



**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) 652-2027

Heather Butler
Planning/Zoning Board Administrator

**MINUTES
PLANNING BOARD
NOVEMBER 7, 2019**

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

Present: Matt Ayers, Robert Bruno, Rich Clute, Tony Coppola, Jim Cox,
Tom Guercioni, Dave Maxwell, Ken Sooy,

Absent: Matt Geese, Don Purdy, Charles Wimberg

APPROVAL OF MINUTES: 9-19-19 **(APPROVED)**

Board Engineer and Planner, Vince Polistina, was sworn in.

COMPLETENESS:

5-18 Cannon Ghelani/Hampton Inn
338 W. White Horse Pike
B. 915, L. 5.01

Mr. Polistina read from his report dated November 1, 2019 and explained his concerns and reasoning for recommending to deem the application incomplete.

Sworn in: Kishor Ghelani

The applicant is represented by Manish Shah.

Mr. Shah and Mr. Ghelani discussed the history of the properties and referred to a letter written by Tiffany Cuvillo dated January 25, 2019. Mr. Ghelani explained why the satellite parking is not needed. They stated that they will not and do not use the catering hall for external catering.

Board member Coppola asked how the parking calculation determined.

Mr. Polistina stated there is a code for it. It is based by number of rooms in the hotel and number of seats in the banquet hall.

Board member Coppola asked if the banquet hall was converted to the room would there be enough parking?

Yes.

Mr. Polistina stated that we are looking for something in writing from the applicant stating that the banquet facility will not be used as a banquet hall or the overflow parking could go on the restaurant site.

Mr. Shah stated they do not want to link the parcels. They would rather say they can't use the banquet hall for outside use.

Mr. Coppola asked if there was a buyer for the pad site.

No.

Mr. Polistina stated we either need something in writing from the applicant stating the banquet facility will not be used for external events or the applicant will indicate the overflow parking will be at the restaurant site or some other site.

Mr. Shah stated that his client will provide something in writing stating that the banquet hall will not be used externally.

Mr. Polistina stated that if the hall is used for hotel guests only the parking is fine.

Mr. Cox stated that this is getting confusing and that until the applicant puts something in writing he is going to take the recommendation of the Engineer and deem the application incomplete. Mr. Bruno did second the motion.

Mr. Shah asked if it is necessary to come back and hear the application again. Mr. Shah then asked that the application be carried and not deemed incomplete.

Mr. Cox withdrew the motion to deem incomplete.

A motion was made to continue the application to December 5, 2019 by Maxwell and seconded by Cox.

COMPLETENESS:

6-19 Galloway DG, LLC

B. 529, L. 7.04

289 W. White Horse Pike

DEEMED COMPLETE

New Application

6-19 Galloway DG, LLC
B. 529, L. 7.04
289 W. White Horse Pike

The applicant is represented by Sara Werner, Esquire of Prime & Tuvel.

The applicant is requesting a variance for a free standing sign.

Sworn in: Jason Lang, project manager.

Exhibit: A-1 As built survey

Mr. Lang stated that the sign was to be installed 14 feet from the right of way line. During construction it was found that there was a drainage pipe where the sign was to go. The contractor then moved the location of the sign to 8.4 feet from the right of way line without Mr. Lang's knowledge.

Mr. Polistina stated that he does not have any issues with the request.

Sworn in: Matthew Seckler, PP, PE

Mr. Seckler stated that he finds this variance request justified and explained why.

Board Questions

Board member Clute asked if more plants could be planted around it.
There are about 8 there but they have not reached maturity yet.

Board member Coppola asked if the rainwater problem with the neighbor was taken care of.
Yes.

Public Questions

None.

A motion to approve application # 6-19 Pomona DG, LLC was made by Bruno and seconded by Cox.

All in favor: Ayers, Bruno, Clute, Coppola, Cox, Guercioni, Maxwell and Sooy
Opposed: None

Announcement:

The Planning Board Reorganization meeting will be held January 16, 2020 at 7:00 pm.

Meeting adjourned 7:48pm.