



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
October 15, 2020

Board Vice Chairman Jim Cox called the meeting to order at 7:01 pm.

Board Chairman Ken Sooy arrived and chaired the meeting.

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

Absent: Dave Maxwell, Charles Wimberg

Approval of Decision and Resolution:
6-20 – JSDB, LLC South End Pizza **(Approved)**

Approval of Minutes: October 1, 2020 **(Approved)**

Board Engineer and Planner, Vince Polistina was sworn in.

Redevelopment: Galloway Manor Redevelopment
B.918, L. 1 and B. 923, L. 1.01

Erin Simone, legal counsel for Galloway Township Redevelopment explained the process for redevelopment.

Vince then explained to the board that the Developer, Dr. Trocki, has been working on this for 12-18 months. They are proposing an approximately 20,000 square foot commercial building along with 48 residential unit apartment complex. There will be a limit to the bedroom count. The project should not be phased but if it is the commercial aspect will need to be done first. The board members are to see if the proposal is consistent with the Master Plan. If approved Dr. Trocki will have to come back to the board for a site plan approval.

A motion to approve and send to council resolution #5A-2020, Redevelopment plan of Galloway Manor Redevelopment was made by Purdy and seconded by Cox.

All in favor: Ayers, Bruno, Coppola, Cox, Geese, Guercioni, Purdy, Santo & Sooy
Opposed: None

Master Plan Reexamination: Mr. Polistina discussed the need for the reexamination of the Master Plan with the changes in the surrounding areas with the casinos closing and the loss of jobs. He discussed the report he had done dated September 2020. There are three changes being proposed. The first is to eliminate quarries in the NR zoning district. The second is regarding the restrictions on signage illumination along Route 9, Jimmie Leeds Road or Pitney Road. Thirdly, is regarding changes that should be implemented with the land use regulations to provide clarity in the review and enforcement of zoning regulations.

Board questions or comments

None

A motion to approved resolution 6A-2020, to recommending the adoption of a master plan reexamination report was made by Bruno and seconded by Cox.

All in favor: Ayers, Bruno, Coppola, Cox, Geese, Guercioni, Purdy, Santo & Sooy
Opposed: None

Public Comment

None.

Meeting adjourned 7:19 pm.