



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

300 E. JIMMIE LEEDS ROAD GALLOWAY, NJ 08205
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Pamela K. Alleyne
Planning/Zoning Board Administrator

MINUTES
PLANNING BOARD MEETING
March 17, 2011

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

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

Absent: Bruno

Approval of Minutes: March 03, 2011

Approval of Decision & Resolutions:
#8-09 Meakins Bank & #3-11 James Cox
Adopted as presented.

Completeness:
#4-11 Stockton Affiliated Services
Amend Site Plan, Site Coverage and Front Yard Setback Complete

SITE PLAN:

#4-11 Stockton Affiliated Services

401 S. New York Rd

Amendment Site Plan, Site Coverage and Front Yard Setback

Zoning District: NR (Neighborhood Residential)

Proposed: The applicant is requesting an amended site plan approval to permit the construction of a 51 student parking lot, the construction of an elevator tower and pad to access the existing Seaview hotel and the construction of a storage shed. The parcel is located on Jimmie Leeds Rd and contains the Seaview Golf Course and Spa. The property is split between the Neighborhood Residential (NR) and Residential Compatibility (RC) zoning districts. The proposed improvements are located in the NR district.

The proposed improvements are necessary to provide student and staff access along Jimmie Leeds Rd. The plans provide for an improved access to the County roadway with a loop driveway to allow shuttle to allow shuttle bus access and drop off from the main campus. The parking area is intended for the students and staff only.

Variances requested:

- From Section 233-21.B(2) for site coverage of 50% where a maximum of 30% is permitted. The existing site coverage is 48%.
- From Section 233-7.B(1) for the front yard setback along Jimmie Leeds Rd. A setback of 50 feet is required and 12.5 feet is proposed to the elevator tower with a 7.5 feet setback to the concrete pad for access to the tower.

The applicant is represented by Richard DeLucry, Attorney

Exhibits:

A-1 Colored Version of Site Plan submitted the Board

A-2 Architect Site Plan

Jay Sciullo, Marathon Engineering comments that the site will allow for the students of the Hospitality program to live at Seaview. The first year 25 students will be housed there and at built out 50 students will live on site. There are 25 rooms, two beds to a room. The other portion of the hotel will be used for hotel guests. The school will provide a shuttle from the site to the main campus of Stockton State. The site will have 51 parking spaces at 9' 18' . The parking lot will have grass pavers which consists of grass and topsoil in "trays" over a 6" crushed stone base. Handicap spaces will be paved to comply with ADA standards.

Thomas Sykes, Architect comments that when the LPGA is in town the student rooms may be used for the hotel guests. The students will work on site.

Seaview is doing everything they can to attract up to 50 students to the work study program to live there but they do not want Seaview to become a college campus. It will be a work environment. Seaview wants to reserve the right use the student rooms as needed for hotel guests. Seaview wants to be able to still be branded as a premier resort destination with an educational program with students. So the idea of having large class rooms this is not what Seaview is striving for. There will be small eating area and a laundry room on the student wing. The students will have to go to the main campus for dining. The gate and door will be monitored with a badge swipe.

No Public Comments

After the project this completed a light test will be performed because it' s so close proximity to Jimmie Leeds Rd. Just to make sure there is no glare onto Jimmie Leeds Rd.

Motion to approve application #4-11- Stockton Affiliated Services (SASI).Amendment to Site Plan, Site Coverage and Front Yard Setback
Those voting in favor: Coppola, Cox, Guercioni, Mannis Purdy, Sooy, Tilton and Worth
Recused: Jones and Tyrrell

Board Discussion:

Kevin Dixon, Township Engineer gave a presentation of the Sewer Service Areas. The NJ Department of Environmental Protection is in the beginning phases of amending a state map that focuses on Wastewater Management Systems. It redefines Sewer Service Areas, county by county and it may affect the homes within Galloway Township. The area that the state is proposing to make ineligible for sewer service include properties between Old New York Rd and Route 9, residential developments east of Smith Bowen Rd, properties in a rural development cluster along Jimmie Leeds Rd near Genoa Avenue and properties in the professional office zone near Great Creek and Wrangleboro roads. The township's athletic fields including Tartaglio Park, Gabriel Field, Wrangleboro Park and veterans Memorial Park also could be affected.

Proposed changes to Galloway's map also would make portions of an area bounded by the Garden State Parkway, Pomona Rd and Jimmie Leeds Rd ineligible for service.

The NJDEP will have a state comprehensive Plan available for public observation and comments on March 23 at the Tony Canale Training Center. Kevin has spoken to Jon Peterson, Atlantic County Planning and has assured Kevin that the state has stated that some of the concerns that the Township has will be addressed. Request have to be made to put areas that were taken out of the sewer service area back in and make it know what the impacts to the Township will be.

Tony Wilson, South Egg Harbor indicated that he would like to have sewer and water. It's been 40 years and there has been no change in service.

Mr. Orloski, comments that he purchased property along Rt. 9 as an investment. He has waited for sewer and water to spur business and that has yet to occur. He has paid the taxes on a parcel of land that is not buildable.

Deputy Mayor Purdy stated that while he was in Trenton with Assemblyman Vince Polistina he was able to meet with the Assistant Commissioner, Marilyn Lennon of DEP and explained the

The Board adopted a resolution to be forwarded to Council and The State DEP.