



**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
January 20, 2011

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

Present: Guercioni, Jones, Mannis, Purdy, Sooy, Tilton, and Worth

Absent: Tyrrell, Bruno, Coppola and Cox

Approval of Minutes: January 06, 2011

Approval of Bill List: January 20, 2011

Approval of Board Professionals Resolutions and 2011 Contracts

Completeness:

#15-10 Metro PCS Minor Site Plan & Cond. Use Complete

Amendment to a previously approved Decision & Resolution: #2-02 Garden Café. Items #42 and #43 of the Decision and Resolutions for the 2002 approval and the 2005 amended approval the restaurant use was only permitted as a conditional use. The Galloway Township land management code was subsequently amended to allow restaurants as a permitted use at this location. The 2002 D&R states in paragraph 42 that the applicant “indicated that the hours of operation for the restaurant will be 7am to 7pm” and in paragraph 43 “the applicant indicated that there would be no liquor license for the proposed restaurant”. Although not explicitly stated to be conditions of the approval, these

representations by the then applicant are nevertheless binding upon the current applicant with respect to the operation of the restaurant. The current applicant has requested that these conditions of approval be removed so that the applicant can acquire a liquor license to provide the sale of alcoholic beverages to his customers in the restaurant and that there will be no limitation on the hours of operation. The applicant has indicated that there will be no increase in the available seating capacity and no increase in the required parking.

The Planning Board by a vote of 7-0 the D&R is amended.

Those voting in favor: Guercioni, Jones, Mannis, Purdy, Sooy, Tilton, and Worth

SITE PLAN:

#15-10 MetroPCS

616 S. New York Rd

Minor Site Plan and Conditional Use

Proposed: The applicant is requesting a conditional use and minor site plan approval to add an additional cellular user on the existing tower. The property is located in the CC-2 (Community Commercial) zoning district. The existing tower was approved in 2001.

The pre-existing tower is a permitted conditional use pursuant to Section 233-17.1 of the ordinance approved in 2001. The applicant proposes to increase the height and add an additional user with antenna arrays and an associated equipment shelter. The plans provide for a height increase of 15 feet from 120 feet to 135 feet.

The applicant is represented by Victoria Fannon.

Exhibits:

A-1 Coverage and Location

A-2 Coverage of Neighbors

A-3 Coverage with Neighbors

A-4 Photo - Metro PCS key map

A-5 View #1 With Proposed extension

A-6 Existing View

Petros Tsoukalas, Project Engineer explains that the 6' x3' x3' equipment cabinet will be located on an existing 10' x16' concrete pad located within a fence.

Brian Seidel, Land Use Planner

Frank Puchino, Radio Frequency Engineer gave testimony on the existing coverage and the proposed coverage with the addition of the antennae.

Public Comments:

Rick Smith, President of Bayview Fire Company is in favor of the application however he offers the following comments. The gold ball that was on top of the flagpole antennae is missing. The pulley is not working. Both need replacing. The flags have been provided for by T-Mobile. Inside of the fenced in area where the concrete pad and the equipment the area needs to be restored to its original condition. It is over grown with trees and brush.

Board Comments:

Don Purdy comments the he would like a 15' buffer around the cabinet compound that would be cleared of all debris so in the event there is an emergency that there will be easier access.

Asked if the application is approved would there be room on the tower for another carrier? Yes another extension is possible to accommodate another carrier. However that applicant should provide a structural report.

Dan Jones had concerns and questions about the structural integrity with the installation of the extensions. The applicant will provide the Board Engineer with details of the proposed splice for review and approval prior to obtaining a construction permit.

Motion to approve application #15-10, MetroPCS. Minor Site Plan and Conditional Use approval.

Those voting in favor: Guercioni, Jones, Purdy, Sooy, Tilton, and Worth
Recused: Mannis