



**TOWNSHIP OF GALLOWAY**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
**PLANNING AND ZONING BOARDS**  
300 E. JIMMIE LEEDS ROAD GALLOWAY, NJ 08205  
(609) 652-3700 EXT. 218

Heather Butler  
Planning/Zoning Board Administrator

**MINUTES**  
**PLANNING BOARD**  
**JULY 23, 2020**

Board Chairman Ken Sooy called the meeting to order at 6:04 pm.

Present: Matt Ayers, Robert Bruno, Tony Coppola, Jim Cox, Matt Geese,  
Tom Guercioni, Dave Maxwell, Frank Santo, Ken Sooy

Absent: Don Purdy, Charles Wimberg

**APPROVAL OF MINUTES:** June 18, 2020 (Approved)

**APPROVAL OF DECISION AND RESOLUTIONS:**  
4-20 – White Horse Pike Holding, LLC (Approved)

Board Engineer and Planner, Vince Polistina was sworn in.

**NEW APPLICATION**

PB #02-20  
Village Super Market, Inc.  
501 E. Jimmie Leeds Road  
B. 1165, L. 7  
Zone: CVC  
Preliminary & Final Site Plan

The applicant is represented by Mr. Damien Del Duca, Del Duca Lewis.

Sworn in:

Jason Sciallo – PE, PP, Sciallo Engineering Services, LLC  
Tiffany Cuvillo-Morrissey – PP  
Frank Sauro – VP of Village Supermarket  
Alex Meitzler – Traffic Engineer  
Al Paullo -

Exhibits:

A-1 – Site Location Rendering  
A-2 – Site Rendering (zoomed in)  
A-3 – Proposed New ShopRite Exterior  
A-4 – Proposed Exterior Elevations and Plans at Retail Buildings

## A-5 – Proposed Fixture Plan

### P-1 – Photo of Somers Point ShopRite Fence

Mr. Del Duca explained what the applicant is requesting while referring to exhibit A-1. The applicant is proposing the construction of 86,000 square foot supermarket and two 6,000 square foot pad sites. There are no tenants lined up at this time for the pad sites. There is a traffic light being proposed on Jimmie Leeds Road.

Mr. Del Duca stated that this is a permitted use for the zone and all required setbacks are being met. There is a design waiver required from section 233-51.B. for the shade trees.

The applicant held a meeting with the neighbors on July 8<sup>th</sup> to hear their concerns. The neighbors stated that they wanted a fence between the properties. The applicant has stated they would put up an 8 foot solid vinyl fence along the East and North side of the property. They will restrict the hours of large truck deliveries to not happen between 10pm-7am. Mr. Del Duca also stated that the applicant does agree to address all of the comments from the Township and Engineers reports.

Mr. Sciullo was accepted as an expert. Access to the site and the flow of traffic was discussed first while referring to Exhibit A-2. The site would require 490 parking spaces and 511 are proposed. All parking spaces will be 10 x 18.

Mr. Sciullo then discussed the buffers. The buffers on the East side of the property will be between 61-63 feet and 58 feet on North side of the property. The proposed fence will be approximately 61 feet from the property line on the Eastern side and approximately 55 feet from the Northern property line. Mr. Sciullo stated that the proposed stormwater system exceeds the requirements of the State and Township. They also comply with the County standards.

Landscape, tree preservation and lighting were then all discussed.

### Board Questions/Comments

None.

Mrs. Morrissey, PP was accepted as an expert. Mrs. Morrissey stated that this application complies with all of the Use and zoning requirements of the zone. The application meets the intent to grant the waiver required for 233-51.B. The property has been zoned for this type of use since at least 1992. This development is consistent with the Township Master Plan.

### Board Questions/Comments

None.

Mr. Frank Sauro, is the Vice President of Real Estate for Village Supermarket. The applicant wants to relocate from where they are right now due to the current store not being large enough and not enough parking. Exhibit A-3 & A-2 was discussed. There will be no large truck deliveries or trash trucks from 10pm to 7am. They have not

discussed the hours of operation yet. There are two compactors that are sealed inside the building. There is a third party service that takes care of any possible pest control.

#### Board Questions/Comments

Board member Bruno asked about the road improvements.

*Mr. Sciullo stated that all of the improvements that are shown are within the existing right of way.*

Alex Meitzler, Traffic Engineer was accepted as an expert. He then discussed the proposed traffic signal and flow of traffic on Jimmie Leeds Road. Atlantic County has already approved the plan. Mr. Meitzler stated that the signal will work adequately and safely within the required guidelines. Mr. Meitzler stated they did an evaluation and the signal will create gaps and breaks in the traffic to help the neighbor with backing out of their driveway. He then went on to discuss the traffic study information and DOT standards. The proposed site and circulation is safe in his opinion.

