



**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
MARCH 3, 2016**

The meeting was called to order at 7:04 PM. Ken Sooy chaired the meeting.

Present: Jim Cox, Matthew Geese Tom Guercioni, Dan Jones, Don Purdy Ken Sooy

Absent: Matt Ayers, Robert Bruno, Tony Coppola, Betty Mannis, Charles Wimberg

APPOINTMENT OF THE PROFESSIONAL STAFF:

Conflict Solicitor: **(Tabled)**

APPROVAL OF MINUTES: 2-4-16 Approved

APPROVAL OF BILL LIST: 3-3-16 Approved
(Cox abstained D773 &E1002)

CRAIG HURLESS AND TIFFANY CUVIELLO WERE BOTH SWORN IN.

EXTENSION OF TIME: 36-08 T&H Builders Granted

NEW APPLICATIONS:

Preliminary and Final Site Plan

PB # 2-16

Germania Fire House
312 S. Cologne Ave.
Block 345 Lot 25-28
Zone: VR3.2 Residential

The applicant is represented by Mr. Michael R. Rann, Esq.

Mr. Rann stated what the applicant is requesting expand the existing firehouse by constructing a 2,880 square foot building addition and asphalt paving. The variances being requested are for front yard setback and maximum site coverage.

Kevin Dixon, Professional Planner was sworn in.

EXHIBITS:

A-1 – AERIAL

A-2 – SITE & GRADING

Mr. Dixon testified to the existing conditions of the property and what the applicant is proposing. There is a required front yard setback of 200 feet. The existing building is at 40.50 feet. The maximum site coverage required is 5% and the applicant is requesting 13.39%. Approval of this application will allow more storage for the larger equipment and the safety of egress and ingress would improve. Mr. Dixon then went over the drainage system. The basin located away from any pedestrians will be approximately 3 feet deep and they are requesting a waiver from fencing.

Craig Hurless was both the Planner and Engineer for this project. He read from his report dated February 25, 2016.

Board member Mayor Purdy asked if they can flatten the grade level of the basin.

Public Questions or Comments

None.

A motion to approve application 2-16 Germania Fire House Preliminary and Final Site Plan was made by Purdy and seconded by Jones.

All in favor: Cox, Guercioni, Jones, Purdy, Geese and Sooy

Opposed: None

Site Plan Amendment – Sign Variances

PB # 1-16

JSM @ Chris Gaupp LLC

68 Jimmie Leeds Rd.

Block 865.01 Lot 36.02

Zone: PO

The applicant is represented by Mr. Alfred Scerni, Esq.

Mr. Scerni explained that one of the pad sites will be a Starbucks and the applicant needs to make changes to the signage and add directional signs in the parking lot for traffic going to the drive-thru.

Bradford Aller P.E., Chris Klersy and Justin Auceillo were all sworn in.

A-1 – 2015 Approved Site Plan

A-2 – New Revised Plan

Mr. Aller described the overall site and the issues that would be presented with having the drive-thru and how they intend to make it work with the proposed signage and the menu board location.

Mr. Klersy, construction project manager for Starbucks gave testimony regarding the signs being proposed and how the operations of the Starbucks drive-thru works.

Mr. Auceillo, professional planner, gave the justifications for the variances being requested.

Tiffany CuvIELLO read from her report dated February 18, 2016.

The applicant has agreed to work with Tiffany.

Craig Hurlless read from his report dated February 25, 2016.

Board member Jones received asked about the amount of signs and what would happen if other tenants would want more signs.

Board member Mayor Purdy asked if the restrictions being placed on the applicant are too restrictive for what they need.

They should be fine and able to work with the requirements.

Public Questions or Comments

None.

A motion to approve application 1-16 JSM @ Chris Gaupp, LLC was made by Purdy and seconded by Cox.

All in favor: Cox, Guercioni, Jones, Purdy, Geese, and Sooy

Opposed: None

PUBLIC COMMENTS

None.

Meeting adjourned 8:05 pm.