



**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

Pamela K. Alleyne
Planning/Zoning Board Administrator

MINUTES
PLANNING BOARD MEETING
May 19, 2011

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

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

Absent: Mannis

Approval of Minutes: April 21, 2011

Approval of Bill List: May 19, 2011

Approval of Decision & Resolutions:
#6-11 Royal Suites

SITE PLAN:

#11-10 Atlantic Medical Real Estate
White Horse Pike

Prelim & Final Site Plan w/variances
Block 998 Lot 1, 2, 3 & 5

Zoning District: HC-1 (Highway Commercial)

Proposed: The applicant is requesting Preliminary & Final Major Site Plan approval to construct an 10,800 square foot office building. The parcel is located on the White Horse Pike between Genista and Fir Avenues and consists of 1.17 acres. The site contains a billboard and single family dwelling that will be removed.

This application was heard November 4, 2010 and it was decided that because of the number of outstanding issues that remained the application would be carried until May 19, 2011. At this time the architectural plans have been revised to reduce an unoccupied area of the building on the second level by 500 sq foot. This results in a building area of 10,800 square feet.

This has also resulted in a reduced parking requirement from 56 spaces to 54 spaces. The applicant has revised the plans to include ten foot wide stalls in specific areas.

The applicant is represented by Michael Rann.

Bob Bruce, Engineer indicates that the comments in both the Planner and Engineer reports have been addressed.

Harry Harper, Architect describes the design of the building.

Craig Hurless, Engineer most of the comments have been addressed by the applicant's engineer.

Tiffany CuvIELLO: Sidewalks will be provided on all street frontages. The HVAC equipment will be located on the rooftop. Employee parking should not be labeled. Would like flexibility of what type of vegetation should be planted and which trees shall be removed in the buffer. Need more detail on the free standing signs. The trash enclosure will be of the same material as the building.

Public Comments:

Tom Darcy spoke that his client Mr. Krumaker is now in favor of the application. The applicant has addressed his major concerns. The applicant has agreed to the following conditions and asked that he would be able to read the conditions into the record. The conditions are as follows:

- 20' foot landscaped buffer area on the side of Mr. Krumaker property of the two common property lines that adjoin Atlantic Medical and Mr. Krumaker property. This area shall be used for no other use than the landscape buffer. The plantings shall be approved by the Planner and shall be 4-5 ft tall at the time of planting.
- No exterior lighting except for low voltage security lighting shall be permitted on the side of the building facing Mr. Krumaker property.
- Second story windows on the side of the building facing Mr. Krumaker shall have interior blinds.
- First story windows on the side of the building facing Mr. Krumaker shall have interior blinds.
- The first floor lunchroom shall be relocated away from the building wall that faces Mr. Krumaker property.
- HVAC or similar mechanical services shall be located at least 30-35 feet horizontally away from Krumaker property line and shall be screened.
- The trash enclosure shall be surrounded by enhanced landscaping with trash pickup scheduled between 8am and 7pm. The plans have been revised to relocate the trash enclosure 30 feet from lot 4.
- Signs shall be located in the parking lot stating that parking is for professional office use only and others are subject to be towed.

Mr. Kevin Krumaker also spoke and indicated that his major concern was his quality of life in his home and of his neighbors as well as the safety of the children in the neighborhood. He also saw the need for the township to attract more ratables.

Motion to approve application #11-10 Atlantic Medical Real Estate Preliminary and Final Site Plan approval was seconded and granted. Those voting in favor: Bruno, Coppola, Cox, Guercioni, Jones, Sooy
Recused: Don Purdy

Board Discussion:

Blue Heron Pines East--- Conversion Act

Steve Nehmad represented Ole Hansen and Mr. Tom Parente was the Hansen representative. The act is known as the conversion act which allows communities to convert to a non- age restricted development by filing an application with the Planning Board. In lieu of filing an application for conversion at this time, they are asking that the Planning Board extend the period of time that they may be allowed to file an application for conversion for an additional 24 months upon finding that poor economic conditions continue to adversely affect the real estate market in New Jersey. The Board approved the two year extension.

Tiffany CuvIELLO explained a Master Plan Update in which there is now a provision that allows for towns to update their master plans every ten years instead of every six years. The Pineland Commission issued a sample model ordinance regarding the cluster provision which we are going to have to adopt. The Pineland Commission said that we are entitled up to \$10,000 in reimbursement for the expense of doing our Master Plan reexamination report as it relates to the cluster provisions of the ordinance. Pineland's is also in the process of adopting solar regulations which we should roll into the report as well.

Meeting adjourned at 8:30pm