



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
FEBRUARY 16, 2023

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

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

Absent: Russel Banks, Don Purdy

Approval of Professional Contracts: (All Approved)

2A-22 - Solicitor, Ridgway Legal

3A-22 – Conflict Solicitor, Dasti, Murphy, McGuckin, Ulaky, Koutsouris & Connors

4A-22 – Engineer/Planner, Polistina & Associates

5A-22 - Conflict Engineer, T&M Associates

Approval of Minutes: January 12, 2023 (Approved)

Approval of Decision and Resolutions

#10-22 - Robert Bruno (Approved)

#11-22 – Linda Tittermary (Approved)

New Application

3-23 John Robinson

524 S. Frankfurt

B. 249, L. 31 & 32

Minor Subdivision

The applicant is requesting to purchase 75 feet of land from his adjoining neighbor to the left.

Board Engineer, Jen Heller, stated the applicant is seeking a lot line adjustment with minor subdivision to gain two acres from his neighbor. The lot is an existing nonconforming lot with regards to lot area and middle and front yard setback. This subdivision will improve the building coverage and the accessory building setback.

All in favor: Ade, Ayers, Campbell, Clute, Coppola, Fiedler, Geese, Guercioni, Sooy
Opposed: None

New Application

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

Sworn In:

Eric Rumstrum
David Dunkleman
Kash Salartash

Exhibits:

A1: Title Commitment
A2: Dollar General Parking Variances
A3: Monument Sign Specs

The applicant is represented by attorney Michael Malinski, and is seeking preliminary and final major site plans. The property is located in the CVC district. Originally filed in November, this application has been revised to remove a fast food restaurant that was proposed on earlier drafts.

The applicant is requesting submission waivers for sign details, 200 foot list on site plans, traffic impact study, and any easements/deed restrictions. Board Attorney John Ridgeway confirmed that there were no easements or deed restrictions on the property as of 2021. The traffic study waiver was discussed and it was determined that the county has ultimate jurisdiction and the applicant would comply with the county.

A motion to deem the application complete was made by Coppola and seconded by Guercioni. All in favor. Motion Passes.

The applicant is requesting a variance for parking with 48 are being proposed where 54 are required. One space will be designated EV charging area which counts as two spaces bringing the total to 49, being deficient 5.

The applicant's engineer, Eric Rumstrum, was qualified before the board. He stated the property is currently a single family home which does not conform to the CVC zone, and discussed the current and proposed stormwater management on the lot, trash enclosures, signage and lighting.

Board Member Feedler asked if cardboard is included in the trash enclosure.

Dollar general typically uses hotel style baggage carts to load the cardboard. Dollar General is unique in that it sends all of the used cardboard back to the warehouse for recycling. We understand no cardboard is to be left out and we will honor that.

Board Member Clute stated the issues the township has had with Dollar Generals in the past, specifically issues dealing with overnight deliveries, and warned that signage will be in place prohibiting idling, sleeping, and deliveries before 7am.

Board Member Feedler questioned the removal of the bamboo on the property and asked if any studies were done regarding any endangered species.

We have not done any studies, however we will be leaving the back of the property untouched so as not to disturb any wildlife on that side of the property. Landscaping will be done to the satisfaction of the township engineer. We will remove the bamboo in the front, we have no intent to touch the rear.

Board Engineer stated a condition will be placed in the resolution stating the bamboo in the developed area of the site will be maintained by the applicant.

David Dunkleman approached and spoke of the daily operations of the Dollar General. The hours of operation will be 8am-10pm 7 days a week with one tractor trailer delivery a week and 2-3 box truck deliveries depending on the volume of sale. There will be a total of 10-12 employees, on any given shift there will be 2 employees working.

Board Engineer asked if there would be any merchandise stored outside and requested a guarantee that any product will not affect the walkway.

There will be merchandise stored outside for sale, as well as propane and ice machines. There will be a clear unobstructed walk way.

Late night idling was discussed, as well as contractors working overnight. The applicant agreed to allow ticketing to drivers who idle in the parking lot overnight.

The mechanicals will be screened with parapet wall along the front and side property on the north side. The 50 foot buffer along the side will be landscaped with a 6 foot high board on board fence along the northern border of the property, commencing at the right of way on Pitney Rd approximately 300 feet from the end of the right of way to the end of the loading area.

Public Comment

Mike Hommel, 412 Highlands Ave, expressed his concerns relating to traffic, parking, lighting and fencing. He also expressed distain towards the possibility of a future fast food restaurant being added to the site.

Brad Chorpenning, 300 S Pitney Rd, expressed his concerns relating to the traffic turning on and off of Pitney, need for fencing, and trash containment.

Russel Collins, 411 Highland Ave, requested a traffic light be installed at Highland and Pitney and expressed his opposition to the project

Greg Heuer, 403 Highlands, expressed his concerns relating to tractor trailers, traffic turning on and off of Pitney, lighting, drainage basins, and the existing bamboo on the property.

William Oliver, 224 S. Pitney, reiterated the previous concerns with traffic and the difficulty turning on and off of Pitney.

Board Attorney Ridgeway gave a summary of the application.

A motion to approve #8-22 Nikmehr Properties LLC was made by Coppola and seconded by Ayres.

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

Public Comment

None

Meeting adjourned at 8:36pm.