



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
NOVEMBER 2, 2017

Chairman Sooy called the meeting to order at 7:03 pm.

Tim Meadows and Tony DiPietro both took the Oath of Office

Present: Robert Bruno, Jim Cox, Tony DiPietro, Tom Guercioni, Dave Maxwell, Tim Meadows, Ken Sooy, Charles Wimberg

Absent: Matt Ayers, Matthew Geese, Betty Mannis

Decision and Resolutions: #8-17 Robert McLaughlin (Approved)

Minutes: October 5, 2017 (Approved)

Planning Board Engineer, Vince Polistina and Township Planner Tiffany CuvIELlo were sworn in.

Tiffany CuvIELlo discussed a proposed refrigeration enclosure addition for the rear of Arthur Rann Elementary School.

Completeness: PB 12-16 JSM at Nantucket (Deemed Complete)

New Application:

#12-16 JSM at Nantucket
328 White Horse Pike
B. 461, L. 6.01-6.06
Zone: HC-2

The applicant is represented by Alfred Scerni, Esq. Timothy Michel, PP and Ronald Aulenbach, the applicants' director of engineering was both sworn in.

Exhibits:

- A1: Aerial dated 11-2-17
- A2: Proposed Site Plan 11-2-17
- A3: Proposed Amendment 11-2-17
- A4: Existing Approved Plan 2010
- A5: Architectural Plans
- A6: Sheet 20 of 21 Construction Details 5-8-16

Mr. Aulenbach discussed the current status of the project and property along with what is being requested. The applicant will come back to the board to discuss the rear portion of the property. It was stated that

they have all intentions of connecting to Atlantic Avenue but not at this time. Nothing with the CVS site will change.

They are proposing a minor subdivision in order to adjust the common lot line between lots 6.02 and 6.03. The applicant is also proposing a 4,500 sq foot restaurant, 14,000 sq foot retail building with a 9,800 sq food restaurant along with a 3,000 sq foot fast food restaurant.

Mr. Michel then discussed the variances that are being requested;

1. Requiring a minimum lot width of 200 feet and a lot width of 124.45 feet is proposed for lot 6.03
2. Requiring a minimum side yard setback of 25 feet and a side yard setback of 23.31 feet is proposed for lot 6.03
3. Requiring a side yard setback for accessory structures of 25 feet and a side yard setback of 1.0 feet is proposed for lot 6.03 and a setback of 17.62 feet is proposed for lot 6.04.
4. Requiring a rear yard setback for accessory structures of 25 feet and a rear yard setback of 3.59 feet is proposed for lot 6.03 and a setback of 1.02 feet is proposed for lot 6.04
5. Permitting a maximum impervious coverage of 70% and the impervious coverage is exceeded on lot 6.03 (86.5%)
6. Requiring a minimum setback for parking lots and interior circulation lanes of 25 feet where 19.84 feet from lot 6.02, 19.86 feet from lot 6.03, and 22.01 feet from lot 6.04 are proposed
7. Permitting a second freestanding sign where only one is permitted
8. Requiring a setback of 25 feet for the freestanding sign where 19.93 feet is proposed
9. Permitting one wall sign per tenant where two additional wall signs are proposed for the fast food restaurant only
10. Permitting one enter and one exit directional sign at each driveway where four (4) are proposed
11. Permitting signage for the drive-thru on lots 6.03 and 6.04

Mr. Michel did state that seven (7) of the variances being requested were approved in the previous application and did discuss the positive and negative criteria.

Tiffany Cuvillo is satisfied with the justifications.

Board Questions/Comments

Board member Cox asked if they were willing to disclose the possible tenants.
Not at this time.

Board member DiPietro verified there would be a connection to Genoa Ave.

Board member Meadows questioned how many parking spaces would be at this portion.
508.

Board chairman Sooy stated he hopes they will interconnect all of the future development on the site.

The applicant stated they are committed to having a connection to Atlantic Avenue in the future.

Mrs. CuvIELlo did state that the professionals will review the architectural plans for approval once they are submitted. The applicant agreed with that statement.

Public Question/Comments

None.

Board solicitor gave a summary.

The applicant has agreed with the professionals comments regarding the front lots. The rear lots will be handled at a future date.

A motion to approve application # 12-16, JSM @ Nantucket Preliminary and Final Major Site Plan and Subdivision was made by Cox and seconded by Bruno.

All in favor: Bruno, Cox, DiPietro, Guercioni, Meadows, Maxwell, Wimberg, and Sooy

Opposed: None

Public Comments

None.

Meeting adjourned 7:55pm.