



**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

Antoinette Mareno  
Planning/Zoning Board Secretary

**MINUTES**  
**PLANNING BOARD**  
**DECEMBER 1, 2022**

Board Chairman Ken Sooy called the meeting to order at 7:00 pm, led the flag salute and read the following statement, "Notice of this meeting was published in the Press of Atlantic City on and posted in the Main Lobby of the Municipal Complex".

Present: Bill Ade, Matt Ayers, Russell Banks, Lee Campbell, Rich Clute, Tony Coppola, Steve Fiedler, Matthew Geese, Tom Guercioni, Ken Sooy

Absent: Don Purdy

Approval of Minutes: November 17, 2022    **(APPROVED)**

New Application

8-22 Nikmehr Properties  
304 S Pitney Rd  
B. 1165, L. 2  
Major Site Plan

Board Engineer Jen Heller announced this application is being postponed to until February 2<sup>nd</sup> and there will be no further noticing.

REDEVELOPMENT:    Wrangleboro Rd BLOCK 988.01, LOTS 38-41;  
BLOCK 988.12, LOTS 33-36 & 44; BLOCK 988.13, LOT 37; BLOCK 988.14, LOT 42;  
BLOCK 988.15, LOT 43; BLOCK 989, LOT 1; BLOCK 990, LOT 1;  
BLOCK 991, LOT 1; BLOCK 992, LOT 1; BLOCK 993, LOT 1;  
BLOCK 994, LOTS 1 & 2; AND BLOCK 995, LOT 1 & 2,  
AND PORTIONS OF ARTIC AVENUE, ATLANTIC AVENUE, PACIFIC AVENUE,  
AND CERTAIN UNNAMED STREETS IN THE TOWNSHIP OF GALLOWAY,  
ATLANTIC COUNTY, STATE OF NEW JERSEY

Board Engineer Jen Heller announced the governing body has referred this back to the planning board for consistency with the master plan. All of the units will be 100% affordable to low and medium income residents based on the state income limit. They are seeking a developer to develop 186 units to meet the townships COAH obligation. Master

plan states they must develop affordable housing and to do so in a way that is environmentally conscious. The area does include wetlands which will be preserved. The units will also promote the aesthetics of the neighborhood as well as compliment the similar units presently contained in the area.

#### **Board questions/comments**

Board Member Coppola asked Ms. Heller's opinion on the redevelopment being consistent with the master plan.

*Yes, it fits in with the rest of the area and will put a vacant underutilized parcel to use while maintaining wetland buffers. They will still need to do planning board and site plan approvals.*

Board Member Coppola asked if the size and scope of the proposed buildings are similar to the existing buildings in the neighborhood.

*Yes they are similar in style and size to adjacent properties.*

Board member Coppola commented that when you qualify for affordable housing you keep the qualification and can remain in the home even if you get a good paying job and no longer meet the qualifications. He has toured multiple developments and is seeking to work with the developers of the units that impressed him.

Jen Heller explained the requirements for the applicants to qualify for the housing, and also stated the communities are all well maintained with great recreational facilities. She stated there will be no way to tell these communities are affordably priced. Everything will be managed by a property management company with no obligation on the township for maintenance or deed restriction compliance.

Board Member Coppola asked if we are on round 3 of the COAH requirements.

*Yes we are. We need 883 units. These are rentals and we will get a bonus credit for units. We get bonuses for rentals and seniors.*

Board Member Coppola if we are not COAH compliant we would be open to a builders remedy lawsuit. He explained to the public what such lawsuit would mean for the community and the benefits of conforming to the COAH conditions.

Board Member Feidler asked if every block and lot mentioned would have some type of development on it.

*No, this will assemble one entire parcel. A lot of these lots are undersized or does not have street frontage. The streets will be vacated and the area consolidated. The development is concentrated on the front of the parcel. Wetland buffers will still be in place. We will not be using the entire parcel.*

A motion to return the redevelopment plan to council was made by Mr. Coppola and seconded by Ayers.

All in favor: Bill Ade, Matt Ayers, Russell Banks, Lee Campbell, Rich Clute, Tony Coppola, Steve Fiedler, Matthew Geese, Tom Guercioni, Ken Sooy

Opposed: None

Motion Passes.

Decision and Resolution: Wrangleboro Rd BLOCK 988.01, LOTS 38-41; BLOCK 988.12, LOTS 33-36 & 44; BLOCK 988.13, LOT 37; BLOCK 988.14, LOT 42; BLOCK 988.15, LOT 43; BLOCK 989, LOT 1; BLOCK 990, LOT 1; BLOCK 991, LOT 1; BLOCK 992, LOT 1; BLOCK 993, LOT 1; BLOCK 994, LOTS 1 & 2; AND BLOCK 995, LOT 1 & 2, AND PORTIONS OF ARTIC AVENUE, ATLANTIC AVENUE, PACIFIC AVENUE, AND CERTAIN UNNAMED STREETS IN THE TOWNSHIP OF GALLOWAY, ATLANTIC COUNTY, STATE OF NEW JERSEY

All in favor: Bill Ade, Matt Ayers, Russell Banks, Lee Campbell, Rich Clute, Tony Coppola, Steve Fiedler, Matthew Geese, Tom Guercioni, Ken Sooy

Opposed: None

Motion Passes.

Discussion: Reorganization date 1/19/23

Reorganization date approved.

Public Comment: none.

Meeting adjourned: 7:19 pm