



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

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Heather Butler
Planning/Zoning Board Administrator

**MINUTES
PLANNING BOARD
OCTOBER 4, 2018**

Board chairman Ken Sooy called the meeting to order at 7:01 pm.

Present: Robert Bruno, Rich Clute, Tony Coppola, Matt Geese, Tom Guercioni,
Ken Sooy, Charles Wimberg

Absent: Matt Ayers, Jim Cox, Dave Maxwell, Don Purdy

APPROVAL OF MINUTES: 9-6-18 Approved

SWORN IN: Planning Board Engineer, Vince Polistina was sworn in.

COMPLETENESS & NEW APPLICATION

Deemed Complete

PB 4-18 Days of Olde Antique Center
Block 1260.01, Lots 5&6
Preliminary and Final Site Plan

The applicant is represented by Thomas Darcy Esq.

Sworn in: Jim Cox – Owner, Cormac Morrissey – Engineer, Harry Harper – Architect

Mr. Cox explained how the Antique center will function from day to day. For security purposes there will be an apartment on the second floor that will occupy the manager/caretaker of the center. The applicant currently owns an antique center down the street that a school is looking to buy and move into.

Mr. Morrissey then spoke about the existing conditions of the property and 200 surrounding feet. The property will be serviced by septic and well. This site was previously approved for a gas station. Parking and drainage was discussed followed by the lighting and parking.

Requested variances:

- *Rear Yard Setback where 50 feet is required and 15 feet is being requested
- *Accessory Structure Rear Yard Setback for trash enclosure where 50 feet is required and 15 feet is being requested.
- *Minimum Landscape Buffers where 25 feet is required and 0 feet is being requested
- * Parking Setback where 50 feet is required and 10 feet is being requested
- * Parking Spaces Quantity where 109 spaces are required and 49 spaces are being requested
- * Parking Stall Size where 180 square feet of space is required and 27 spaces requesting 162 square feet.

The above variances were discussed as well as the design waivers for the sidewalk and basin. The applicant is requesting to not install a sidewalk along Rt. 9 and will pay into the Pedestrian Path Fund in the amount equivalent to fifty percent of the cost of the otherwise required sidewalk installation.

Mr. Polistina read from his report dated October 3rd and the applicant is willing to work with the Engineer on all issues.

Mr. Harper discussed the interior and exterior layout of the building. The second floor managers apartment was discussed. There will be dormers and different roof pitches throughout the building.

Mr. Darcy shared with the board that Mr. Cox did a parking count everyday twice a day from May 1, 2018 – October 3, 2018 and discussed the count.

Board Questions/Comments

Board member Coppola asked how many parking spaces are at the current Center.
49.

How many square feet is the residence on the second floor and what will the remaining space be?
The apartment will be 1,200 sq feet and the remaining second floor will be all clear storage and trusses.

Board member Bruno asked about the sewer that goes to Leeds Point Shopping Center.
No one else is allowed to connect to it.

Board Chairman Sooy stated that he would like to have a fence between the cemetery and the building to prevent any trash or trespassing to move between the properties.
The applicant was fine with the request.

Mr. Polistina read from his report dated October 3, 2018.

A motion to approve application #4-18, Days of Olde Antique Center was made by Bruno and seconded by Clute.

All in favor: Bruno, Clute, Coppola, Geese, Guercioni, Wimberg and Sooy
Opposed: None

Land Donations –	B. 479, L. 23 – Azalea Drive	(Sent to Council)
	B. 818, L. 7 & 8 – Chestnut Avenue	(Sent to Council)
	B. 951, L. 17 – Rosemare O’Hara Road	(Sent to Council)

Public Comment

None.

Meeting adjourned 7:58 pm.