Board member Santo asked about the possible addition of a bus stop.

*The applicant has no objection to reaching out to NJ Transit to see if they want to put in a bus stop at the site.*

#### Public Question/Comments

Susan Markman, 303 New Leaf Court, spoke about the fencing that is being proposed and stated that she wants a fence like the one at the Somers Point Shoprite.

*Mr. Sauro thinks that the fence at Somers Point will not be appropriate for this site.*

Lee Campbell of the Galloway Township Environmental Commission read from their report dated March 11<sup>th</sup> and stated their concerns about the fencing, trash and landscaping.

*Mr. Del Duca stated he believes they have addressed their concerns. Mr. Sciullo stated that there basin must follow the DEP requirements and can't plant in the basin. The basin will have a split rail fence with wire mesh to stop trash and debris from going in it.*

Mr. Polistina stated that the proposed 8 foot high fence will require a variance and he has no objection to granting the variance.

John Agner, 518 Highlands Avenue, stated that he would prefer a tall solid fence made out of wood. He then spoke about the natural habitat on the property and stated his concerns of noise pollution. Mr. Agner expressed that he would like to see the board restrict the hours of operation and not allow anything to be open 24/7. He then discussed the Traffic Engineering report and stated his concerns about the traffic this can bring to the area.

Wayne Roller, 310 New Leaf Court, expressed his concerns with the drainage basin and the basin on the other side of New Leaf Court.

*Mr. Sciullo described the drainage in detail and explained that there is a stormwater management plan. Mr. Polistina also explained the drainage in detail.*

7:42 Chairman Sooy called for a 10 minute recess.

7:51 Chairman Sooy called the meeting back to order.

Lee Filling, 301 New Leaf Court, owns the property right next to the site on Jimmie Leeds Road. She has stated her concerns about losing money and not being able to sell her house. She would like to see a functional fence that will block the people and light.

Doris Filling, 301 New Leaf Court asked if the shoulder of Jimmie Leeds Road will be staying.

*Yes.*

Ms. Filling then stated her concerns with the traffic light causing traffic to block their driveway. She then asked why they would need another bus stop if there is one already at the Wawa property.

Nadine Feldman, Highlands Avenue stated her concerns with her property value and the fencing.

Paul Markman, 303 New Leaf Court, also stated his concerns with his property value.

#### Board Questions/Comments

Board member Coppola would like to make sure the height, material and maintenance of the fence is mentioned in the D&R.

*Mr. Del Duca stated an 8 foot solid vinyl fence is proposed but if the board and public prefer wood they have no objection.*

Susan Markman questioned why they are not doing a 15 foot fence like the one in Somers Point.

*Mr. Del Duca explained all of the buffering that will be at this location.*

Board member Coppola asked if they will fill in any bare spots.

*The applicant will work with the Engineer on the buffering.*

Mr. Coppola asked if a resident of the neighborhood can be included in the meeting for the buffering.

*The applicant agrees.*

Mr. Coppola asked about the bus stop. If there is one it should not be near the Eastern side of the property.

*If the Board wants a bus stop they will pursue it. Whatever NJ Transit requests/requires they will comply with.*

Thomas Downs, 300 New Leaf Court, asked about having the fence installed prior to the start of construction.

*Mr. Sciullo stated that there will be a barrier prior to construction. If they can put the fence in they will.*

Mr. Downs then asked about the speed limit and sidewalks.

Board member Bruno asked about installing fencing on the Western side of the property 100 feet back.

Board member Maxwell stated he wants to make sure that what the applicant is proposing to plant is at least 8 feet high.

*Everything proposed grows 6-8 feet high.*

Mr. Polistina spoke about the deceleration lane in front of lot 8.01 and wants to make sure it is safe for the resident.

Mr. Agner asked about restricting operating hours.

Sherry Barber, 309 New Leaf Court stated her concerns of shop lifters and fencing.

Public Question/Comments closed.

Mr. Del Duca gave a summary of what is being requested.

Mr. Ridgway summarized the application.

Mr. Bruno asked if they would extend the fence from the North West boundary 100 feet to the South along the Western boundary

*The applicant has no objection to this request.*

Board member Coppola verified that it will be a wooden board on board 8 foot fence.  
*Yes.*

Board member Maxwell asked if the applicant would be willing to consider a 10 foot fence.

*The applicant stands by the condition of an 8 foot fence.*

Chairman Sooy excused himself from the meeting.

Vice Chair, Jim Cox called for a motion.

A motion to approve application #02-20, Village Super Market, Inc. was made by Coppola and seconded by Bruno.

All in favor: Ayers, Bruno, Coppola, Cox, Geese, Guercioni, Santo, Maxwell.

Opposed: None

Public Comment

None.

Meeting adjourned 8:35 pm.