



**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
May 20, 2010

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

Present: Cox, Guercioni, Lucarelli, Purdy, Sooy, and Tilton

Absent: Bruno, Kleiner Jones, Sperling and Mannis

Approval of Decision & Resolutions: #24-06 Hi Point and #2-10 Township of Galloway

Approval of Minutes: April 15, 2010 Regular and Closed Session Minutes and May 6, 2010

#4-10 423 LLC, 2 Lot Minor Subdivision/Lot Line Adjustment w/” C variance. Deemed Complete

#4-10 423 LLC

Genoa Avenue. B. 470 L. 34 & 35

2 Lot Minor Subdivision/ Lot Line Adjustment

Proposed: The applicant is requesting a lot line adjustment for property located on Genoa Avenue. The parcel is located in the R5 Rural residential zoning district of the Pinelands Management Area. The applicant is requesting the lot line adjustment to enable a future addition to an existing agricultural building. The existing building straddles the lot line. The new lot line adjustment will remove the encroachment and provide ample setbacks to comply with the R5 zoning requirements for the accessory agricultural building.

The applicant is represented by Tom Darcy. He explains that 423 LLC is the lessee of the 300+ acre Vetesse Blueberry farm. In order to provide for a more efficient and safe work environment for its seasonal employees, they wanted to construct a 50' x80' addition to its existing accessory agricultural production building located on lot 34. It was discovered that the existing accessory building straddled the property line between lots 34 & 35. The Pinelands COF also allows for the reconstruction of the existing single family dwelling on lot 35 which has fallen into disrepair.

Barbara Wooley Allen Dillion, Planner gave testimony on the negative and positive criteria. A C variance is required for accessory building lot coverage to allow for the small increased in accessory building coverage from 1% to 1.8%.

Salvatore Coluardo, Applicant was present.

No Public comments.

Professional Reports:

Craig Hurless comments on his report dated May 12, 2010.

Tiffany comments on her report dated May 13, 2010.

Motion to approve application #4-10, 423 LLC, 2 Lot Minor Subdivision was made by Guercioni and 2nd by Tilton. Those voting in favor: Cox, Guercioni, Lucarelli, Purdy, Sooy and Tilton

Meeting adjourned at 7:30 pm