



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

300 E. JIMMIE LEEDS ROAD GALLOWAY, NJ 08205
(609) 652-3700 EXT. 218 FAX: (609) 652-5259

Pamela K. Alleyne
Planning/Zoning Board Administrator

MINUTES
PLANNING BOARD MEETING
July 21, 2011

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

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

Absent: Mannis

Approval of Minutes: June 16, 2011

Approval of Bill List: July 21, 2011

Approval of Decision & Resolutions: #7-11 Tartaglio Autoworks

Completeness: #1-11 Great Creek Partners Preliminary Site Plan.
Deemed Complete

Administrative Approval:

According to the Galloway Land Management Code section 233-36.3 an administrative approval may be granted for any non-residential development by the Planning Board Engineer and Planning Board Planner for any change of use, addition to an existing permitted principal or accessory structure or for the construction of an accessory structure. All administrative approval must meet the following conditions: The change in use or development will not require any additional parking or drainage improvements, or will not require a variance or design waivers, or any changes to site circulation patterns.

920 WHP, LLC (Gentlemen' s Club)

920 White Horse Pike. The applicant is requesting administrative approval to convert the banquet portion of the building while retaining the restaurant and bar. The banquet area will be used as a gentlemen' s club with two bars, a stage, special seating areas and dressing rooms. Tiffany CuvIELLO, Board Planner and Craig Hurless, Board Engineer both gave their reports. The conditions for the administrative approval have been met. The change in use does not add parking spaces, there is no change in drainage nor is the applicant requesting any variances or design waivers. The proposed use is allowed within the zoning district.

Mike Fitzgerald spoke on what would be allowed to occur at the establishment. The applicant will retain his liquor license therefore total nudity is not permitted. The board asked several questions and they were answered. As part of the administrative approval the board does not vote therefore a decision and resolution will not be drafted. The applicant can proceed to the construction department for construction permits.

SITE PLAN WAIVER:

#8-11 21ST Century Investments

318 E. White Horse Pike

Site Plan Waiver

Block 907 Lot 3

Zoning District: CH (Commercial Highway)

Proposed: The applicant is requesting a site plan waiver to convert a prior equipment rental facility to a classic used car dealership. The applicant proposes to use the property as a classic/antique used car dealership for the sale of up to 42 vehicles with an expanded stone parking and display area.

The applicant is represented by attorney, Warren Stillwell.

Professional Comments:

Craig Hurless comments on his report dated July 20, 2011 the applicant is requesting a site plan waiver. As a condition of approval the applicant proposes sidewalk along the project frontage, additional lighting, vehicle display area and upgrading and updating the physical site improvements. There are a few technical items that must be addressed or added to the plans. The applicant has been made aware of and will submit revised plans.

Tiffany CuvIELLO: Comments on her report dated July 21, 2011 adding stone parking area and additional lighting this caused the need for a site plan waiver instead of an administrative review. The applicant will keep the existing fence. It will be used for security around vehicle storage area. The proposed change of use will create one new parking space. Original approval was 17 and the development is proposing 18. The area for vehicle display would not constitute parking spaces. The sign details will conform to the ordinance. There will be no repair or restoration on site, nor painting. They are just selling the vehicles.

John Barnhart, Engineer indicates the existing asphalt will be sealed and stripped. The only changes proposed to the building will be cosmetic. Clean and paint the exterior of the building.

No Public Comment

Motion to approve application #8-11 21st Century Investments Minor Site Plan Waiver approval was motioned by Purdy and seconded by Bruno. Those voting in favor: Bruno, Coppola, Cox, Guercioni, Purdy, Sooy, Tyrrell and Worth. Recused: Jones

Chairman Sooy asked if the public had any comments and if they wished to be heard.

Mrs. J spoke expressed various concerns on the Administrative Approval of the Gentleman' s Club. Her concerns were security and who is responsible for monitoring the site. The site will be monitored by the New Jersey Division of Alcoholic Beverage Control (Division of ABC or, simply, ABC).

Meeting adjourned at 7:50pm