



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

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
NOVEMBER 20, 2014**

The meeting was called to order at 7:10 PM. Ken Sooy chaired the meeting.

Present: Anthony Coppola, Jim Cox, Tom Guercioni, Pat Moran, Matthew Geese,
Charles Wimberg, Ken Sooy

Absent: Robert Bruno, Dan Jones, Betty Mannis, Don Purdy,

Approval of Decision and Resolution: # 17-14 Equestrian Estates **Approved**

Approval of Bill List: November 20, 2014 **Approved**
Cox - abstained from D-1211

Board Professionals Craig Hurless, Township Engineer and Tiffany CuvIELLO, Township Planner was both sworn in.

Completeness:

#19-14 Barrette Outdoor Living
Preliminary & Final Major Subdivision **Deemed Incomplete**
Block: 453 Lot: 1

#18-14 Galloway DG, LLC
Preliminary & Final Major Site Plan with Variances **Deemed Complete**
Block: 897 Lots: 1, 7, 8

New Application:

PB # 18-14

Preliminary & Final Major Site Plan with Variances
Galloway DG, LLC
247 E. White Horse Pike
Zone (CH)
Block 897, Lots 1, 7, 8

The applicant is represented by Thomas Darcy Esq.

Vincent Orlando, the design engineer and Tom Tower, the applicant were both sworn in during completeness.

Exhibits:

- A-1 Site Plan
- A-2 Photo of Dollar General
- A-3 Overhead aerial photo

Vincent Orlando referred to exhibit A-2 and gave detail of the property's existing and proposed conditions. The applicant is proposing to maintain the existing restaurant and add two retail buildings one being for Dollar General. They will remove the existing home. The applicant is proposing to add an additional 49 parking spaces. They will provide curb and sidewalk along the White Horse Pike and Fifth Avenue. A waiver is being requested for the curbing and sidewalk along Oakbourne Avenue where there is none in the area. There is a concern with the driveway location on Fifth Ave not lining up with the Wawa driveway also on Fifth Ave. He stated that Wawa has three driveways onto their property first one and most used being on the White Horse Pike their secondary access is on Fifth Avenue closer to the White Horse Pike and thirdly the least used driveway on Fifth Avenue is mainly used for trucks and has very limited use. Mr. Orlando stated the drainage basin in the rear has a maximum water elevation of 16 ½ inches for the 100 year design storm. It would be a maintained grass area. They are requesting to not have a fence for that area. He stated the applicant can meet all the other requirements in both Tiffany and Craig's' reports. The trash enclosure area and the loading and unloading zones were discussed. It was recommended by Craig to extend the sidewalk from the existing restaurant out to Fifth Avenue and also from the proposed retail building to Fifth Avenue. Mr. Orlando stated there is no problem with that.

The Dollar General store was then discussed and Mr. Orlando stated that the HVAC systems will not be on the roof of the building and will be ground mounted near the trash enclosure area.

Craig Hurless stated that he was satisfied with applicants testimony regarding the driveway location. The drainage system may need to be relocated for it to work.

Tiffany Cuvillo stated her concerns that if the depth of the basin changes there may be a need for fencing. Mr. Orlando stated that he agrees that if the basin is going to be more than 24 inches a fence could be required.

Mr. Orlando explained the variances being requested.

1. There is a 50 foot setback from Fifth Avenue required and the existing structure is 30 feet from Fifth Avenue. This is an existing non-conforming condition.
2. The maximum site coverage permitted is 50% and 56 % is being requested as a C1 variance due to the existing conditions. He feels there is not detriment to the zone plan, no detriment to the neighborhood and will maintain a large ample buffer adjacent to the residential area.
3. One freestanding sign is permitted and two are being proposed due to the location of the buildings. Putting all the information on one sign would be detrimental.
4. One wall mounted sign of 130 square feet is permitted and a wall sign of 146.93 square feet is being requested because it is a standard sign for Dollar General. It is proportion to the building. There would be no detriment to the zone plan or public good.

Both sign variances being requested would be more esthetically pleasing for the property.

Tiffany read from her report dated November 13, 2014.

Tiffany stated that if fencing is required for the basin it would fall in the front yard area of Oakbourne Avenue a design waiver would be required.

Mr. Orlando would like the board to consider allowing 30 foot on either side of the entry of the Dollar General be for storage that would be brought in each night.

Mr. Darcy stated there would be no shopping carts.

Tiffany asked if there are any plans for the area behind the restaurant. Mr. Orlando stated they will show additional landscaping for the area.

Mr. Orlando stated that if there will be any building mounted lights they would be under the soffit and low level lighting. There would be no large security lights that would cause any off site glare.

Mr. Orlando stated he would meet the requirements of the trash enclosure.

When the existing restaurant opens it will comply with the maximum 104 seats so it will meet the parking requirements. Mr. Darcy stated Mr. Tower is aware if he gets a tenant that wants to modify the seating capacity it will have to come back to the board.

Board Questions

Mr. Coppola stated he would like the final decision of the fence be left up the engineer.

Mr. Moran stated that you will see the sign after you already pass the driveway causing more traffic on Fifth Avenue.

Mr. Orlando stated that they wanted to keep the signage lower to benefit the town. The restaurant sign is in the same location just moved back a little.

Mr. Hurless asked if they could shift it closer to the driveway.

Yes.

Mr. Cox questioned Craig about the parking area for unloading the trucks.

Craig stated he has no problem with them just stripping the islands.

Craig stated they will be required to pay 50% of the cost of the sidewalk into the sidewalk contribution fund for Oakbourne Avenue.

No public questions or comments.

Tiffany CuvIELLO stated she would recommend the applicant come into a DRC meeting for the proposed pad site building elevations.

Mr. Orlando agrees with that.

A motion to approve application #18-14 Galloway DG, LLC Preliminary and final site plan with the conditions of DRC approval for the pad site and restaurant and differing control to the township engineer and planner for the final location of the fence if it is needed, along the with the requested variances and waivers was made by Coppola and seconded by Moran.

Those in favor: Coppola, Cox, Guercioni, Moran, Geese, Wimberg and Sooy

There were no public comments.

Meeting adjourned at 8:18pm.