



TOWNSHIP OF GALLOWAY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING BOARDS
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Antoinette Irwin
Planning/Zoning Board Secretary

MINUTES
PLANNING BOARD
May 4, 2023

Board Chairman Ken Sooy called the meeting to order at 7:08 pm.

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

Absent: Matt Ayers, Don Purdy

Approval of Minutes: April 20, 2023 (Approved)

Decision and Resolution:

#9-22 Red Hubbs Preliminary and Final Major Site Plan (Approved)

Extension of Time:

#14-22 Whispering Pines Phase III

The applicant is represented by George Miller Esq. They are requesting a second extension of time that would bring the project completion to June 30, 2024.

Board Engineer, Jen Heller, stated the applicant will give us an updated cost estimate and post bonds for the improvements when the time is appropriate. Since granting the first extension of time the only thing that has changed is the storm water regulations which are handled by the pinelands. The applicant will need to post bonds file the platt by June 30, 2024.

Public Comment: None

A motion to approve was made by Coppola and seconded by Guercioni.

In Favor: Bill Ade, Russel Banks, Lee Campbell, Rich Clute, Tony Coppola, Steve Fiedler, Matthew Geese, Tom Guercioni, Ken Sooy

Opposed: None. Motion passes.

New Application:

#2-23 Gaetano Giordano
Filmore & Poplar
B. 635 L. 4

Minor Subdivision

Represented by George Miller Esq. the applicant is seeking a minor subdivision along with a front yard setback variance. They are requesting waivers for the traffic impact, community impact, and storm management.

Sworn In:

Rami Nassar, Engineer

Mr. Nassar spoke of the current lot and the nature of the application. The lot is currently vacant and wooded, situated on the corner of Filmore and Poplar. At this intersection Poplar becomes an unfinished street with no throughway or connections. The applicant proposes to have the two lots fronting Filmore, which is being upgraded as part of the Whispering Pines III project.

The lots comply with the area size and front yard setbacks, however one lot will remain a corner with two front yards. The lot fronts 125 yards on Filmore and 150 yards on Poplar. The applicant is requesting a front yard variance for a 12 foot setback on Poplar where a 40 foot setback is required.

Board Planner, Jen Heller, checked the application for completeness and deemed it complete. A motion to approve was made by Clute and seconded by Geese. All in favor.

Board Planner then goes on to state that if the houses fronted on Filmore they would not need to request a variance as the corner lot would meet both front yard setbacks.

Board Member Questions/Comments

Board Member Coppola stated his concerns for the orientation of the lots, and asked if there are any other houses in Whispering Pines oriented to face Filmore.

No, they all face Poplar.

Board Member Coppola asked why the choice was made to front on Filmore.

Less improvements need to be made on Filmore than Polar.

Mr. Miller reminisced of a board meeting 30 years ago in which Mr. Giordano was asked by the township to stagger the homes. Aesthetically, the only properties that will be effected by the orientation are those already owned by Mr. Giordano.

Ms. Heller then goes on to ask about the vacant property on Poplar adjacent to the subdivision.

It is a buildable lot, fronting on Filmore. They are owned by a trust out of Washington D.C.

Board Member Coppola spoke of a grant the township had received for the sewer system. The purpose of the grant is to bring sewer to areas of the township where there are many homes owned by many separate entities. It would not be feasible for a single property owner in these areas to bring sewer to the entire area. The applicant's property does not fall into this category because all of the homes in the Whispering Pines development are all owned by Mr. Giordano.

Jen Heller expressed her disdain for the houses fronting on Filmore, stating Poplar will not be fully developed if the houses start facing Filmore.

Board Member Coppola asked how many units were proposed to be built in Whispering Pines.

Thirty one units in phase III.

Board Member Clute commented that if the houses faced Poplar there would be less space between them.

Board Member Coppola stated he would like to see the houses facing Poplar so that they are consistent with the rest of the neighborhood.

Board Member Ade asked if the reason they are facing this way is because the developer does not want to spend the money to develop Poplar.

Correct.

Board Member Clute suggested building only one house which would face Poplar and utilize a "U" shaped driveway which would open on both streets, to allow access onto Filmore while Poplar remains undeveloped.

If we do one house it would conform to all setbacks and not need to be in front of the board, and it would still face Filmore.

Board Member Coppola asked what the opposition is to improving Poplar.

Time, money. We will lose money if we improve the street for just for two lots.

Board Member Ade stated it appears that you are orienting them this way to save money, however it does not conform to the aesthetics of the neighborhood.

I understand aesthetics. However, if the subdivision is not granted we will do one house facing Filmore and it still will not conform to the aesthetics. It will not look right because it will be a bigger house on a bigger lot but...

Board Chairman Sooy announced the applicant has a chance to restate their application, as it appears the vote will not be in the applicants favor.

Mr. Miller stated they will be improving the road on Filmore as part of the Whispering Pines project, but they will not be improving the road on Poplar because no one would build homes to lose money, and that is what would happen if we were to improve the road on Poplar. He expressed the situation is unfortunate for Mr. Giordano who has always complied with the boards requests in the past.

There was a discussion concerning the ownership of the lots along the unfinished area on Poplar, and other streets in the area that were being developed for sewer.

Question/Comments from the Public

None.

Board Member Ade asked if Mr. Giordano is waiting for someone else to improve the street before developing lots 5 and 6 which are also owned by Mr. Giordano.

He has generally not waited for anyone. If it would make the board more comfortable we can table the motion and speak to Mr. Giordano about his intentions for those lots.

A motion to table the application until June 1st with no further noticing was made by Coppola and seconded by Clute.

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

Opposed: None

Public Comment

None

Meeting adjourned at 7:55 pm.