



TOWNSHIP OF GALLOWAY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING BOARD ZONING BOARD OF ADJUSTMENT

300 E. JIMMIE LEEDS ROAD, GALLOWAY, NJ 08205
(609) 652-3700 EXT. 218 FAX: (609) 652-2027

Antoinette Irwin
PLANNING / ZONING BOARD
ADMINISTRATOR

MINUTES
PLANING BOARD MEETING
April 18, 2024

Chairman Sooy called the meeting to order at 7:03pm.

Present: Bill Ade, Matt Ayers, Tony Coppola, Rich Clute, Jim Cox, Matthew Geese, Tom Guercioni, Christine Jordan, Ken Sooy

Absent: Russell Banks, Don Purdy

APPROVAL OF MINUTES

February 29, 2024

(Approved)

March 7, 2024

(Approved)

COMPLETENESS

#2-24 BAPS Temple - Deemed complete on a motion made by Coppola and seconded by Clute.
All in favor.

NEW APPLICATION

#2-24 BAPS Temple
713 Second Ave
B. 934, L. 3.02, & 3.03
Amended Major Site Plan

Sworn in:

Rami Nassar
Sunil Bhagat
Jen Heller

Exhibits:

A1 - Ariel Photograph
A2 - Site Plan
A3 - Architectural Rendering

Represented by William Gasbarro and accompanied by Engineer Rami Nassar, the applicant proposes to construct an addition to their temple which will require relief of maximum site coverage. The site is located in the RC zoning district where 30% is the maximum site coverage. Currently non-conforming at 30.69%, the proposed addition will bring the site to 33.85% coverage.

Mr. Nassar explained the projected and spoke on the parking. The addition will house a children's gym and 4 classrooms. The applicant explains that no new parking spaces will be needed, as the same people who occupy the Temple will be occupying the addition after worship services. The applicant does not anticipate the number of congregates to increase with this expansion, and will continue to utilize the existing parking.

Board Engineer, Jen Heller, went over her report and the conditions of approval. The applicant agrees to include an updated 200 foot list on their plans as well as have their soil borings witnessed by the township engineer. Finally, the applicant will reconstruct their trash enclosure. The applicant testifies that the tent and some sidewalk paths have been cleared in anticipation of the construction. If the proposed addition becomes an additional congregational space in the future the applicant will return to the board to modify the site plan.

Public Questions/Comments

None.

Board Questions/Comment

None.

A motion to approve was made by Ayers and seconded by Geese.
All in favor. Application approved.

COMPLETENESS

#3-24 BANDI - Deemed complete on a motion made by Clute and seconded by Geese.
All in favor.

NEW APPLICATION

#3-24 BANDI Property Management LLC
201 E White Horse Pike
B. 882, L. 1 & 2
Minor Subdivision
Preliminary and Final Major Site Plan

Sworn in:

Michael Burns
Brian Isen
Genetta Dix
Deborah Wahl

Exhibits:

A1 - Ariel Photograph

A2 - Site Plan
A3 – Architectural

Represented by Kristopher Facenda and accompanied Engineer Deborah Wahl and Environmental Consultant Genetta Dix, the applicant is proposing a major site plan which includes renovating existing efficiency cottages on the corner of the White Horse Pike and Second Ave. The site is located in the Commercial Highway Zone and BANDI Redevelopment overlay district.

The site currently contains 4 efficiency cottages and one main structure with 5 units. The applicant has also purchased the neighboring home on Oakbourne which will also be rented out as part of this project. The two lots are to be consolidated as part of this plan. The proposed site plan includes a two story expansion of the main building, as well as the addition of seven new cottages and the renovation of the four existing cottages. Each unit will be managed by BANDI and rented by yearly leases to qualified applicants. Drainage will be directed to a basin behind the Oakbourne home, and all new structures will be compliant with bulk regulations.

The board discussed traffic and parking. There will be a total of 20 units, requiring 30 parking spaces. The applicant proposes 28 parking spaces. Traffic is encouraged to flow towards the White Horse Pike and away from the residential area of Oakbourne. Increased lighting and landscaping will be added. The applicant agrees to comply with conditions set forth in the engineer's report.

Public Questions/Comments

Jennifer Rodriguez, 204 E White Horse Pike, stated her concerns for security and increased vagrancy.

Daniel Hoang, 204 Oakbourne, spoke against phase 2, specifically stating concerns with the decreased tree buffer.

Board Questions/Comment

Jim Cox asked if the applicant would be required to make a sidewalk contribution.

The applicant is required to make a contribution of 50% of the estimated cost to install sidewalk and curbing along Second Ave.

Christine Jordan stated concerns with drainage and grading at the site.

A motion to approve was made by Geese and seconded by Cox.

All in favor. Motion Passes

PUBLIC COMMENT

None.

Meeting adjourned at 8:45 pm.