



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

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Heather Butler  
Planning/Zoning Board Administrator

**MINUTES  
PLANNING BOARD  
APRIL 3, 2014**

The meeting was called to order at 7:03 PM. Ken Sooy chaired the meeting.

**Present:** Robert Bruno, Anthony Coppola, Tom Guercioni, Matthew Geese, Betty Mannis, Pat Moran (arrived at 7:15pm), Don Purdy, Ken Sooy

**Absent:** Jim Cox, Dan Jones, Charles Wimberg

**Approval of Minutes:** February 20, 2014

**Swearing In of Robert Bruno**

**Approval of Decision and Resolutions:** #8-13 Galloway Family Dollar

**Approval of Bill List:** March 27, 2014

**Completeness:**

#3-14 Lamp Motel	Site Plan Waiver	<u>Deemed Complete</u>
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Site Plan Waiver

#3-14 Lamp Motel  
504 W. White Horse Pike  
B. 459 L. 11  
Zone HC-2

Proposed: The applicant is requesting to pave the parking lot.

The Applicant is represented by Mr. Shah. Mahesh Desai the motels owner was sworn in.

Professional Comments:

Craig Hurless, Planning Board Engineer commented on his report dated March 26, 2014 and the applicant agreed with the conditions listed.  
No questions or comments from the Planning Board.

No questions or comments from the public.

A motion to approve application 3-14 Mahesh Desai, Lamp Motel site plan waiver was motioned by Purdy and seconded by Mannis.

Those voting in favor: Bruno, Coppola, Guercioni, Mannis, Purdy, Geese & Sooy.

**Completeness:**

#2-14 James Cox

Minor Subdivision with variances

Deemed Complete

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**Minor Sub Division With Variances**

**#2-14 James Cox**

**627 Second Ave.**

**Block: 935 Lot(s): 11**

Proposed: The applicant is requesting a minor subdivision approval for one new lot and one remaining lot. The variances required are as follows:

- From Section 233-20C(1) requiring a minimum lot area of one (1) acre for lots with public sewer where proposed lot 15.01 will contain 0.90 acres and proposed lot 15.14 will contain 0.58 acres.
- From Section 233-7B(1) and Table 2 requiring a minimum front yard setback of 50 feet and a setback of 30 feet is proposed for lot 15.14.
- From Table 2 requiring a minimum lot depth of 200 feet and a “mean” lot depth of 128.2 feet is proposed for lot 15.14.

**Exhibits:**

**A-1:** Subdivision map revised 4-2-14.

**A-2:** Copy of the Galloway Township tax map

**A-3:** Magnified photo of the subdivision

The applicant is represented by Thomas Darcy. Mr. Cox and Mr. John Barnhart were both sworn in.

John Barnhart, expert in engineering and professional planning, went into detail describing the surrounding area. The proposed subdivision is to create one (1) additional single family lot on the existing Ethan Lane subdivision. The proposed second lot would be .58 acres with the intention of building a 2 story single family dwelling on Ethan Lane. The subdivision, if approved, will meet the requirements of Storm Water Management. All technical recommendations that were given by the boards engineer can be complied with. With studying Ethan Lane it was found that the proposed lot will be larger than the majority of the lots in the area that exist. The applicant also plans to implement a 30 foot conservation area on the side of the proposed lot 15.14. A front yard setback variance has been requested. The majority of the existing subdivision does not meet the 50 foot front yard setback. They are requesting sidewalk and curbing waivers on the project due to the fact there are none on Ethan Lane.

James Cox, the applicant, is intending to build a 2 story home on the proposed new lot.

**Professional Comments:**

Tiffany CuvIELLO, Township planner commented on her report dated March 14, 2014.

Craig Hurless, Planning Board engineer, commented on his report dated March 26, 2014. Mr. Hurless does recommend granting a waiver from providing curbing along the Ethan Lane frontage. A contribution to the sidewalk fund in the amount of \$500.00 should be required. It is the applicants' intention to deal with all of the plot plan issues before compliance plans.

Tiffany CuvIELLO added that if the board is inclined to approve the application and require the conservation easement and they feel that the fencing is appropriate on the property line it should be reflected in the resolution as well as in the easement.

**Board Questions or Comments:**

Chairman Sooy stated this is not an unusual type of application.

Board member Purdy stated the testimony heard would have this particular house fit into this neighborhood.

**Public Questions or Comments:**

Steven Callender of 120 Ethan Lane commented this would be right in his back yard. He does not want to look out his back window and see the side of a house and is not crazy about having an entrance coming in off of Ethan Lane.

Kenneth Adams of 118 Ethan Lane commented about Ethan Lane. He is questioning if there will be 2 new driveways on Ethan Lane. The existing house has a driveway on 2<sup>nd</sup> Avenue already. There is a water runoff problem on Ethan Lane now. He sees no reason for the second driveway to be there.

Connie Bolger of 116 Ethan Lane commented she likes the community the way it is now. Her children play out in the cul de sac and the last thing she wants is construction going on. Connie continued to question the proposed drainage.

Chris Famularo of 125 Ethan Lane commented that his house overlooks the proposed new house. He bought his house because of the woods. He is concerned about the possible future neighbors.

Dean Thorout of 117 Ethan Lane thinks there are too many variances being requested. There are already drainage problems.

Dr. Ricardo Barzaga of 131 Ethan Lane has issues with the second driveway.

Jorge Coombs, Planning Board solicitor, explained to the public the responsibility of the Planning Board to the applicant and to the public.

Tiffany CuvIELLO, Township planner, stated the proposed subdivision is consistent with the pattern on Ethan Lane. With regards to the second drive way for the existing home even if the board denies the application the driveway could still go there.

Craig Hurless, Township engineer, has not seen or reviewed the proposed drainage system at this time. The applicant is required to address the 10 year design storm as well as the 1 year design storm. He feels there is sufficient room to provide a system that will work.

Thomas Darcy, the applicants' attorney, commented they are proposing 1 driveway every 200 feet.

A motion to approve application 2-14 James Cox, 627 Second Avenue minor sub division with variances was motioned by Bruno and seconded by Mannis.

Those voting in favor: Bruno, Coppola, Guercioni, Mannis, Purdy, Geese & Sooy.  
Those abstained: Moran

### **Land Sale**

Block 791, Lot 10  
Ironwood Avenue

Tiffany CuvIELLO, Township Planner, explained the location and zoning of the property. It is an undersized lot so it can not just be sold to the person requesting it. It must be offered to all of the adjoining property owners.

Motion to forward the land sale to Council made my Bruno and seconded by Guercioni.  
Those voting in favor: Bruno, Coppola, Guercioni, Mannis, Purdy, Geese, Sooy.

### **Sewer Extension**

Redwood Avenue.

Craig Hurless, Planning Board engineer, informed the board a proposed single family dwelling is requesting a 150 foot sewer extension. This is just informational.

There was no public comment.

The meeting adjourned at 8:34 p.m.