



TOWNSHIP OF GALLOWAY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING BOARDS
300 E. JIMMIE LEEDS ROAD GALLOWAY, NJ 08205
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Heather Butler
Planning/Zoning Board Administrator

MINUTES
PLANNING BOARD
OCTOBER 1, 2015

The meeting was called to order at 7:06 PM. Ken Sooy chaired the meeting.

Present: Matt Ayers, Tony Coppola, Jim Cox, Tom Guercioni, Dan Jones, Don Purdy, Ken Sooy

Absent: Robert Bruno, Matthew Geese, Betty Mannis, Charles Wimberg

APPROVAL OF MINUTES: 9-17-15 **Approved**

APPROVAL OF DECISION & RESOLUTIONS:
#5-15 – S&P Development **Approved**

COMPLETENESS:

9-15 Heritage Village @ Galloway LLC. **DEEMED COMPLETE**

NEW APPLICATIONS:

Preliminary and Final Major Site Plan

PB # 9-15

Heritage Village @ Galloway LLC.
White Horse Pike
Block 526 Lot 6-11

The applicant is represented by Mr. Jack Plackter, Fox Rothschild.

Mr. Plackter explained, to the board, the general overview of the application. This is an application for a mixed use building containing 100 age restricted, affordable housing units as well as 10,000 square feet of commercial retail.

The following were sworn in and accepted by the board:

1. Peter Levasseur – Architect, Barton Partners Inc.
2. Barbara K. Schoor – V.P. of CIS
3. Jesse Dougherty – Engineer, Marathon Engineering

Exhibits:

A-1 – Street Elevation dated 6-18-15

A-2 – Side Elevation dated 6-18-15

A-3 – Floor Plan dated 5-28-15

A-4 – Site Plan

Mr. Levasseur explained the project layout to the Board. The building services and amenities were discussed in detail. There will be an apartment for an on-site manager.

Tiffany CuvIELLO, Township Planner, stated that the amenities provided are sufficient for the population of the building and the applicant has also agreed to a recreational contribution as part of the redevelopment plan. The signage that will be put on the building is broken into the architecture of the building. All of the square footage being provided is within the ordinance. There was clarification for the stand alone signs and it will be in the 5 foot range in height.

Mr. Dougherty described the existing site conditions from exhibit A-4. There are 2 loading zones. There is a 10 x 20 foot solid waste recycling center located adjacent from the wet land buffer along the Eastern portion of the site. Site lighting will be supported by 150 Watt LED lights that will be back shielded to prevent glare. There was a request for a solid fence from Mr. Weeks (neighbor) and the applicant has agreed to put up a fence from the existing wet land boundary line along the property line 1 foot in, out to the extent to Atlantic Avenue. Stormwater management for this area is unique. There is no positive run off. This site collects storm water from neighboring parcels. The storm water does comply with Galloway Township and Pineland Comprehensive Management Plan. The applicant needs to have soil borings witnessed by the Township Engineer. Access is being provided along the White Horse Pike in the form of 2 driveway accesses. The first entrance is a combination exit and entrance. The second access (closer to Pomona Rd.) is an exit only. There are also 2 entrances and exits on the rear side of the site along Atlantic Ave. The number of parking spaces was discussed along with shared parking. The applicant is providing 164 parking spaces where 101 spaces are required. Regarding the shared access easement the applicant stated they are open to discussing it in the future. Mr. Dougherty discussed the Stormwater plan. The basin was designed with landscaping walls so there will be no side slopes. There is a planted safety ledge and a paved access road to get in and out of the basin. The basin is approximately 7 feet deep there will be safety ladders provided.

Craig Hurless stated he supports the parking calculations. Mr. Hurless is requesting a bicycle rack on the site. It has always been required that all unsuitable soils be removed from the basin and the applicant is providing only partial removal.

The applicant has agreed to install a bicycle rack.

Cross access easements were discussed. Ms. Schoor stated she does not have an objection with an easement in the future but there are issues with cost and maintenance agreements. They do not want their site to be burdened with traffic and circulation that doesn't work with the applicants' uses or affects their commercial viability. The applicant agreed with showing the easement on the site plan.

Board member Coppola asked if there would be fencing around the basin. The applicant stated there would be a 4 foot tall split rail fence with mesh backed wire fencing. There would be a guide rail along the drive aisles.

The applicant has agreed to take out all of the unsuitable soils in the basin as per the request by Craig Hurlless.

The applicant did agree to work with Tiffany on the landscaping plan. Tiffany CuvIELLO stated that she thinks the applicant would be exempt from the 2.5 % COAH fee but the applicant needs to make sure of that with the DCA. The applicant will look into that.

Public Comments

None.

Planning Board Solicitor gave a summary of the application.

A motion to approve application 9-15 Heritage Village @ Galloway LLC preliminary and final site plan approval was made by Purdy and seconded by Coppola.

All in favor: Ayers, Coppola, Cox, Guercioni, Jones, Purdy, Sooy.

Land Donation Pinehurst Lakes – Various parcels

Tiffany CuvIELLO read from her report dated September 24, 2015. There were no board questions. A motion to send this to Galloway Township Council was made by Cox and seconded by Jones.

All in favor: Ayers, Coppola, Cox, Guercioni, Jones, Purdy, Sooy.

Public Comments

None

Meeting adjourned at 8:13 pm.