



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

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300 E. JIMMIE LEEDS ROAD      GALLOWAY, NJ 08205  
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Pamela K. Alleyne  
Planning/Zoning Board Administrator

MINUTES  
PLANNING BOARD MEETING  
April 21, 2011

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

Present: Bruno, Coppola, Cox, Guercioni, Mannis, Purdy, Sooy, Tilton, Tyrrell and Worth

Absent: Jones

Approval of Minutes:                      April 7, 2011

Approval of Bill List:                      April 21, 2011

Approval of Decision & Resolutions:  
#5-11 John Falivene

Administrative Review:

Clarion Inn & Suites. 342 E. White Horse Pike. The applicant is requesting administrative approval to construct an 18 foot diameter gazebo on an existing concrete pad. The proposed gazebo would be less than 10% of the total facility area. The purpose of the gazebo is to provide a sheltered smoking area for guests and workers. The gazebo is located at the rear of the site and not visible from the highway. Based on the recommendation of the Planner the board accepted the administrative approval.

SITE PLAN:

#6-11 Royal Suites

21 Jimmie Leeds Rd

B. 561.03 L. 48

Zoning District: R (Residential)

Amended Preliminary and Final Site Plan (Signage)

Proposed: The applicant proposes to remove the existing 12 square foot freestanding sign in order to construct a double sided freestanding sign which will have the height of 6 feet and an area of 84 square feet.

In 2002 the applicant received approval to construct a healthcare facility. The approval included a freestanding sign along the western edge of the driveway. The sign was located outside of the site triangle and was to consist of a sandblasted wood material. The applicant now proposes to relocate the sign to the eastern side of the driveway and increase the size to 84 square feet. The sign will be setback 25-feet from Jimmie Leeds Rd. The ordinance provides different sign regulations for institutional uses. Institutional uses are permitted a maximum sign area of 12 square feet since the use may be located within a residential neighborhood. This site is located on Jimmie Leeds Rd and other permitted uses include professional offices. If this site were developed as a professional office the maximum sign area would be 40 square feet.

The applicant is represented by Brian Callaghan

Tom Dase, Engineer comments that the sign will be 6' x14' which included the base and sign. However the copy area of the sign is 40 sq ft. The larger sign will allow for more visibility. The sign will be lit from underneath. The sign will be relocated to the left of the driveway and will fall within the existing landscape bed.

No Public Comments

Motion to approve application #6-11- Royal Suites. Amended Preliminary and Final Site Plan approval for signage was seconded and granted.

Those voting in favor: Bruno, Coppola, Cox, Guercioni, Mannis, Purdy, Sooy, Tilton, and Worth

Meeting adjourned at 7:20pm