



**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
JULY 16, 2015**

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

Present: Tony Coppola, Matthew Geese, Tom Guercioni, Dan Jones,
Don Purdy, Ken Sooy & Charles Wimberg

Absent: Matt Ayers, Robert Bruno, Jim Cox, Betty Mannis,

APPROVAL OF MINUTES: 7-2-15 **APPROVED**

APPROVAL OF BILL LIST: 7-16-15 **APPROVED**

BOARD PROFESSIONALS SWORN IN: Craig Hurless

COMPLETENESS:

7-15 HAL Family Partnership **DEEMED COMPLETE**

NEW APPLICATIONS:

Preliminary Major Site Plan

PB # 7-15

HAL Family Partnership
Rt. 9 New York Rd.
Block 1260.01 Lot 43.01

The applicant is represented by Keith Davis of Nehmad Perillo and Davis.

Mr. Davis explained, to the board, the general overview of the application.

The following were sworn in and accepted by the board:

1. Timothy Michel – Professional Planner
2. Kevin Dixon – Engineer
3. Thomas Bauer – Landscape Architecture

4. Karl Braun – Landscape Architect, Environmental Consultant
5. Andy Isle – Specialist with Karl Braun
6. Dave Shropshire – Professional Engineer, Professional Planner, Traffic Engineer
7. Darren Vickery – Licensed Architect
8. Horace Long - Owner

Mr. Michel stated he had worked on the Smithville PUD in the past. A description and history of the PUD was given by Mr. Michel. There was a Wawa previously approved for this site, however, Wawa backed out. The applicant is seeking approval for a MD use that is allowed to have between 8.1 and 12 dwelling units per acre. They are proposing 60 two bedroom units and 60 one bedroom units on 12.143 acres which is about 10.1 dwelling units per acre. The first deviation being requested is for the perimeter buffer for the principal building setback where 115 feet is required and 60 feet is proposed for two building where they corner of the buildings are turned on an angle. The second is a perimeter buffer for parking area where 100 feet is required and 30 is being requested. The third is for the internal vegetated buffer where 30 feet is required and 20 feet is being requested. The final is for an access driveway near the I Storage where 20 feet is required and 0 feet is being requested. Mr. Michel explained why he believes that all of the deviations are justified and stated that the variances would not impair the intent purpose of the Zone Plan and Zoning ordinance.

Mr. Davis asked Mr. Michel's opinion regarding the need to provided affordable housing within this development. Mr. Michel referred to a letter dated June 2, 2015 from Mr. Davis to the Planning Board.

The applicant is proposing to remove an existing "Welcome to Smithville" brick sign that sits on Rt. 9 and has been vandalized. There is to be an association created for this housing development and they are to be part of the existing Smithville Association as well.

Board member Coppola stated his concerns regarding the COAH obligations. Board member Jones questioned outdoor storage at the I Storage facility. Mr. Davis stated that there is no outdoor storage at the front portion (Phase I) of the storage facility. Board member Mayor Purdy questioned the lack of buffers.

Mr. Bauer stated he has been involved with the Smithville PUD since 1980 and then proceeded to describe the current surroundings of the property and the proposed landscape plan to the board. The applicant is requesting that there be no fencing around the storm water basins. The applicant is proposing 2 emergency access points with stone columns; not for regular use, it will have either a code or a key to gain access. Mr. Bauer stated that there are options to add additional plantings in the basin area.

Board member Mayor Purdy asked about preserving the "Welcome to Smithville" sign and Mr. Davis stated they would work with the Township on that.

Mr. Dixon stated his history with the Smithville PUD. He then explained the stormwater drainage plan and the site plan. The buffers and sidewalks were then discussed. Mr. Dixon stated that a split-rail type fence with an aluminum wire mesh backing around the stormwater basins would be preferred. Mr. Dixon agrees with all of the comments in Mr. Hurless' report that is dated July 9, 2015 excluding the COAH obligation.

Chairman Sooy asked how many feet are between the last proposed buildings to the residences nearest the project. Mr. Dixon stated 300 feet. Chairman Sooy then stated he is concerns with the depth of the basins.

Board member Jones stated he would like to see fencing around the basins.

Board member Mayor Purdy stated his concerns with the safety issues regarding the retaining wall.

Darren Vickery, the applicant's architect, gave testimony to the design process of the project. Historic Smithville was used as a comparison for the details of this project.

Dave Shropshire gave testimony regarding the proposed traffic generation. The approved Wawa would have generated 300 – 400 trips during peak hours and this proposed application would be between 57 – 75 trips during peak hours.

Mr. Long stated he has owned the property since 1993.

Public Comments

Steven French, regional manager with I Storage, stated his relationship with Mr. Long and explained the professionalism and quality of his projects.

Deborah Daraklis questioned the timing of the application submission to the Smithville Architectural Review Committee and what would happen if the units don't sell.

Mr. Davis stated that the applicant has agreed to pay the 1% COAH fee.

Jorge Coombs gave a summary.

A motion to approve application #7-15, HAL Family Partnership, L.P. for modification of Smithville PUD Land Use Map, waivers and preliminary major site plan approval for Block 1260.01 Lot 43.01 was made by Purdy and seconded by Jones.

All in favor: Coppola, Guercioni, Jones, Purdy, Geese, Wimberg, & Sooy

Opposed: None

No public comment.

Meeting was adjourned at 10:19 p.m.