



**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  
March 18, 2010

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

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

Absent: Kleiner, Mannis and Lucarelli

Approval of Decision & Resolution:  
#39-08 Antebi Properties

Approval of Cancellations: April 1, 2010

Approval of Minutes: February 4, 2010, February 18, 2010, March 4, 2010

#24-06 Edgebrook Commons

Chris Gaupp & Buchanan

B. 781 L. 1-11; B. 785 L. 3-5, 7-12

Site Plan Extension

Brian Callaghan represents the applicant.

According to the Decision & Resolution the applicant will comply with all outstanding conditions of the Board consultants set forth in the reports or in testimony, unless modified, and will submit any required revised plans or other documents within 180 days of the date of this Decision and Resolution.

The applicant is requesting an extension from the 180 day requirement due to the economic downturn. The permit extension act is in affect. Motion to approval the extension of the 180 day compliance requirement was made Jones by 2<sup>nd</sup> by Tilton.

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

#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, parking of seven (7) 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.

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

Bob Bruce, Engineer comments that he attended the DRC and provided revised plans. The plans included the elimination of the propane tank kiosk. The site will have three employees. The facility will operate 24 hours 7 days a week. The applicant is proposing a diesel fuel dispensing pump. A sing detail will be added on the plans to indicate NO Truck access as to not have trucks entering the cross easement. The

Andrew Fernanda, Engineer Shropshire Associates comments on the revised traffic patterns. NJDOT has final approval of all traffic patterns. Full movement access will be shown on the plans.

Professionals Comments:

Craig Hurlless comments that revised plans and storm water management calculation were just submitted by the applicant engineer he has not had the opportunity to review what was being submitted to the board. The plans submitted will be reviewed and all outstanding issues will be address as a condition of approval. If there are items that cannot be agreed upon then the applicant will have to come back to the board.

Tiffany CuvIELLO comments on her report dated March 10, 2010. The landscaping and buffer is subject to further review and approval at the time of construction and supplementing of landscaping and buffer may be required. Additional landscaping may be required to buffer the adjoining residential properties and prior notice must be provided to the owners if such properties of the site visit by the Planner. Sign is subject to review as well. It will be sandblasted top lighted. The canopy design will be submitted for final review.

No Public Comments

Motion to approve application #11-09 Meakins Gas & Go. Amended Preliminary and Final Site Plan was made Bruno by 2<sup>nd</sup> by Purdy.  
Those voting in favor: Bruno, Jones, Guercioni, Purdy, Sooy and Tilton  
Voting against: Sperling  
Recused: Cox

Meeting adjourned at 9:30pm