



**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**  
**September 3, 2020**

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

Present: Robert Bruno, Jim Cox, Tom Guercioni, Dave Maxwell, Don Purdy,  
Frank Santo, Ken Sooy

Absent: Matt Ayers, Tony Coppola, Matt Geese, Charles Wimberg

Board Engineer and Planner, Vince Polistina was sworn in.

**COMPLETENESS: #06-20 JSDB, LLC (South End Pizza) (Deemed Complete)**

**NEW APPLICATION**

PB #06-20  
JSDB, LLC (South End Pizza)  
1001 W. White Horse Pike  
B. 260, L. 5  
Minor Site Plan

The applicant is represented by Mr. Thomas Darcy, esq.

Sworn in:  
Cormac Morrissey, PE  
LouAnn Wilson, Owner

Exhibits:  
A-1 – Aerial from 2007  
A-2 – Site Plan  
A-3 – Sketch of proposed trash area  
P-1 – Photo of neighboring property

Mr. Darcy stated that the applicant had paved the gravel portion of the existing parking area without approvals.

This lot is a pre-existing non-conforming lot. The variances being requested are for the required 25 foot landscape strip along the White Horse Pike. The second variance being requested is for impervious coverage. The existing impervious coverage on the site is 83.4%. The applicant is proposing to remove 536 square feet of the impervious surface and reduce the coverage to 80.4% where a maximum of 70% is permitted. There may be a third "C" variance required for the trash enclosure.

Mr. Morrissey discussed the previous uses of the property and explained how the proposed drainage system will work while referring to exhibit A-1. The applicant is proposing to remove a portion of the existing asphalt and replace these areas with landscaping.

The location of the existing dumpsters was discussed.

Mr. Morrissey discussed the requested variances explained the hardships and justifications of them. The applicant is also requesting a waiver from the sidewalk requirement. There is not much area to install a sidewalk. The positive and negative criteria were discussed.

### **Board Questions/Comments**

Board member Purdy asked about the drainage onto neighboring properties. He also stated that he feels this application should be exempt from making the sidewalk contribution due to the fact that they only need it because of a mistake by the applicant.

Mr. Polistina stated that if they exempt them from paying the sidewalk fee it would require an additional waiver from the Board.

Board member Maxwell agrees with Mr. Purdy. The board discussed the sidewalk issue.

### **Public Questions/Comments**

Kurt Rossi: His mother lives in the house next door to the property. He stated his concerns with his mother's property flooding. There is also concern of the trash location due to odor. Mr. Rossi had photos of his mother's property to show the board.

There was then in detail discussion regarding the drainage flow of the area.

Keith Adams: Owns send house from property also stated his concerns with the drainage in the area.

Mr. Polistina stated that this is an area that the Township should look into.

The location of the trash, recycling and shed were then discussed.

Vince Polistina read from his report and discussed the variance and waivers.

A motion to approve application 6-20, JSDB, LLC was made by Purdy and seconded by Maxwell.

All in favor: Bruno, Cox, Guercioni, Purdy, Santo, Maxwell & Sooy

Opposed: None

Meeting adjourned 8:24.