



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

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Planning/Zoning Board Administrator

MINUTES  
PLANNING BOARD MEETING  
OCTOBER 21, 2010

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

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

Absent: Kleiner, Sperling and Purdy

Approval of Decision & Resolution: #9-10 Whispering Woods

Completeness:

#12-10 Decker	2 Lot Minor Subdivision	Deemed Complete
#13-10 Faqiang	Prelim& Final Site Plan	Deemed Complete

SITE PLAN:

#13-10 Faqiang, LLC

White Horse Pike

Conditional Use & Preliminary & Final Site Plan

Block 908 Lot 2 & 3

Zoning District: CH (Commercial Highway)

Proposed: The applicant is requesting Conditional Use and Preliminary and Final major site plan to construct a 14,930 sq ft retail automotive facility. The parcel is located on the White Horse Pike and consists of 1.004 acres. The site was previously known as Kennedy's Farm Market and contained a farm market, greenhouses and a residential dwelling all of which have been demolished.

Variances required for the following:

Lot depth: Minimum lot depth of 200 feet and the existing property has a lot depth of 193 feet. This is an existing condition.

Site Coverage: Maximum site coverage of 50% for properties of non-prime agricultural soils. The development proposes site coverage of 71.8%. It should be noted that the previous site development had site coverage of 76%.

Open Space: The ordinance minimum area of 50% open space for commercial properties. The site proposes 28.2% of open space.

Accessory Structure: to meet the required setback for principal structures. The trash enclosure is proposed at a rear yard setback of 8.84 feet and a 15 feet setback is required.

Parking Setback: The ordinance requires all parking area and interior circulation to have a 25 foot front yard setback with appropriate landscaping. The plans provide for a (7) seven foot setback at the closest point for the front parking area. It should be noted that the parking area is 25 feet from the curb line. The previous use utilized the right of way circulation.

Electronic Reader Board: The ordinance requires an electronic reader board to be located 100 feet from the traveled portion of the roadway and the sign is proposed at a 13.42 foot setback: 26 feet from the traveled portion of the roadway.

Parking Variance: The ordinance required 75 parking spaces whereas 46 will be provided.

The applicant is represented by Bill Gasbarro

Steve Fillipone, EDA Engineer and Planner he comments that they demolished the existing buildings of what was known as Kennedy's Farm Market. The site currently has an asphalt parking lot of thirty (30) parking stalls with an additional four (4) two of which will be used for retail sales. And (2) two will be used for rental cars. Will put up a eight (8)' high solid vinyl fence which will begin at the front corner of the building then a slide gate and working down the side and rear property line continuing down the other side property line to the building. Inside of the fence will have landscaping. The two parking areas are separated with the slide gate. Trash enclosure is six (6)' high and the fence is eight (8)' high. Inside of the building will have twelve (12) areas for vehicle repair.

The lightning standard will be shoe box directing the light directly down - house shields the lighting will not leave the site. The lights were designed and are on the plans at 20' but will be lowered to 14' to be sensitive to the surrounding property owners. A light test will be preformed once the lights are installed and are operational. A stone trench 5.5 feet wide and five (5) feet deep and has been designed to accept the runoff coming off the building carrying if need be to the White Horse Pike.

The parking has been deemed non conforming because of all the uses for the property. The ordinance requires 14,930 sf building to have 1 space per every 200' which would require 75 parking spaces. However the manner in which the property is will be operated eliminates that as a concern for the board. The applicant is providing 30 spaces outside, 12 inside, 2 sales and 2 for car rental for a total of 46 spaces. The parking stall size will be 10' x 20' . It is possible that the applicant may acquire additional property owned by the State DOT, which would bring the availability of (15) fifteen additional parking stalls along with landscaping to shield the adjacent property owners. That design will have to come back to the board for approval.

Anthony Bruno, applicant present but did not testify.

Christopher Carey, Landscaping Architect comments that on the left side of the parcel an evergreen screen will be provided along the adjacent housing project, at the rear there is some evergreen materials and toward the front of the building and to the side has been landscaped. The ordinance requests that four (4) shade trees will be provided HOWEVER, at Tiffany' s request will work with the applicant to see if the shade trees are even necessary. At that time a determination will be made.

Harry Harper, Architect states that the automotive section of the building will be located in the rear. The front elevation will be presented to the White Horse Pike but all four sides will be split face block or brick. In the front section of the building will have the retail area as well as the waiting area. The second floor will be used as storage area for the automotive business. A building mounted sign will be provided as well as an electronic reader sign.

