



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

300 E. JIMMIE LEEDS ROAD GALLOWAY, NJ 08205
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Pamela K. Alleyne
Planning/Zoning Board Administrator

MINUTES
PLANNING BOARD MEETING
May 6, 2010

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

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

Absent: Bruno and Mannis

#20-00 BAPS TEMPLE

713 S. Second Avenue

B. 934 L. 3.02/3.03

Extension of Temporary Tent

Proposed: The applicant seeks an extension of time for the approval of the temporary 30' x70' storage tent until December 31, 2011. The tent is only permitted for storage purposes and not occupancy by any persons or for activities.

The applicant is represented by William Gasbaro

The board indicated to the applicant that this is the last extension that will be allowed. The tent must be removed no later than December 31, 2011. Code Enforcement will periodically inspect the tent to make sure it is used for storage only as the applicant indicates.

No Public comments.

Motion to extend the use of the temporary tent until December 31, 2011 was made Purdy by 2nd by Tilton. Those voting in favor: Cox, Jones, Guercioni, Kleiner, Lucarelli, Purdy, Sperling, Sooy and Tilton

#18-09 Howard Huettl

New Orleans Avenue & Crocus Street

Block 184.02 Lot 1, Block 185.02 Lot 1, Block 190.01 Lot 1,
Block 190.02 Lot 2, Block 191.01 Lot 1, Block 191.02 Lot 1,
Block 192.01 Lot 1, Block 192.02 Lot 1, block 198.01 Lot 3
& Block 199.01 Lot 1

Zoning District: Town Residential (TR) District

Preliminary and Final Major 9 Lot Subdivision

Proposed: The Applicant proposes to subdivide the property and create nine (9) single family detached dwelling lots and one lot for stormwater management facilities. Two (2) lots will have access and frontage on Crocus Street. The remaining seven (7) single family dwelling lots will have access from Cammelia Street. Three (3) of the single family dwelling lots will be serviced by alternative septic systems which will allow for a lot area of one (1) acre. The remaining six (6) single family dwelling lots will be serviced by conventional septic systems which will require the minimum lot area to be 3.2 acres.

The site is located off of New Orleans Avenue between Crocus and Bella Donna Streets. The property is bounded by Eleventh Terrace, Bethunia Street, Havana Avenue, Bella Donna Street, Thirteenth Terrace and Crocus Street. Portions of these streets were vacated on June 9, 2009 by Ordinance No. 1789 of 2009. The street vacations are contingent upon Board approval. The site contains a total of 23.978 acres and is wooded and vacant. The site also contains restricted wetlands areas and wetlands buffer areas.

The applicant is represented by Jim Robertson

Engineer Andy Schaeffer comments that the design of a cul de sac is less of an impact to the area and it isolates the houses from the existing surrounding houses. With unprecedented rainfall the area has recently experienced flooding and with the design of the project and its basin the drainage in the area will be improved. They are requesting waivers from providing sidewalks and curbing. Lots 1.01, 1.02, 1.04 the front yard setback will be 30' to create a larger rear yard. The double wide driveway which can accommodate 4 cars without garage the other lots will provide 1 car width at base and 2 car width close to house. The applicant is proposing phasing the development by building the first two houses (Lots 1.01 & 1.09) along Crocus Street along with the basin and storm piping system. His final plan of lots will indicate phasing. And

bonding and recreation contribution will reflect the phasing accordingly.

Professional Reports:

Craig Hurless comments on his report dated April 21, 2010 that the storm water basin will improve the condition of the area the clay will be removed and replaced with pourous sand. The current soil conditions are causing poor drainage. He states that the (RSIS) Residential Site Improvements Standards does not require curbing to be provided for a development of this size. The applicant is to provide signs and markers on buffer that no disturbance shall occur. A note will be included in the deed notice. A 24' cartway will be provided and no off street parking will be allowed. The basin will have a fence around perimeter white or suitable color split rail with mesh backing. The easement will be provided and will be inside the fencing of the basin to allow for easier access.

Tiffany comments on her report dated April 29, 2010, the applicant has agreed to provide for additional landscaping along the basin area that fronts on Cammelia and Crocus Street. The landscaping is to extend along the common lot line with proposed lot 1.06. The applicant has to contribute toward recreation at \$5,000 per lot.

Public Comments:

Keith Conner, resident Block 200.01 Lot 1 question if the proposed septic can leach into the wetlands and is concerned with the drainage.

Bernard Tennant resident corner of Crocus & New Orleans is concerned with the existing water and the poor drainage and would like for the sewer to be run in the area. He is against the subdivision.

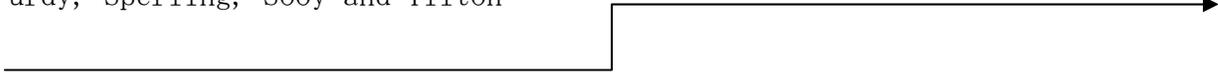
Lanair Houston resident Block 201.01 L. 1 comments on drainage.

Board Comments/Questions:

The average size of the houses proposed will be 1,400-2,100 sq ft with no basements. The RSIS classifies the subdivisions as rural and a 20' cartway is allowed although 24' cartway will be provided. Sidewalks and curbing could be provided, but grass curbing as proposed will provide for better run off according to Pinelands. The applicant will provide for three streetlights and will have LED lights.

Motion to approve application #18-09 Howard Huettl Preliminary 10 Lot Major Subdivision was made by Jones and 2nd by Cox.

Those voting in favor: Cox, Jones, Guercioni, Kleiner, Lucarelli, Purdy, Sperling, Sooy and Tilton



Ordinance Referral: Tiffany CuvIELLO, Planner gave a presentation on the Redevelopment Plan- White Horse Pike Corridor- Phase 1 - Tilton Road. (Lenox Chinas site)

On April 15, 2010 the Planning Board recommended to Council that the area designated as Lot 1 of Block 453 and Lot 1 of Block 314 known as the White Horse Pike Corridor Phase 1- Tilton Road be declared as an area in need of redevelopment pursuant to the redevelopment and Housing Law N. J. S. A 40A:12A-1. Council then designated the area mentioned as an area in need of redevelopment pursuant to the act and a redevelopment plan was referred by Council to the Planning Board with the request that the Board transmit to Council a report containing its recommendation concerning the redevelopment plan. On May 6, 2010, the Planning Board at a regularly scheduled meeting carefully deliberated and studied the substance and contents of the proposed Redevelopment plan. Therefore the approval of a resolution is warranted.

Approval of Resolution for the adoption of a redevelopment plan for Block 453 L. 1 and Block 314 Lot 1 (White Horse Pike Corridor Phase 1- Tilton Rd) to forwarded to Council for their approval.

Motioned by: Lisa Tilton
2nd by: Cox

In favor: Cox, Jones, Guercioni, Kleiner, Lucarelli, Purdy, Sperling, Sooy and Tilton

Meeting adjourned at 8:38 pm