



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

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

MINUTES
PLANNING BOARD MEETING
February 16, 2012

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

Present: Tony Coppola, Jim Cox, Matt Geese, Tom Guercioni, Betty Mannis,
Ken Sooy and Ken Worth

Absent: Don Purdy, Dan Jones and Bob Bruno

Approval of Minutes: January 19, 2012

Approval of Decision & Resolutions:

#14-11 Gaetano Builders- Whispering Pines Phase 3

Adopted as presented

SITE PLAN:

#4-11 Stockton Affiliated Services

401 S. New York Rd

Amendment Site Plan

Zoning District: NR (Neighborhood Residential)

Proposed: The applicant now seeks to amend the site plan approval to provide a portion of the parking stalls and driveway aisles with asphalt surfacing. Additional storm water improvements and landscaping has also been proposed. Phase 1 contains a total of 37 grass parking spaces and 5 accessible paved spaces. Phase II would contain a total of 76 paved parking spaces. A total of 118 spaces are proposed.

Rick DeLucry applicant' s attorney

Jason Scula, Marathon Engineers states that there are minor modifications to the site. Will add a storm water system on Jimmie Leeds Road and the change from pavers to asphalt in the parking lot, so that there would be no issues with plowing and maintenance. The final parking count is 118. Had to remove three spaces to put the basin in. The shuttle is still being provided.

Professional Comments:

Craig Hurless comments on his report dated February 9, 2012. Had concerns with the number of parking spaces. Our ordinance does not have standards for parking for this type of use. The applicant adequately provided testimony that satisfied that concern. There is a larger basin being proposed it is a little deeper to accommodate the amount of runoff from the asphalt. Should it be surrounded by a fence? It will be 5' deep with water during a 100 year storm. *The soils in the area are permeable; the area along JLR is fenced, Proposing landscape along with holly trees to form a barrier it will not be easy access to the basin.*

Board member Sooy has expressed concerns that the basin is too deep. A fence should be provided.

Board member Coppola expressed concerns about the applicant amending the application multiple times. What are the long term plans to retro fit the shuttle loop to accommodate more parking spaces? There are no long term plans for the shuttle loop.

Board members Mannis expressed concerns if the basin shows issues then can it be revisited. *The basin if maintained properly and/or constructed properly should have no problems. If there is a problem then it becomes code enforcement*

Board Member Worth questions is 70 the maximum amount of students the spaces can handle? *That accommodates three classes operating at the same time*

Remaining Board members did not request a concern for a fence around the basin.

Tiffany CuvIELLO report is dated February 10, 2012. Was not present but Craig has indicated that her report requested additional landscaping along Jimmie Leeds Road to screen the basin. The landscaping could aide

in the enclosure of the basin in-lieu of a fence. Landscaping should include evergreen and deciduous shrubs.

No Public Comments.

Motion to approve application #4-11 Stockton Affiliated Services (SASI) Site Plan amendment approvals was motioned by Mannis and seconded by Coppola.

Those voting in favor: Coppola, Cox, Geese, Guercioni, Mannis, Sooy and Worth

Meeting adjourned at 7:30pm