After discussions with Lori Greenberg it was agreed that all mechanical work is located inside of the closed building. The door is insulated. It is a self contained within building. Federal requirements must be met for the containment of the oils. The hours of operation are possibly six days a week 8am-6pm. Although the retail may be open until 8pm. There will be no outside mechanical work. Small tune up repair, installation of electronics and performance type devices and the retail store will sell these types of car electronics. Surveillance camera will be installed

Lori C. Greenberg, Attorney is the property owner of the manufactured homes, Absecon Estates her comments were expressed in a letter dated October 21, 2010 which outlines an agreement with the lightning requests. Furthered concerned with spot lights of the building, there will be some down lightning in the front of the building no exterior spot lights on the building.

**Professional Comments:**

Craig Hurless, Engineer comments that full frontage sidewalks will be provided. Comments have been addressed by the applicant. The parking variance ---the parking standards are very general and does not allow for more specific uses. This application would be an example. Looked at other ordinances to investigate what is an appropriate amount of parking for this types of businesses. The amount of parking provided is satisfactory.

Tiffany CuvIELLO, Planner comments on a condition of the conditional use standards - need brief testimony that the site does not affect NAEFAC or the AC Reservoir. Testimony has been provided. All other conditional uses requirements have been met. Master Plan has addressed the site coverage and encourages up to 70% site coverage in the Highway Commercial Zone. The site is requesting 71.8% which is less than what was before (Kennedys' Farm Market) but very close to what has been encouraged along the undeveloped portion of the WHP. The electronic reader board requires a variance. Conditions will be attached to the sign. The applicant will conform to those requirements.

**Board Comments/Questions:**

Board Member Cox states that he is thankful that the applicant has worked with the neighbors and is pleased with the project.

Board Member Mannis: Agree with Mr. Cox very nice project.

Board Member Lucarelli: No comments/questions

Board Member Jones was concerned with the drainage however the design presented is developed beyond the minimum requirements. Lighting was concerned for safety that there was too few lights but understand the concerns to the neighbors. A lighting test will be preformed and if it shows a dark spot then flexibility should be made for the planner to make adjustments.

Board Member Bruno was concerned with parking however Mr. Hurless has addressed those concerns.

Board Member Guercioni: No comments/questions

Board Chair Sooy wants to make sure that all work will be done inside of the building. Testimony is that all work will be preformed indoor.

**Public Comments:**

Robert Maffery, resident of Absecon Estates. He indicates that all the residents are in favor of the application. He has presented a petition with thirty three signatures stating “We the under signed do hereby agree with this document giving Faqiang Properties LLC the right to continue construction at 325 E. White Horse Pike Galloway Township NJ Block 908 lot 2&3.”

Louise McCoy resident of Absecon Estates is concerned with the noise and fumes. Her house will be directly impacted by the proposed development. She will be able to see the trash enclosure. She is not opposed to the building but she feels that the trash enclosure could be in a different location and the parking spaces which back up to someone’ s home could be re located.

Currently the fence in area is six (6) feet. The fence height may be increase 2’ . It is an option available to Tiffany CuvIELLO, Planner. She would like to see the entire site lit up for security purposes.

Fillipone comments: The parking stalls will be 9.6’ from the property line with a solid row of trees that will be installed immediately. The trash will be enclosed in a masonry structure. This area can be landscaped to buffer it.

Francis Ott, resident of Absecon Estates for over 23 years. In favor of the project it will be an enhancement to the area and hopefully will give the landlord (Lori Greenberg) some incentives to do something for the residents.

Motion to approve application #13-10, Faqiang, LLC. Conditional Use and Prelim & Final Site Plan approval motion was made by Cox and 2<sup>nd</sup> Mannis.

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

Recused: Tilton

Abstained: Lucarelli

Tiffany CuvIELlo discusses the Galloway Township Bike Path Master Plan. The Township received in 2009 Technical Assistance grant through the NJ Department of Transportation to conduct a Bicycle Master Plan. The DOT pays their consultant to do prepare the document and maps to help the Township better understand where it makes sense to have a complete and comprehensive bicycle network. Presented tonight is a draft of the plan once this document is finalized and completed it will have to be adopted as a Master Plan Element. If you have any comments please forward so that those comments can be incorporated before the final document is prepared.

Meeting adjourned at 8:30 pm