



**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
April 5, 2012

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

Swearing in of New Member: Beth McCann

Present: Bob Bruno, Tony Coppola, Jim Cox, Matt Geese, Tom Guercioni,
Dan Jones, Betty Mannis, Beth McCann and Ken Sooy

Absent: Don Purdy and Ken Worth

Approval of Minutes: February 16, 2012

Approval of Resolutions:

#4-12 Adopting Environmental Resource Inventory & Amending Master Plan

#5-12 Releasing Escrow Funds

#1-12 Stockton Affiliated Services

Adopted as presented

Board Discussion: Master Plan Update Presented by Tiffany CuvIELLO:

The Township is not required to complete a reexamination report until March of 2017; however the changes to the Pinelands Comprehensive Management Plan relating to the mandatory clustering program, will result in a change in development patterns that were otherwise planned for in past reports. This report is designed to focus on the Pinelands clustering program and address other items that have been brought to the Township's attention since the 2007 Master Plan Reexamination report. These changes were contemplated in the 2010 Mast Plan Examination report which was related solely to the Richard Stockton College of New Jersey.

Mandatory Clustering:

On April 6, 2009 the amendments to the Pinelands Comprehensive Management Plan became effective relative to cluster development in the Rural and Forest Pinelands management areas. These amendments impact 47% of the total land area in the Pinelands Management area, consisting of an estimated 12,600 acres. The purpose of the mandatory clustering requirements is to provide improved measures that will foster land preservation and reduce the potential for forest fragmentation in the rural and forest management areas. All Pineland's municipalities that contain rural and/or forest management areas are required to adopt the mandatory clustering requirements as part of their land development ordinances. Municipalities have flexibility in terms of setbacks, but are required to maintain a mandatory lot size of one acre regardless of the established pattern of development and existing lot size requirements.

The Zoning map will be amended to reflect the changes. Others items to be revisited and possibly revised are: Home occupations, parking assign controls, institutional uses in the Pinelands, updating the right to rebuild a non-conforming use as it relates to residential properties, amend the solar and wind ordinance to address large scale facilities as permitted uses.

No Public Comments.

Board Member Coppola commented that he would like to look at home occupations and how it will be done, will not want tractor trailers dropping things off in a residential area.

Motion to accept the 2012 Master Plan Reexamination Report and Update was motioned by Bruno and seconded by Mannis.

Those voting in favor: Bruno, Coppola, Cox, Geese, Guercioni, Jones, Mannis, McCann and Sooy

Meeting adjourned at 7:30pm