



**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) 652-5259

Pamela K. Alleyne
Planning/Zoning Board Administrator

MINUTES
PLANNING BOARD MEETING
April 15, 2010

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

Present: Bruno, Cox, Guercioni, Jones, Lucarelli, Mannis, Sooy, and Tilton

Absent: Kleiner, Purdy and Sperling

Approval of Decision & Resolution:

#11-09 Meakins gas 7 Go, #19-09 RAADEV, #20-09 Cingular Wireless,
#1-10 BTR

Approval of Minutes: March 18, 2010

#2-10 Township of Galloway

521 Sixth Avenue

B. 942 L. 26

2 Lot Minor Subdivision

Proposed: The applicant proposes to subdivide the lot to create two lots. One lot will contain the existing telecommunications tower and no changes are proposed for this lot. The remaining lot will be for future use possibly by a community organization. There is no development or improvements proposed for the lots at this time.

Minor Subdivision Committee acting Chair Cox indicated that the committee reviewed the subdivision there are no variances required a couple of waivers and the committee had no problems with the subdivision. They recommend that the board approve the application.

No Public comments.

Motion to approve application #2-10 Township of Galloway. 2 Lot Minor Subdivision was made by Jones and 2nd by Mannis.

Those voting in favor: Bruno, Cox, Jones, Guercioni, Lucarelli, Mannis, and Sooy

Recused: Tilton

Public Hearing: Tiffany CuvIELlo, Planner gave a presentation on the Determination of Needs- White Horse Pike Corridor- Phase 1 - Tilton Road. (Lenox Chinas site)

In order to effectuate the redevelopment along the White Horse Pike Corridor and surrounding area it is necessary to complete the process in several phases. Each phase has unique characteristics which will guide different standards and considerations relating to the adaptive reuse, rehabilitation and/or improvement of the area. The report given begins with Phase I of the study area, focusing on the property formally utilized as the china manufacturing plant for the Lenox company (Block 453 Lot 1) and the adjoining property (Block 314 Lot 1) The area encompasses a combined total of over 72 acres. As provided for in the Local Redevelopment and Housing Law the Planning Board must gather and evaluate existing conditions of the study area in order to conclude if

they warrant a finding that the area is in need of redevelopment. Such a designation permits the agency to undertake a number of activities to help revitalize and redevelop the study area, activities that would not be possible otherwise. These include the preparation of a redevelopment plan which enables the issuance of bonds for redevelopment projects, acquisition of buildings and land through condemnation, leasing or selling property without public bidding, contracts with entities, the use of various tax abatement programs and other actions in conjunction with the adopted redevelopment plan.

Public Comments:

Peter Sarabella, Property Owner of Business on White Horse Pike questions if the redevelopment will later include his property. Tiffany indicates that his site would be considered during Phase 2.

Approval of Resolution: Recommending to the Township Council that Block 453 Lot 1 and Block 314 Lot 1 be declared an area in need of redevelopment.

Motioned by: Lisa Tilton

2nd by: Jones

In favor: Bruno, Cox, Jones, Guercioni, Lucarelli, Mannis, Tilton and Sooy

On a motion and seconded and carried the board approved going into closed session to discuss personnel matters.

Those in favor: Cox, Sooy, Mannis, Bruno, Jones, Guercioni, Tilton

The Board reconvened to open session and on a motion by Jim Cox and seconded by Dan Jones and carried it was decided that the findings did not warrant further investigation.

Those in favor: Cox, Sooy, Mannis, Bruno, Jones, Guercioni

Against: Tilton

Meeting adjourned.