



**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  
July 18, 2013

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

Present: Bob Bruno, Tony Coppola, Tom Guercioni, Pat Moran,  
Ken Sooy, Dan Jones, Don Purdy

Absent: Jim Cox, Matt Geese, Betty Mannis and Charles Wimberg

Approval of Minutes: April 18, 2013 and June 20, 2013

Approval of Bill List: July 18, 2013

Completeness: #6-13 Plaza 9 Prelim & Final Site Plan Deemed Complete  
#1-13 (B) Blue Heron Pines East Deemed Complete

Landsale: Block 650 Lot 2. The property is located on Zurich Avenue in the R-5 zoning district. The property is subject to the Pinelands Mandatory clustering ordinance. The minimum lot size in this district is five acres. The lot is five acres and conforms to the zoning standards. Any construction would require a Pinelands Certificate of Filing.

The adjoining property is the subject of a subdivision application. If this lot were combined with additional contiguous land it could be part of a larger subdivision with one acre lots with a density of one unit per 5 acres.

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

All in favor: Bruno, Coppola, Guercioni, Jones, Moran, Purdy & Sooy

Landsale: Block 113 Lot 6. The property is located on Liverpool Avenue in the TR (Town Residential). The minimum lot size in this district is 12,000 sq ft. The lot is only 2,500 sq ft and does not conform to zoning standards.

As an undersized on-conforming lot this property could not be developed without a variance or consolidation of the adjoining property.

The requestor owns lots 1-3 in Blocks 113. The property contains a single family dwelling unit consisting of 12,500 sq ft. If combined with the adjoining properties the total area would consist of 15,000 sq ft.

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

All in favor: Bruno, Coppola, Guercioni, Jones, Moran, Purdy & Sooy

Board Discussion:

Ordinance referral- Consistency Report

Ordinance #1870-2013 Amending Chapter 233 of the Land Management Code of Galloway implementing recommendations of the 2012 Master Plan reexamination report and update for non conforming residential uses.

This will allow homeowners the right to rebuild a single family residential structure if it is destroyed beyond 50%.

This amendment is intended to address the hardship that would fall upon a single family dwelling unit which is destroyed and would require extensive land use approvals to rebuild.

The Board agreed with the Planners' recommendation to forward the ordinance referral to Council for their approval.

Those voting favor: Bruno, Coppola, Guercioni, Jones, Moran, Purdy & Sooy

SITE PLAN EXTENSION:

#7-13 Atlantic Medical Real Estate

White Horse Pike

Block 803 Lot: 1

Zoning District: HC-1 (Highway Commercial- 1 acre)

Site Plan Extension

Proposed: The applicant is requesting a site plan approval extension of previously approved application. The applicant is seeking to extend the approvals because of the numerous economic hardship conditions which have substantially precluded the applicant from developing the lands.

The applicant is represented by Michael Rann.

No Public Comments.

Motion to approve application #7-13 Atlantic Medical Real Estate (1) One Year Site Plan extension approval was motioned by Purdy and seconded by Jones.

Those voting in Favor: Bruno, Coppola, Guercioni, Jones, Moran, Purdy & Sooy

SITE PLAN

#6-13 Plaza 9

Rt. 9 and Biscayne Avenue

Block 1103 Lot: 8.01

Zoning District: CC-2 (Community Commercial - 2 acres)

Preliminary & Final Site Plan

Proposed: The applicant is requesting a site plan approval to construct a 7,700 sq foot restaurant/retail space with 44 paved off street parking spaces. The proposed building will be divided into (4) four units; one (1) 3,500 sq ft, three (3) 1,400 sq ft retail spaces.

The following variances are required:

1. § 233-8.F.2 & § 233-56.D. Accessory Structure - Side & Rear Setback
2. § 233-25.1.C.2.a. Front Yard Setback - Biscayne Avenue
3. § 233-25.1.D.1.b. Min. Landscape Buffer - Along Parking Areas
4. § 233-25.1.D.1.c. Min. Landscape Buffer - Along a Street
5. § 233-25.1.D.2. Parking - Setback
6. § 233-25.1.D.3. Lighting
7. § 233-25.1.F.2. & § 233-10 Freestanding Sign Setback
8. § 233-56.B. Loading Area
9. § 233-56.C. Landscaping

The applicant, James Cox is represented by Tom Darcy.

