



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

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MINUTES
PLANNING BOARD MEETING
June 17, 2010

The meeting was called to order at 7:00 PM. Jim Cox chaired the meeting. The Annual Update was chaired by Dan Jones and Ken Sooy arrived then resumed the chair.

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

Absent: Mannis, Bruno, and Sperling
Approval of Minutes: June 3, 2010

Smithville Annual Update: Steve Nehmad gave an overview of the 12th Annual update. He indicates that the entire project is complete except for one parcel. Parcel "C" Lancaster Village is in limbo because of the RCA agreement between Bridgeton is in litigation. When the conclusion is met then either K. Hov will build the remaining units as Single family age restricted dwellings or it will be used to fulfill the COAH requirements of the units.

The completion of the Pedestrian Path is stalled. No action from the County concerning the two stretches Moss Mill and Old Port Road. K. Hov is still waiting for final approval from the County. Ken Sooy will inquire with the County to hopefully to speed things along.

Richard Redding, Economist comments on the fiscal impact that the housing units have brought to the Township. He stated that in 2009 twenty five housing adult living housing units were delivered, eight in Chatham Village and 17 in Manchester Village.

Jerry Canter, Traffic Engineer comments that he has issued the traffic impact reports since 1995. The roadway sections within the PUD are a "C" or better. Pitney Rd and Quail Hill Blvd and Pomona and Garden State Parkway are a level "D" . Rt. 9 and Old Port are a level "D" . Improvements to the level of service have been made at Rt. 9 and Smithville Blvd since it became a permanent signalized roadway by the state. Also Pitney and Moss Mill Rd became permanent. Currently the intersection cannot accommodate a bike path. Spoke to the County and they indicate that this year the improvements will be made to the intersection and the bike path can be built.

Tim Holmes has been with the project since 1994. All infrastructure components have been completed. No development remaining except for Parcel "C" . According to the exhibit A-1 Land Use map the remaining site is 10-12 acres. K. Hovnanian has planned for 52 active adult townhomes. There is a Pedestrian Path throughout the development. Twelve miles of bike path built. Not built because of County Right of way- Old Port Rd west- in front of the Daycare. The bike path at the intersection of Pitney and Moss Mill will be completed when the County approves the plans submitted. Concerning the drainage complaints to date 263 complaints were made and 217 complaints were solved. The remaining complaints were denied through a joint decision made with the engineer and the Home Owners Association. This spring the book was closed on the complaints. Parcels R & Q near parkway zoned Office Professional is not owned by K. Hovanian. Those parcels were never a part of the PUD that K. Hovnanian acquired. Approximately 500-600 acres were preserved for open space.

No Public Comments

The applicant requested that they be allowed to terminate the annual update requirement. The update is rather costly. Approximately \$70,000 a year to complete the studies for the reports issued. The applicant would like to eliminate the Environmental Water Quality.

Tiffany surmises that there should be a general update concerning the bike path in the form of a letter. And that the applicant is asking for relief from the water quality and environmental monitoring that really has not changed over the years. But they come in for Parcel 'C' would want some type of analysis that relates to the traffic and some sort of fiscal analysis to go along with it depending on what the parcel will eventually become.

Eliminate: Water quality and environmental monitoring. And when they come in for Parcel "C" have an update with regards to traffic and the impact from that development. We know that it will be an age restricted development and we know that it will be 50 units we may not need to monitor the impact from a 50 unit development. And as a part of that approval process the board will determine if there is a need to have a update on the traffic and the impact from that development as they move forward.

NOTE: When development resumes for Parcel 'C' the applicant will supply the traffic and fiscal impact at the discretion of the consultants.

As soon as the county approves the plans K. Hovnanian will build the bike path.

Motion to accept the 2009 Annual Update and to relent the applicant from responsibility of providing an annual update until development resumes was made Jones by 2nd by Purdy.

Those voting in favor: Guercioni, Jones, Kleiner, Purdy and Tilton

Recused: Cox and Lucarelli

Abstained: Sooy

Meeting adjourned at 9:00 pm