



**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  
JUNE 2, 2022**

Board Chairman Ken Sooy called the meeting to order at 7:05 pm.

Present: Russell Banks, Rich Clute, Steve Fiedler, Matthew Geese, Tom Guercioni,  
Don Purdy, Ken Sooy

Absent: Bill Ade, Matt Ayers, Lee Campbell, Tony Coppola,

Approval of Decision and Resolution: #02-20 – Village Supermarket    **(TABLED)**

Approval of Minutes: April 7, 2022 **(APPROVED)**  
May 5, 2022 **(APPROVED)**

Board Professional, Jen Heller was sworn in.

**New Application**  
3-22 Steve Mastro  
Fourth Avenue  
B. 981.01, L. 3  
Minor Subdivision

The applicant is represented by Brian Callahan.

Exhibits: A1 – Plan of Subdivision  
A2 – Tax map of Galloway Township with flag lots highlighted

Sworn In: Bill McManus, PP

Mr. McManus described the existing 4.8 acre lot and the required criteria for a flag lot to be created. The applicant is proposing a minor subdivision to create two conforming lots and one flag lot for single family dwellings. There is a variance needed for the rear lot of 2.8 acres where 3 are required.

Mr. McManus then discussed the positive and negative of the requested subdivision.

Jen Heller discussed the Engineers report. There is no curbing or sidewalks on this side of Fourth Avenue and she is in agreement with the request for waiver. She asked for the applicant to show emergency vehicle access to the rear lot at time of plot plan. There should also be a Deed notice for who is taking responsibility of the driveway.

The applicant has agreed to comply with the Engineers report.

### **Board Comments/Questions**

Board member Purdy asked about the width of the driveway.  
*18 feet.*

Board member Clute asked about the driveway height maintenance for emergency apparatus.

### **Public Comment**

None.

A motion to approve application #03-22, Steve Mastro was made by Purdy and seconded by Guercioni.

All in favor: Banks, Clute, Fiedler, Geese, Guercioni, Purdy, Sooy  
Opposed: None

### **New Application**

4-22 Galloway National Club, Inc.  
265 S. New York Rd.  
B. 1167.01, L. 28  
Preliminary and Final Major Site Plan

Sworn In: Charles Chelotti, PE  
Scott McBain, superintendent of Galloway National

Exhibits: A-1 Site Plan  
A-2 Aerial taken 6/2/22  
A-3 Architectural

The applicant is represented by Michael Lario.

The applicant proposes to construct a 7,700 square foot maintenance building on the property to serve the existing Galloway National Golf Course. The building will be for the storage of equipment and materials. There will be parking for the maintenance crew and employee overflow. This plan is going through the Redevelopment process. There are no variances being requested.

Mr. Chelotti discussed the history of the property and current conditions. The proposed site plan was then discussed. It will be a prefabricated metal building. This is for support

to the existing maintenance building. This will be more for storage. The color being proposed is a light ash grey. There are 23 proposed parking spots. The lighting and trash enclosure were then discussed as well as the landscaping and storm water management. There is a rain garden being proposed near Rt. 9. There is no signage being proposed at this time.

A design waiver is being requested for the proposed gravel parking.

Jen Heller stated that if the applicant is going to remove any shrubs could they please be replaced.

### **Board comments/questions**

Board member Banks asked if the lights will be on all night.

*They are proposing to have them on a timer system. They are high efficiency LED fixtures and will be shining downward.*

Board member Purdy asked if the entrance will remain gates.

*Yes, it will stay there. The existing fence may have to come out and if it needs to be replaced they will discuss it with Jen.*

Board member Purdy asked about access for emergency responders.

*They will provide a Knox Box and an address at the street.*

Board member Clute asked how far off Rt. 9 the gate will be placed.

*He thinks about 15 feet.*

Board member Clute would like to have the gate far enough off the road that a fire truck can pull in off the street and open the gate.

Mr. McBain stated that some of the equipment that will be stored at this site will be mowers, golf carts, tractors, sand and outdoor furniture. The hours of operation will be approximately sunrise to 4pm. The building will hardly be used by the employees.

### **Public questions/comments**

None.

A motion to approve application #04-22, Galloway National Club, LLC was made by Purdy and seconded by Geese.

All in favor: Clute, Fiedler, Geese, Guercioni, Purdy, Banks, Sooy

Opposed: None

### **Public questions/comments**

None.

Meeting adjourned 7:49pm.