



**TOWNSHIP OF GALLOWAY  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
PLANNING AND ZONING BOARDS**

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Pamela K. Alleyne  
Planning/Zoning Board Administrator

MINUTES  
PLANNING BOARD MEETING  
January 21, 2010

The meeting was called to order at 7:00 PM. Ken Sooy chaired the meeting.

Present: Bruno, Cox, Guercioni, Jones, Kleiner, Mannis, Purdy, Sperling  
Sooy and Tilton

Absent: Lucarelli

Completeness:

#20-09 New Cingular Wireless Minor Site Plan & Cond. Use      Complete  
#17-09 CellCo- Verizon Wireless Minor Site Plan & Cond. Use      Complete

Site Plan

#16-09 Cricket Communications

504 W. White Horse Pike

B. 459 L. 11

Minor Site Plan and Conditional Use

Zoning District: HC-2 Highway Commercial

Proposed: The applicant proposes to construct a temporary cell tower on wheels (COW) behind the existing motel. The COW would remain in place until the applicant receives approval from the Township and the Pinelands Commission for a collocation on a nearby existing permanent wireless communication monopole.

Exhibits:

A-1 Map coverage without antennae

A-2 Map coverage with antennae

A-3 Aerial photo of site

A-4 Aerial photos from Bing showing existing building in the area

A-5 Simulated view of the facility

A-6 Structural analysis prepared by Eric Tobias P.E of Tobias West Structural Engineers dated February 20, 2009.

Michael T LaVigne of Day Pitney represents the applicant.

Wellington Sibula, Radio Frequency Engineer explains the lack of existing coverage and the proposed coverage after antennae are added.

James Kyle, Planner

Joseph Frega, CMX Telecommunications, Civil & Structural Engineer

Professionals Comments:

Vince Polistina comments on his report dated January 15, 2010. A non-monopole design was originally proposed the applicant has revised the proposal to provide for a monopole design. A fence will be provided for security.

Tiffany CuvIELLO comments on her report dated January 14, 2010. Waivers are requested requiring the tower to maintain a full zone equal to the height of the tower for all property lines and buildings.

The applicant will work with the Board professionals to locate the facility at a specific location which will maximize the distance from the existing motel building, while considering the visibility of the location.

No Public Comments

Conditions: The applicant must provide for the review and approval of the engineer soil borings for the proposed location of the facility and must demonstrate the stability of the proposed facility.

The applicant will provide for visual inspections of the facility at least every three weeks and will maintain documented records of such inspections and make them available to the Township.

Electrical and telecommunications service to the facility will be underground.

Depending on exact location of the facility as determined by Board professionals landscaping and tree restoration may be required.

The facility is proposed to be temporary until a permanent facility in the area becomes available. The applicant must cease use of this facility upon the availability of the permanent facility, but no later than one (1) year from the date of the decision and resolution. The one year may be extended by the Planning Board upon the request of the Applicant and upon a demonstration that through no fault of the applicant the permanent facility is not yet available.

Motion to approve application #16-09 Cricket Communications. Minor Site Plan & Conditional Use was made Bruno by 2<sup>nd</sup> by Cox.

Those voting in favor: Bruno, Cox, Guercioni, Kleiner, Mannis, Purdy, Sperling, Sooy and Tilton

Recused: Jones

#11-09 Meakins Gas & Go

281 S. New York Road

B. 1167.01 L. 32

Amended Preliminary & Final Site Plan

Zoning District: CC2 (Community Commercial)

Proposed: The applicant is requesting final site plan approval to construct an eight pump gasoline service station and a 1,000 sq foot convenience store and restrooms. Site improvements include a propane gas kiosk, parking of six (6) vehicles and a driveway connection to adjacent lot 31.02 (Romanelli's Garden Café). Other improvements include stormwater collection measures and basin, lighting, landscaping and signage improvements. A proposed well and septic system will service the property. A propane filling station is proposed.

The parcel is located on Rt 9 and consists of 0.93 acres. The applicant received preliminary approval in April 12, 2007. At that time the site contained a 240 sq ft storage building and a 1,000 sq ft convenience store located closer to Rt 9. The plans submitted are for a 1,000 sq ft single building located to the rear of the site.

John Wade represents the applicant

The site proposes 6' board on board fence along with providing a landscaped buffer the applicant will work with the planner and homeowner to ensure adequate year round coverage in order to shield the commercial business from the residential area.