Kevin Dixon, Applicants' Engineer gives testimony that the site will have controlled ingress and egress points off Biscayne Avenue, which is currently an unimproved street; however the applicant proposes that improvements will be made to Biscayne Ave which will include a 30' wide street improvement. The employee parking and loading area will be to the rear of the building. The site will be serviced by sewer and water. 30% site coverage allowed whereas 21% is proposed. Each unit will have basement uses. The current site contains a SF dwelling that will be demolished. The restaurant has 72 seats. The site will provide 44 parking spaces whereas 43 are required. Two of the 44 spaces will be van accessible. The larger spaces 10' x20' are to be located in the front of the building which is typically the most used spaces. The basin will be fenced in. The site will have shoe box lighting fixtures along Rt. 9.

James Cox: Has developed six (6) projects along Rt. 9. The proposed building satisfies the design standards of the Rt. 9 corridor.

Exhibits  
A-1 Arial  
A-2 Site Plan

Professional Comments:

Andy Previti, Board Engineer comments on his report dated July 10, in which he comments that most of his comments have been addresses prior to tonight' s meeting. The applicant should seek permission from the Township to establish an access ROW to the site during construction. A split post and rail fence at the end of Biscayne Ave will be provided. The improvement of Biscayne Ave will be a benefit to Township.

Craig Hurless, Board Conflict Planner comments on his report dated July 11, in which he states that landscaping should be provided along Rt. 9 and along the property line on Biscayne. In addition street trees should be provided on both sides of Biscayne Avenues in order to provide a decorative frame. The site should restrict basement access.

- § 233-25.1.C.2.a. Front Yard Setback - Biscayne Avenue: 5' is being provided where as 35' is required
- § 233-8.F.2 & § 233-56.D. Accessory Structure which is the trash enclosure
  - Side Yard Setback: 12' provided, whereas 15' is required.
  - Rear Yard Setback: 16' provided, whereas 50' is required.
- § 233-25.1.D.2. Parking - Setback: 4' is being proposed, whereas 50' is required
- § 233-25.1.F.2. & § 233-10 Freestanding Sign Setback off of
  - Rt 9: 2' provided, whereas 14' is required
  - Biscayne Ave: 5' provided, whereas 14' is required

Board Questions:

Board Member Purdy: Questions the proposed basin and the proximity to Veterans Park and cars being able to mistakenly access the site. The basin is adjacent to the slope side of the property.

Board Member Jones: Where does the overflow water go? It will go underground system and if it were to discharge it will follow the natural flow pattern at the end of Biscayne Avenue. What will be used as a deterrent to cars from continuing onto Biscayne Avenue? Its' curved on both sides and a post and rail fence with a gate will be provided.

How many cars can fit on Biscayne Avenue in cue before it backs up onto Rt. 9? Three of four. The extra car can always access the second driveway.

Board Member Moran: Questions the freestanding sign site clearance for cars. The sign is not in the site triangle. Does the site have sufficient parking to prevent overflow parking onto Rt. 9? Biscayne Ave can function as overflow parking. Even with the overflow parking deliveries can be made.

Board Member Coppola: concerned with the stop sign and the close proximity to Rt. 9 and vehicular visibility as it relates to safety. Would like to see more landscaping on the site.

Public Comments:

Anna Jezycki, Gail Lane questions what type of establishments will be located in the building. Restaurant and retail a couple of potential business

Motion to approve application #6-13 Plaza 9 Preliminary & Final Site plan approvals was motioned by Bruno and seconded by Moran.

Those voting in Favor: Bruno, Coppola, Guercioni, Jones, Moran, Purdy & Sooy

Meeting adjourned at 8:44pm