



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

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300 E. JIMMIE LEEDS ROAD      GALLOWAY, NJ 08205  
(609) 652-3700 EXT. 218      FAX: (609) 652-5259

Heather Butler  
Planning/Zoning Board Administrator

**MINUTES  
PLANNING BOARD  
JUNE 5, 2014**

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

**Present:** Robert Bruno, Anthony Coppola (entered at 7:05), Jim Cox, Matthew Geese, Tom Guercioni, Don Purdy, Ken Sooy

**Absent:** Dan Jones, Betty Mannis, Pat Moran, Charles Wimberg

**Approval of Minutes:**                      May 15, 2014                      **(Approved)**

**Approval of Bill List:**                      May 22, 2014                      **(Approved)**  
*Cox – Abstained D-1182*

**Board Professionals Craig Hurless and Tiffany CuvIELlo were sworn in.**

**EXTENSION OF TIME:**

#1-10 RGC,1 L.L.C.  
545 Tilton Rd.  
Block 453 Lot: 1  
Zoning District: I  
Extension of time

Proposed: The applicant is requesting to retroactively extend time to file the Minor Subdivision Plat. The justification for requesting the extension of time is because of numerous historical environmental remediation issues affecting certain portions of the property, both known and unknown to the previous owner and applicant, the previous owner was barred and prevented from finalizing a remediation plan and obtaining required approvals from the New Jersey Department of Environmental Protection under the Site Remediation Program. They are requesting 190 days.

No Public Comments.

Motion to approve application #1-10 extension of time for (190) one hundred and ninety days was motioned by Purdy and seconded by Coppola.

Those voting in Favor: Bruno, Coppola, Cox, Guercioni, Purdy, Geese & Sooy

**Completeness:** #5-14 Kishor Ghelani  
Due to deficiencies with the check list items and inconsistencies with the application this application has been deemed incomplete.  
**Incomplete**

**Completeness:** #6-14 White Glove Hospitality, LLC (Kishor Ghelani)  
Due to deficiencies with the check list items and inconsistencies with the application this application has been deemed incomplete.  
**Incomplete**

**Completeness:** #7-14 Cannon Ghelani  
Due to deficiencies with the check list items and inconsistencies with the application this application has been deemed incomplete.  
**Incomplete**

**Conditional Use Approval**

**PB # 8-14**

Susan Bunk  
873 Motts Creek Rd.  
Zone (CV)  
Block 1230, Lot 36

The applicant is requesting a conditional use approval to permit the demolition and reconstruction of a single-family residential unit. The dwelling was damaged during Super Storm Sandy and required demolition. The parcel is located on Motts Creek Road in the Conservation (CV) zoning district.

Susan Bunk and Joseph May were both sworn in.

Tiffany CuvIELLO, Township Planner, read from her report dated May 28, 2014.

No public questions or comments.

There was a motion to approve application #8-14 for Susan Bunk Conditional Use made by Purdy and seconded by Bruno.

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

**Land Sale**

Block 504, Lot 3  
Mannheim Avenue

Tiffany CuvIELLO, Township Planner, explained the location and zoning of the property.

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

There was no public comment.  
The meeting adjourned at 7:23 p.m.