



**TOWNSHIP OF GALLOWAY  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
PLANNING AND ZONING BOARDS**

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Heather Butler  
Planning/Zoning Board Administrator

**MINUTES  
PLANNING BOARD  
May 21, 2020**

Board Chairman Ken Sooy called the meeting to order at 7:00 pm.

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

Absent: Matt Ayers, Dave Maxwell

**APPROVAL OF MINUTES:** April 16, 2020      **(Approved)**

Board Engineer and Planner, Vince Polistina was sworn in.

**COMPLETENESS AND REVIEW**

PB #03-20  
Barrette Outdoor Living  
545 Tilton Road  
B. 453, 1.01 & 1.03  
Minor Subdivision

The applicant is represented by Deborah McGowan. Vince Polistina stated that the application was heard in 2017 and approved for this subdivision. The applicant did not file with the County in the required time therefore they must come to the board for approvals again. The applicant has made no changes to what they had requested in the past.

Board Questions: None  
Public Questions: None

A motion to approve application # 3-20 Barrette Outdoor Living was made by Purdy and seconded by Guercioni.

All in favor: Bruno, Coppola, Cox, Geese, Guercioni, Purdy, Santo, Wimberg and Sooy  
Opposed: None

## **COMPLETENESS AND REVIEW**

**(Deemed Complete)**

PB #01-20

Beacon Evangelical Free Church

420 Sixth Ave.

B. 982, L. 9

Preliminary & Final Major Site Plan w/variances

The applicant is represented by Mr. Keith Davis esq.

Sworn in: Pastor Peter Nelson, Mark DeBlasio,P.E., and Phil Wells-project architect

Exhibits:

A-1: Colored Rendered Elevation

A-2: Fly over Video

A-3: Building Elevation

A-4: First Floor Plan

A-5: Second Floor Plan

A-6: Lighting Plan

A-7: Colored Site Plan

Mr. Davis gave a description of what the applicant is requesting. The applicant proposes to demolish the existing single family dwelling and construct a two story building addition with an outside courtyard and playground.

Pastor Nelson has been with the church for the past 27 years and discussed the need for the expansion.

Mr. Phil Wells shared the exhibits and discussed the proposed changes to the site. The building height and elevations were then discussed. The first and second level floor plans were then shown and discussed followed by the lighting plan.

Mr. Mark DeBlasio spoke to the existing conditions of the property and then referred to exhibit A-7 to discuss the overall proposed conditions. The stormwater management meets the states requirements and there is no increase to the traffic expected. This proposal will allow traffic to move better for the “drop off” area. Mr. DeBlasio stated that he feels the lighting will be adequate for the site. The variances were then discussed and he feels there will be no negative impact.

The applicant has no issues with the letter from Mr. Polistina. The fencing around the basin was then discussed at length. Board member Purdy asked how deep the basin on 6<sup>th</sup> Avenue is.

### **Board Questions/Comments**

Board member Purdy discussed the basin fencing and the sidewalk contribution. Mr. Davis explained that this project will help with off-site drainage. The fence around the basin could be deferred to see if it will be needed. There will be a sidewalk contribution made with no curbing.

Mr. Ridgway gave a summary of the application.

### **Public Questions/Comments**

None.

A motion to approve application # 1-20 Beacon Evangelical Free Church was made by Purdy and seconded by Cox.

All in favor: Bruno, Coppola, Cox, Geese, Guercioni, Purdy, Santo, Wimberg, Sooy.  
Opposed: None

### **Public Questions/Comments**

None.

Meeting adjourned 7:50pm.