



**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  
June 20, 2013

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

Present: Bob Bruno, Tony Coppola, Jim Cox, Tom Guercioni, Pat Moran, Ken Sooy, Matt Geese, and Dan Jones

Absent: Betty Mannis, Don Purdy and Charles Wimberg

Approval of Bill List: June 20, 2013

Completeness: AtlantiCare Regional Medical Center    Deemed Complete  
(Jim Cox recused)

Applicant must submit plan that shows that specimen trees are not in the area of proposed development. All other waiver requests are acceptable.

Landsale Block 504 Lot 2 Mannheim Avenue.

The Gabriel's would like to purchase the lot next door which is a 20 acre parcel that was recently remediated through DEP standards and now has a clean bill of health. If the 20 acres conform to the zoning requirements then it is a buildable lot and would have to go out for public auction and bidding process. This parcel does not create any additional building lots, it does not make the lot next door more buildable; he can either add to his existing or build a single family dwelling on the lot

The Board has agreed with the Planners recommendations and voted to send their recommendation to Council for their approval.

All in favor: Coppola, Guercioni, Moran, Sooy, Geese, & Jones

Abstained: Bruno & Cox

Street Vacation: Atlantic Avenue

The applicant has property on Atlantic Avenue Block 526 Lot(s) 13 & 14. The houses were built in the 1930's and 1940's. As part of the Townships Pomona & WHP redevelopment Phase 2. The applicants wish to have a portion of Atlantic Avenue vacated because portions of their homes actually fall with the public ROW. This request may have an impact on future development you would also have to vacate the street for the entire block not just this small section. A recommendation was made to consider an alternative of asking the Township to grant them an easement this will allow them to secure the clear title that they would need to sell the homes.

The Board agreed with the recommendation made by the Planner for the consideration of an easement.

The Board voted to send the recommendation for the applicants to request an easement for the two properties instead of the requested street vacation.

All in favor: Bruno, Coppola, Guercioni, Moran, Sooy, Geese, & Jones  
Recused: Cox

Board Discussion:

Ordinance referral- Consistency Report

Ordinance #1871-2013 Amend Zoning Map- WHP corridor. The corridor is split between AG/TR zoning district

With a vote of 7-1 the recommendation was made to forward it to Council for their approval.

Those voting favor: Coppola, Bruno, Cox, Geese, Guercioni, Jones and Sooy

Abstained: Moran

Ordinance #1872- 2013 Eliminate Instructional Uses from the R and R-1 zoning district as defined in §233-63B

With a vote of 7-1 the recommendation was made to forward it to Council for their approval.

Those voting favor: Coppola, Bruno, Cox, Geese, Guercioni Jones and Sooy

Abstained: Moran

Ordinance #1873-2013 Home Professional Offices as permitted uses. If a license is required as an example for a limousine dispatcher operating out of their house then a zoning permit will be issued.

With a vote of 8-0 the recommendation was made to forward it to Council for their approval.

Those voting favor: Coppola, Bruno, Cox, Geese, Guercioni, Jones, Moran and Sooy

Meeting adjourned at 8:00pm