



**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**  
**April 15, 2021**

Board Chairman Ken Sooy called the meeting to order at 7:02 pm.

Present: Lee Campbell, Tony Coppola, Steve Fiedler, Matthew Geese, Tom Guercioni,  
Don Purdy, Ken Sooy

Absent: Matt Ayers, Russell Banks, Frank Santo

**Approval of Minutes:** March 18, 2021 (Approved)

**Approval of Decision & Resolutions:**

10-20 – Ole Hansen & Sons Inc. (Approved)

01-21 – Silipigni (Approved)

05-16 – MRD Galloway, LLC (ext. of time) (Approved)

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

**New Application:**

# 02-21 – John Donohoe  
304 Nectar Ave.  
B. 779, L. 2

The applicant is represented by Tom Darcy.

The applicant is requesting to do a 3 lot minor subdivision. There is currently a single family home and a shed on the property.

The applicant is requesting a waiver from providing curb and sidewalk along Nectar Ave. and has agreed to pay the sidewalk and pedestrian contribution. The home on existing lot 2 has an existing non-conforming rear yard setback of 34 feet.

Plot plan review will be required for the two new lots prior to construction. There is a \$1,575.00 per new lot impact fee for the Pinehurst Storm Drainage. The applicant is required to make an in-lieu contribution for open space and recreation in the amount of \$5,000.00 for each lot, for a total amount of \$10,000.00

**Board questions/concerns**

None.

**Public questions/concerns**

None.

A motion to approve application # 02-21, John Donohoe was made by Purdy and seconded by Fiedler.

All in favor: Campbell, Coppola, Fiedler, Geese, Guercioni, Purdy and Sooy  
Opposed: None

**New Application**

#03-21

Smithville Dollar General

129 S. New York Rd.

B. 1137.01, L. 4.02

Preliminary & Final Site Plan

This application was deemed complete at the March 18, 2021 meeting. The applicant is represented by Jason Tuvel.

Sworn in:

Paul Mutch – Engineer

Andrew Villary – Traffic Engineer

Creigh Rahenkamp – Professional Planner

Exhibits:

A-1 – Aerial

A-2 – Site Plan

A-3 – Building façade, and architectural features. (pg. 6 of application)

Mr. Tuvel explained the applicants request to construct a 10,764 square foot Dollar General on the property located at 129 S. New York Road. The site is currently vacant.

The applicant has amended the site plan so that now the only requested relief need is for the building mounted sign area and minimum parking.

Mr. Mutch went into detail to describe the proposed site plan. He also discussed the stormwater and CAFRA regulations. He agreed to comply with the items in the Engineers letter.

The applicant will not be installing a sidewalk and has agreed to pay the contribution.

Mr. Villari provided testimony regarding the parking variance portion of the requested relief, the traffic study and the proposed parking spaces.

Mr. Rahenkamp discussed the aesthetics of the proposed building along with the parking variance.

**Board questions/ comments**

Board member Coppola stated that he would prefer if the building looked more like the store located in Woodbine.

Mr. Tuvel stated that they agree to work with Mr. Polistina and his office regarding the gable and design.

Board member Purdy also discussed his concerns with the look of the building and the loading and unloading of trucks with overnight parking.

Board member Guercioni also stated that the design of the building needs to be changed.

Board member Sooy agreed with Guercioni.

Board member Campbell also stated her concern with the style of the building.

Board member Purdy stated that the applicant needs to make sure that the lighting does not interfere with the neighbors.

**Public questions/comments**

Mr. John Sooy of 136 S. New York Road discussed his concerns with the public safety and traffic. Concerns with mosquitos and fertilizers were then discussed.

Mr. Stephen Kolos resides across the street from the site and asked about the lighting. He also discussed his concerns about the traffic.

The applicant has agreed that they will turn off the lights one hour after closing.

Mr. Ridgway gave a summary of the project.

A motion to approve application 3-21, Smithville Dollar General, was made by Purdy and seconded by Guercioni.

All in favor: Campbell, Coppola, Fiedler, Geese, Guercioni, Purdy, Sooy  
Opposed: None

**Public questions/comments**

None.

Meeting adjourned 8:33 pm.