



**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  
March 03, 2011

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

Present: Coppola, Cox, Guercioni, Jones, Purdy, Sooy, Tilton, Tyrrell,  
and Worth

Absent: Mannis and Bruno

Approval of Minutes:                      January 20, 2011

Approval of Bill List:                      March 03, 2011

Approval of Decision & Resolutions:  
#2-02/21-04 Romanelli's Garden Café, #15-10 Metro PCS and #39-08 Antebi

Approval of Resolution Release of Escrow Money:  
JSM @ Chris Gaupp and DNB @ Galloway

Completeness:

#1-11 Great Creek Partners	Preliminary Site Plan	Incomplete
#2-11 New Cingular Wireless	Minor Site Plan & Cond. Use	Complete
#3-11 Jim Cox	2 Lot Minor Subdivision	Complete

(Jim Cox abstained)

Landsale: Block 275 Lot 14 (Frankfurt Avenue) after discussion the board recommends that the landsale request be forwarded to Council for their consideration.

Lisa Tilton recused herself.

MINOR SUBDIVISION:

#3-11 James Cox

Fourth Avenue

2 Lot Minor Subdivision

Zoning District: RC (Residential Compatibility)

Proposed: The applicant proposes to subdivide a lot into two lots to create one (1) acre lot and one (1.43) acre lot. The applicant proposes to demolish the existing dwelling and construct a new dwelling on proposed lot 20.01. The lots will be serviced by public sewer and water. The applicant is seeking a variance for the required lot area for proposed lot 20.02.

A variance is requested from the following:

Section 233-7F(2) which permits the creation of a flag lot provided the lot is three times the minimum lot size. As proposed the flag lot is 1.4 acres where 3 acres is required.

The applicant is represented by Tom Darcy. The applicant will construct new single family dwellings on both lots 20.01 and 20.02. The lot will have a 25' of access way from Fourth Avenue and will have a proposed "K" turnaround so that two vehicles can pass one another. The applicant proposes to build both houses simultaneously. The new house on lot 20.01 will have at least a 100' setback from the street. The applicant will comply with the comments issued in the Planners and the Engineers report.

Barbara Woolley Allen- Dillon, Planner gave testimony on the negative and positive criteria.

Tiffany CuvIELLO, Planner indicates that the applicant will be required to submit a tree removal permit.

Gary Auer, Engineer indicates that the applicant will include a detail for the driveway apron on the plans as well as a note on the plan indicating that there are no wetlands on the site or within 200' of the property. A detail on the plan that will show that the driveway will allow Emergency vehicles to gain access to the rear lot.

No Public Comments

Motion to approve application #3-11- James Cox. 2 Lot Minor Subdivision.

Those voting in favor: Coppola, Guercioni, Jones, Purdy, Sooy, Tilton, Tyrrell, and Worth  
Recused: Cox

Public Comment: Mrs. Jezycki comments on the Board' s amendment of the Antebi Decision and Resolution which will house the NJ State Parole Office. The D&R has been amended to read "the board has agreed that no parolee will routinely report to this site and that all routine reporting by parolees will be done at satellite sites other than the Galloway site."