



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

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Pamela K. Alleyne
Planning/Zoning Board Administrator

MINUTES
PLANNING BOARD MEETING
NOVEMBER 4, 2010

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

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

Absent: Purdy

Approval for Bill List: November 4 and November 4 Addendum

MINOR SUBDIVISION:

#12-10 John Decker
395 Upland Avenue
2 Lot Minor Subdivision
Block 998 Lot 2

Zoning District: RC (Residential Compatibility)

Proposed: The applicant is requesting a minor subdivision approval to create two single family dwelling lots. The parcel currently contains two residential dwellings and appears to have been consolidated into one lot years ago. The applicant is not proposing any construction. The site has frontage on Upland Avenue and along Douglas Avenue, an unimproved street. One of the dwellings is located along Upland Avenue. The second dwelling is located to the rear of the property closer to Douglas Avenue. The proposal is to subdivide the parcel so that each dwelling is on its own lot. The shared driveway would be utilized for the rear lot.

1. Variances will be necessary to facilitate the subdivision as follows:
 - a. From Section 233-20C(1) and Table II requiring a minimum lot size of 2 acres for parcels without public sewer. Proposed lot 2.01 will contain 18,653 square feet (0.43 acres) and lot 2.02 will contain 19,847 square feet (4.46 acres). The property already contains the two dwelling units and two septic systems.
 - b. From Table II requiring a minimum lot depth of 200 feet and a lot depth of 186.5 feet is proposed for lot 2.01. A depth of 198.48 feet is proposed for lot 2.02.
 - c. From Section 233-7 and Table II requiring a front yard setback of 50 feet and a front yard setback of 17.6 feet is proposed to the dwelling on lot 2.01. This is an existing condition not altered by the proposed subdivision.
 - d. From Section 233-7 and Table II requiring a side yard setback of 15 feet. A side yard setback of 8 feet is proposed on lot 2.01. A side yard setback of 14.3 feet is proposed on lot 2.02. These are existing conditions not altered by the proposed subdivision.

The applicant is represented by Tom Darcy. He comments that 395A Upland was constructed in 1925 and 395B was constructed in 1952. Prior to 1972 the dwellings were located on two separate lots. In 1972 the municipal tax map for the entire township was completely revised to provide new block and lots for all properties. At that time because the lots were owned by the same family they were merged. The family did not contest the decision. However it is now difficult to get financing or sale unless the dwellings are on separate lots. The lots are non-conforming pre existing lots of record each house having septic. Each house has one (1) acre whereas two (2) acres is required.

Professional Comments:

Craig Hurlless, Engineer expressed concerns with the current stone driveway and the ability of fire trucks and emergency vehicles to safely use the driveways.

Tiffany CuvIELLO, Planner comments if the house is destroyed then it would have to conform to today standards.

Condition:

The applicant will install the crushed stone surface for the driveway connecting lot 2.02 to Upland Avenue with the details subject to the review and approval of the board engineer. The applicant will submit a construction detail and the construction must ensure adequate access for emergency vehicles. Provisions will be included for K-turns on both lots 2.01 and 2.02. The installation of the crushed stone driveway must be completed and approved prior to the signing of the subdivision plat or subdivision deed. No performance guarantee is required. But adequate escrow for the review of the construction detail for the driveway and for the inspection.

No Public Comments

Motion to approve application #12-10, John Decker, LLC. 2 Lot minor Subdivision w/ variances approval motion was made by Bruno and 2nd Mannis. Those voting in favor: Bruno, Cox, Guercioni, Jones, Kleiner, Lucarelli, Mannis, Tilton, Sperling and Sooy

SITE PLAN:

#11-10 Atlantic Medical Real Estate
White Horse Pike
Prelim & Final Site Plan w/variances
Block 998 Lot 1, 2, 3 & 5

Zoning District: HC-1 (Highway Commercial)

Proposed: The applicant is requesting Preliminary & Final major site plan approval to construct an 11, 200 square foot office building. The parcel is located on the White Horse Pike between Genista and Fir Avenues and consists of 1.17 acres. The site contains a billboard and single family dwelling that will be removed.

Variances are required for the following:

- a. From Section 233-80.C(3) permitting a minimum front yard setback of 50 feet and a setback of 20 feet is provided to Fir Avenue.
- b. From Section 233-80.C(4) requiring a minimum rear yard setback of 50 feet and a setback of 20 feet is proposed along lot 6 on Fir Avenue.
- c. From Section 233-80.D(1) requiring a 50 foot buffer along a residential use or district. The applicant proposes a 20 foot buffer along the northern property line with lot 6 and a buffer of 38 feet along the eastern property line.
- d. From Section 233-80.D(2) requiring a buffer strip of 25 feet along the White Horse Pike and restricting parking in the buffer strip.
- e. From Section 233-8F(2) requiring a 25-foot side yard setback and a setback of 23 feet is proposed for the trash enclosure along Lot 4. A 50 foot rear yard setback is also required and a setback of 28 feet is proposed along the eastern property line.
- f. From Section 233-8F(2) requiring all parking areas and interior circulation to have a 25-foot front yard setback with appropriate landscaping. The plans provide for a 20-foot setback to the parking area on all street frontages.

The applicant is represented by Michael Rann.

Bob Bruce, Engineer

Norman Wescoat, Architect

Craig Hurless, Engineer is concerned with parking. The applicant has provided just enough parking to meet the parking requirement. Any adjustments to make the spaces 10x20 then they will have to be adjustments to the parking. Provide sidewalk all the way to the WHP and along Fir Avenue. Has a concern with the driveway location on opposite side of Genista and how the driveways line up.

Tiffany CuvIELlo

Public Comments:

Kevin Krumaker resides at Block 80 L. 6 states that he is concerning with traffic and parking.

There were a number of outstanding issues that need to be addressed. This application has been adjourned to December 16, 2010. Giving the applicants' professionals and the boards' professionals adequate time to meet to address the concerns and then bring back the revised plans to the board for further review.

Meeting adjourned at 10:00 pm