Bob Bruce, Engineer the septic system will be relocated as not to interfere with the well and the 100' that must be provided as per Board of Health requirements. The entire stormwater basins for each of the site (Bank, Gas & Go and future Self Storage site) will be constructed during the construction of this application. The site will have two employees. The fence around the basin will be post and rail with mesh backing. The store is a 24hr business.

Lance Landroff, Planner

Tim Meakins, Applicant

Professionals Comments:

Vince Polistina comments on his report dated January 15, 2010. The site has stormwater management issues however the problem may be eliminated once the basins are constructed.

Tiffany CuvIELLO comments on her report dated January 12, 2010. On the day of clearing Tiffany must be called so that the tree removal will be done according to the plans submitted. The sign detail must be provided but it should be sand blasted and down lit. Landscaping along the Rt 9 street frontage and around the propane area must be provided. The lightning will be consistent with the Garden Café will match the wattage or lower.

Board Concerns: Not enough parking although the filing area can also serve as parking, need more area for truck movement, scheduling gas delivery to arrive on off peak times may be difficult. The site proposes approximately 500 gallons of gas per day. The area has too much going on and the site is too small to accommodate the proposed uses. Would like the propane area moved

Public Comments:

Raymond McGuire, President of the Park Place Home Owners Association expresses concerns with lighting and landscaping and the need for adequate buffering. Also the need for the applicant to provide sidewalks.

Patrick Sheehan. B. 1167.01 Lot 33.02 has major concerns with the project. He has not used his back porch because of the lighting from the restaurant. The proposed Gas & Go will be directly in back of his house. Also the hours of operation is a problem.

Rick Romanelli. B. 1167.01 Lot 31.02 has concerns with the stormwater issue. The bank site affects his property. He voiced the possibility of the applicant and him getting together to make a CAFRA application.

The application will be continued on March 18, 2010. The applicant will meet with the DRC to address the concerns of the board members. There will be no need to renotice.

#8-09 Meakins Bank  
277 S. New York Rd  
B. 1167.01 L. 31.01 & 30  
Final Site Plan Approval  
Zoning District:

Proposed: The applicant proposes to develop 31.01 with a 3,600 sq ft building to contain a bank and two retail uses. Site improvements include a three lane drive thru canopy for the bank, parking for 19 vehicles, driveway connection to adjacent lots 31.02 (Romanelli's Garden Café) and to a development noted as proposed self storage on lot 30. Other improvements include stormwater collection measures and basin, lighting, landscaping and signage improvements. A proposed well and septic will service the site.

John Wade represents the applicant the site will have sidewalks to the rear and the front of the building. Parking will be located in the front and the rear the building. The basin is located in the front and a design waiver from providing a fence around the basin is requested.

Tim Meakins, Applicant. The type of retail is not known at this time. However upon final the use will be finalized. They wish to see where the market will direct. The applicant has agreed to address the comments contained in the professionals' reports.

Jefferson Moon, architect describes the building. The HVAC location maybe within the roof itself or there is room on the side.

Bob Bruce, Engineer

Professionals Comments:

Vince Polistina comments on his report dated January 15, 2010. Retail/bank not an eating establishment because the parking requirements are different. The applicant has agreed to comply with the professional reports and address the outstanding issues.

Tiffany CuvIELLO comments on her report dated January 12, 2010. The building will have full circulation around it whether it is retail or a bank because of the parking in the rear. Do not want the rear of the building to look like a rear of a building by not having the HVAC equipment on the ground nor the door to the rear of the retail building with their trash enclosures. The applicant will work with the Planner for final approval on the design on the elevations. The applicant will submit a tree preservation plan to make sure the two trees remain alive. To enhance the site additional landscaping should be provided along Rt. 9 as well as the base of the sign.

Public Comments:

Rick Romanelli. B. 1167.01 Lot 31.02 has concerns with the storm water issue and how this site will affect his property. The site design will now have storm water management facilities to elevate the problem.

Motion to approve application #8-09 Meakins Bank. Preliminary Site Plan was made Bruno by 2<sup>nd</sup> by Jones.

Those voting in favor: Bruno, Guercioni, Jones, Kleiner, Mannis, Purdy, Sperling, Sooy and Tilton

Recused: Cox

Meeting adjourned at 10:30 pm.