



**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
June 7, 2012

The meeting was called to order at 7:00 PM. Jim Cox chaired the meeting.

Present: Bob Bruno, Tony Coppola, Jim Cox, Dan Jones, Tom Guercioni,
Don Purdy, and Ken Worth

Absent: Matt Geese, Betty Mannis, Beth McCann and Ken Sooy

Approval of Minutes: May 17, 2012

Completeness:

#4-12 Hansen House Solar	Minor Site Plan	<u>Deemed Complete</u>
#3-12 Great Creek Partners	Preliminary Site Plan	<u>Deemed Complete</u>

MINOR SITE PLAN:

#4-12 Hansen House Solar

411 Aloe Street

Minor Site Plan

B. 457 L. 3.03

Zoning District: I (Industrial)

Proposed: The applicant is proposing to install solar panels within the storm water basin and on the roof of each existing structure. The site contains two one story existing buildings and is known as the Hansen House Rehabilitation Center. The site contains 5.17 acres and has off street parking for 24 vehicles. No variance or waivers have been requested.

The applicant is represented by Chris Baylinson, attorney.
Present but did not testify Dave Goddard.

Terry Combs, Engineer has agreed to comply with all of the comments contained in the Board professional' s reports. The site will have ground mounted and roof top panels installed to service the site.

No Public Comments.

Board Professional reports:

Craig comments on his report dated May 29, 2012

Tiffany comments on her report dated May 31, 2012. This could have been handled administratively but they need Pinelands approval therefore they have to seek board approval in order to produce a Decision & Resolution.

Motion to approve application #4-12 Hansen House Solar Minor Site Plan approvals was motioned by Bruno and seconded by Jones.

Those voting in favor: Bruno, Coppola, Cox, Jones, Guercioni, Purdy, and Worth

MAJOR SITE PLAN:

#2-12 Jersey Shore Credit Union
Jimmie Leeds Rd & Eighth Avenue
B. 982 L. 24.03

Preliminary & Final Site Plan

Zoning District: CVC (Community Village Commercial)

Proposed: The applicant is requesting preliminary and final site plan approval to construct a 2,700 square foot drive thru bank. The applicant is also requesting preliminary major site plan approval to construct 23,775 square feet of mixed retail/office space in Phases II and III. The site contains 4.55 acres. Requested variances: Side and Front Yard Setbacks.

Exhibits:

A-1 Arial of site

The applicant is represented by Michael DuPont

Rami Nassar, Engineer commented that sixty of the 133 parking spaces will be 10' x18' . The basin being built for phase one is temporary, Once Phases two and three are built the basin will be relocated. Bank is developing the entire site. Phases I, II and III. If sold off they would need a subdivision to separate the lots which would require interconnections and cross easements, this would require board approval. Accessory structure setback variance for the trash enclosure sits within 10.9' the required is 20' . 20' Setback of the parking area and a setback of 10' is proposed along the common property line with lot 23. This has been done so that the building can be been moved closer to the street for a more aesthetic appearance. Front yard setback variance for all exposed storm water control devices to be located 40 feet from the property line and a bio-retention are with exposed grates and concrete supports are proposed along Jimmie Leeds Rd and Eight Avenue with a 25 foot setback. Design waivers requested of providing parking spaces of 180 feet. Sixty (60) of the 133 parking spaces will be 10' x18' . A 20 foot high lighting standard setback with a distance of 51 feet, the proposed lighting fixtures are as close as 16 feet to the common property line with lot 23 and as close as 35 feet from the street line. And waiver from providing loading spaces is also requested.

Board Professional Reports:

Craig Hurless comments on his report dated May 22, 2012. Agrees with the variance requests front and side yard setbacks, the board has generally required that 50% of the parking spaces provided by 10' x18' here the applicant is proposing a little less. Does not agree that the design waiver from providing loading areas for all the phases. Agreeable for the bank phase, but unsure of how the other phases will be developed. Concerned with the driveways, however this is a County Road and they have received approval. A driveway connection to the west will be provided to the Township' s property in the event that development will ever occur. And driveway access easements will also be provided. There is a small gap of sidewalk about 10' or 20' feet along Jimmie Leeds Rd.

Tiffany CuvIELLO comments on her report dated May 29, 2012. Discussions were had concerning landscaping, fencing around the temporary basin. The fence will be placed temporary around the temporary basin. Once the basin is moved the fencing will be relocated to the basin' s permanent location. Trees that are located along Eight Avenue will be removed and shade/street trees will be replanted to provide for a more decorative appearance. Preliminary approval for phase 2 & 3, concerns are because it' s not known who the tenants are in regards to parking, circulation and loading. While they are requesting a waiver for parking spot sizes, it is acceptable for Phase 1 but should only be granted for Phase 1. It should be revised during Phases 2 & 3. Continue the decorative lighting features that are in the Jimmie Leeds & Pitney corridor. Provide some additional enhancements along the corner of Jimmie Leeds Rd and Eighth Avenue to match what is already in the area. Will the largest sign be put in now or will later? The height of the sign is 28' the signs in the area are 20' high. Would like to keep the sign height consistent with the signs in the area. The sidewalk according to the plan contains some jogs. It should be straight. The trees in the area can be removed and shade/street tress will be planted.

Public Comments:

Will Kahane, owner of 335 E. Jimmie Leeds Road made comments that there is currently available office rental space in the area. Wanted the board to insure that they applicant would have leases before actually building.

Mike Fitzgerald interjected and said that it is not the boards' position to impose such a request. Any applicant has the right to build at anytime.

Motion to approve application #2-12 Jersey Shore Credit Union Preliminary & Final Site Plan - Phase 1 and Preliminary approval for Phases 2 & 3 was motioned by Bruno and seconded by Jones.
Those voting in favor: Bruno, Coppola, Cox, Jones, Guercioni, Purdy, and Worth

Meeting adjourned at 8:30pm