance guarantees as presented by Kevin Dixon and to forward to Council for their approval.

SITE PLAN:

#8-10 Pinewood Professionals

110 Jimmie Leeds Rd. B. 979 L. 10

Preliminary Major Site Plan and Minor Subdivision

Proposed: The applicant is requesting to construct a 16,000 square foot two story office building, eighty (80) off street parking spaces, storm water management basin has already been constructed during construction of phase one but will be now be located on proposed lot 10.02 . Access to proposed lot 10.02 will be through an access easement on proposed lot 10.01. The parcel is located on Jimmie Leeds Road and consists of 3.4 acres. The site contains an existing 9,284 square foot office building. A minor subdivision is also requested to separate the existing development from the proposed development. The minor subdivision will create two (2) lots. Proposed lot 10.01 with an area of 1.34 acres will have frontage on Jimmie Leeds Rd and will contain the existing 9,248 sq ft building and 47 parking spaces. The second lot proposed lot 10.02 will contain the proposed improvements on the lot with an area of 2.08 acres and will not have frontage on an improved street. A variance will be sought for relief from this requirement.

Variances are required for the following:

A planning variance from the Municipal Land Use Law (40:55D-35) which requires all building lots to abut a street. Appeals from this requirement are permitted under N. J. S. A. 40:55D-36 of the Municipal Land Use Law. The Board may grant a planning variance from the above criteria provided the applicant can demonstrate that the enforcement of N. J. S. A. 40:55D-35 would entail practical difficulty or unnecessary hardship, or where the circumstances of the case do not require the building or structure to be related to the street.

From Section 233-19.D(4) which restricts parking from being located in a front or side yard setback. The required front yard setback is 40-feet and the parking is located at a zero setback on proposed lot 10.02. This is a result of the proposed minor subdivision such that the parking setback is between the two parking areas for each building. This is not a setback from Jimmie Leeds Road but between the common property line of the two lots.

The applicant is represented by Steve Nehmad

Exhibits:

A-1 Ariel

A-2 Rendering of landscape/building

A-3 Architectural

It was indicated that this project will not be built on speculation they will only build once they have a tenant. Also as stated by Tiffany the zoning district is in the PRO zone which included restaurants. When/if they decide to add a restaurant any change to the parking space requirement due to use will have to come back to the board for their review.

Tom Roesch, Engineer comments on the 80 proposed parking spaces. The spaces around the building will be 10' x18' and the site will have to get CAFRA approval.

Bill McManus, Planner comments on the variances

Wayne Lerman, Architect discusses the design of the building.

Public Comments:

Bob Gargone. B. 979 L. 11 comments on the landscaping he and the applicant have agreed to extend the landscaping on the easterly side of the building to the property line.

Professional Comments:

Tiffany CuvIELLO and Craig Hurless. The applicant has agreed to address any outstanding comments that are contained in their reports. The Planner report is dated September 9, 2010 and the Engineer report is dated August 13, 2010.

Motion to approve application #8-10, 110 JLR Pinewood Professional Preliminary and Final Site Plan with Minor Subdivision approval motion was made by Jones and 2nd by Mannis. Those voting in favor: Tilton, Guercioni, Jones, Mannis, Purdy, Sperling and Sooy.

Adjourned to Closed Session.

Returned to public session and the board unanimously voted not to appeal Judge Armstrong decision.

Meeting adjourned at 10:00 pm