



**TOWNSHIP OF GALLOWAY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING BOARD
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
MAY 4, 2017**

Chairman Sooy called the meeting to order at 7:05 pm.

Present: Robert Bruno, Rich Clute, Tom Guercioni, Betty Mannis, Dave Maxwell,
Ken Sooy,

Absent: Matt Ayers, Jim Cox, Matthew Geese, Don Purdy, Charles Wimberg

APPROVAL OF MINUTES: April 6, 2017 **(Approved)**

APPROVAL OF DECISION AND RESOLUTION: #1-17 Peace Lutheran **(Approved)**

SWEARING IN OF BOARD PROFESSIONALS: Board Engineer, Craig Hurless and
Township Planner, Tiffany CuvIELLO

STREET VACATION: Dahlia Street **(Approved to Send to Council)**

EXTENSION OF TIME: PB 36-08 T&H Builders **(Approved)**

Board member Robert Bruno recused himself from the dias.

REDEVELOPMENT: Mr. Jim Maley, council for redevelopment, and Tiffany CuvIELLO presented the findings to the board for Block 981.01, Lots 16, 17, 18.01, 19; Block 982, Lots 15, 16, 17, 18, 19.01, 19.02, 19.03, 20, 21, 23, 24.01, 24.02, 24.03, 24.04, 24.05; Block 983, Lots 1, 2.01, 2.02, 2.03, 3; Block 985, Lots 1, 2, 3.01, 3.02, 3.03, 4.01, 4.02, 4.03, 5.02, 7, 8.01, 8.02, 8.03, 8.04, 8.05, 8.06, 8.07, 9.01, 9.03, 10.01, 10.05, 11, 12.01, 12.02, 13, 14, 15, 16, 17, 18; Block 987, Lot 11; Block 988.01, Lot 12.01; Block 996, Lots 1, 2, 3 and 5.02; Block 1164, Lots 1.01, 1.02, 1.03, 1.05, 2, 3, 4, 5, 6, and 7; Block 1165, Lots 1.01, 2, 3.01, 3.02, 5.01, 5.02, 5.03, 6.01, 6.02, 6.04, 6.06 and 7; Block 1166.02, Lots 1, 2.01 and 2.02.

PUBLIC QUESTIONS AND COMMENTS:

Mr. Adeo Santori asked about the vacant property on Pitney Road behind the Shoprite.

Mr. Jim Gentile asked how the Township will benefit from this.

Ms. Pam Espisito asked if the property owners will be forced to improve their properties.

Mr. Joe Smith asked about the benefits for existing businesses.

Mr. Rick Goldberg stated his concerns with the designation.

Ms. Melinda Shurig asked how long the incentives will last.

A motion to approve the Redevelopment Plan was made by Maxwell and seconded by Clute.

All in favor: Clute, Guercioni, Mannis, Maxwell, Sooy

Opposed: None

There was a 5 minute break.

NEW APPLICATION

#2-17 Towne of Historic Smithville

Rt. 9 and Moss Mill Rd.

B. 1201.01 L. 9.01

Zone: Smithville PUD

Board member Rich Clute and Township Planner Tiffany Cuiello recused themselves from the meeting. Board member Robert Bruno returned to dias.

The applicant is represented by Mr. Keith Davis, Esq. Mr. Davis gave a summary of the history of the property and then explained what the applicant that the applicant is proposing a 5 lot subdivision. Proposed lot A would contain a 62 room 2 story hotel; proposed lot B would contain a 40 room 2.5 story assisted living facility; proposed lot C would have 48 townhouse units; proposed lot D would be convenience/retail store and a gas station; proposed lot E would be for grass festival parking. The applicant is requesting a modification to the PUD land use map to designate the property as a dual use zone for the commercial and residential zone.

The following were sworn in:

Thomas Roesch, P.E., P.P.

William P. McManus, P.L.S., P.P.

Kevin Dion, P.E., P.P., P.T.O.E.

Harry Harper, R.A, P.P.

Anthony Coppola, Applicant

List of Exhibits:

- A-1 PUD Land Use Map
- A-2 PUD Map – Area of application
- A-3 Colored Site Plan
- A-4 Previous plan of Quaker Group
- A-5 Hotel Plan
- A-6 Hotel Floor Plan
- A-7 Assisted Living Plans
- A-8 Townhouse Plans

William McManus gave a detailed history of the property and surrounding areas and also discussed the request for a modification to the PUD map being proposed.

Craig Hurless commented on the changes being proposed and stated that he would request the commercial aspect should be oriented towards Rt. 9 and the residential aspect towards Quail Hill Blvd. side.

The board will vote on amending the PUD plan to allow the dual designation of the parcel of “C” and “D”.

PUBLIC COMMENT

Mr. Popa questioned how many developers will be involved.

Ms. Sofito questioned the buildings being proposed.

Ms. Parker questioned the mixture of “C” and “MD”.

Ms. Bailey questioned the reasoning for the mixed use.

A motion to approve the PUD amendment was made by Maxwell and seconded by Bruno.

All in favor: Bruno, Clute, Guercioni, Mannis, Maxwell, and Sooy.

Opposed: None.

Mr. Davis then started the site plan and subdivision portion of the application. Mr. McManus gave detail to what the applicant is requesting. First discussed is the residential aspect of the application. Mr. McManus then went on to discuss the festival parking. It will be a grassy area with access via a stone driveway with a gate. Third discussed was the assisted living portion. The applicant is proposing a 40 bed facility on 4.2 acres. There is a deed restricted are for tree protection in the Northern side of the property. Next discussed were the proposed hotel and then convenience store and gas station.

Mr. Roesch then discussed the requested waivers and addressed some of the Township Engineers comments.

Board member Bruno asked if the previous site plan approval would no longer be in effect.

Board member Maxwell asked about fire hydrants and fencing.

Board Chairman Sooy asked the width of the street in the residential area.
24 feet wide.

Mr. Kevin Dixon discussed the traffic impact study.

Mr. Harry Harper discussed the architectural aspect of the application.

Public Questions

Ms. Kim stated with her concerns with the added traffic and the possible trash that may be generated.

Township Engineer, Craig Hurless, read from his report dated April 28, 2017.

The applicant as agreed with the Engineers comments.

Board Questions

None.

A motion to approve application #02-17, Towne of Historic Smithville for Preliminary Major Subdivision and Preliminary Major Site Plan Approval was made by Maxwell and seconded by Mannis.

All in favor: Bruno, Clute, Guercioni Mannis, Maxwell and Sooy

Meeting adjourned 9:48pm.