



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

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Heather Butler
Planning/Zoning Board Administrator

**MINUTES
PLANNING BOARD
MARCH 17, 2016**

The meeting was called to order at 7:05 PM. Ken Sooy chaired the meeting.

Present: Matt Ayers, Robert Bruno, Tony Coppola, Matthew Geese,
Tom Guercioni, Dan Jones, Betty Mannis, Don Purdy, Ken Sooy

Absent: Jim Cox, Charles Wimberg

APPROVAL OF MINUTES: 3-3-16 Approved

APPROVAL OF BILL LIST: 3-17-16 Approved

APPROVAL OF DECISION AND RESOLUTION

01-16 – JSM @ Chris Gaupp Dr. **Approved**

02-16 – Germania Fire House **Approved**

36-08 – T&H Builders Extension of Time **Approved**

CRAIG HURLESS AND TIFFANY CUVIELLO WERE BOTH SWORN IN.

NEW APPLICATIONS:

Preliminary and Final Major Site Plan

PB # 03-16

VVP3, LLC Smithville Shopping Center

45 S. New York Road

Block 1173.01 Lot 50

Zone: CC-2

The applicant is represented by Mr. Jack Plackter, Esq.

The following were sworn in: Harry Harper, Architect, Thomas Roesch, P.E. and Harvey Rosenblatt, applicant.

Craig Hurless discussed the applications completeness review and recommends that this application be deemed complete.

Tiffany CuvIELLO discussed completeness with the board.

The application was deemed complete.

Mr. Plackter discussed the problems with the property such as lack of frontage on Rt. 9 and the irregularity of the properties shape.

Mr. Roesch was accepted as an expert. Mr. Roesch gave an overview of the location and existing conditions of the property. He then discussed what is being proposed with the property. The access to the property and utilities are not changing. With regards to the drainage they are requesting some trees to be removed and some new ones to go in. Additional curbing is being requested along the entire perimeter of the parking areas. Along the Southerly building they are requesting to widen the sidewalk to allow for outdoor seating. There are landscaping changes being requested as well. There are no plans to change the vegetation near the residential properties in the rear.

The first variance being requested is to remove certain vegetation along the 30 foot internal buffer. They will re-vegetate while making sure to have visibility. The landscape plan was then discussed.

The second variance being requested is for the signs. There were three signs being proposed at first but now they are only requesting two. The sign on Smithville Blvd. meets the requirement for area. The applicant is requesting that the sign on Rt. 9 to be 483 square feet on each side. A setback variance is not required for the sign on Smithville Blvd. however one is needed for Rt. 9. Along Rt. 9 they are requesting a two foot setback due to the fact of the irregularity of the properties shape and topography.

Tiffany CuvIELLO discussed the requirements of the sign on Rt. 9 and the landscaping.

Board member Jones asked about the final sign designs. Tiffany stated that ARC approval will be required.

Board member Jones then asked if the applicant is testifying that what Tiffany explained with the sign details is what they are willing to propose on the plans.

Yes.

Mr. Harry Harper then spoke about the proposed architectural design of the buildings. One example of what they are proposing to do is add an outside eating area in front of JD's. They want to open up the shopping center so you can see what is in the stores.

Board Questions

Board member Purdy spoke in favor of the project and stated that the area needs change.

Chairman Sooy stated times change and things progress.

Craig Hurless asked about the design waiver for the sidewalk. Board member Purdy stated that during the DRC meeting the applicant agreed to put the walkway path in but not until the proposed housing development across the street gets built and the applicant will have one year from the time the first building gets a Certificate of Occupancy.

Craig Hurless then stated that the elimination of the fire lanes would need to be reviewed by the fire official for Galloway. He then read from his report dated March 10, 2016.

Tiffany CuvIELLO made clear the requirements of the Rt. 9 and Smithville Blvd. signs. Tiffany did state that in her report she stated Quail Hill Blvd when it should be Smithville Blvd. Tiffany then read from her report dated March 10, 2016.

Public Comments

Nick Russo of Smithville spoke in favor of the application.

Mrs. Jazcyki of Galloway Township spoke in favor of the application.

Board Solicitor John Ridgway gave a summary of the application.

A motion to approve application 03-16, VVP3, LLC for preliminary and final major site plan approval with variances was made by Purdy and seconded by Bruno.

In Favor: Ayers, Bruno, Guercioni, Jones, Mannis, Purdy, Geese, and Sooy

Opposed: None

Abstain: Coppola

Meeting adjourned at 8:12