



**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
June 21, 2012

The meeting was called to order at 7:00 PM. Jim Cox, Vice Chairman, chaired the meeting.

Present: Jim Cox, Tom Guercioni Ken Sooy, Matt Geese, Beth McCann and Don Purdy

Absent: Bob Bruno, Tony Coppola, Dan Jones, Betty Mannis and Ken Worth
Chairman Ken Sooy arrived late.

Approval of Minutes: June 7, 2012

Completeness:

#5-12 Reformation Lutheran Church Minor Subdivision Deemed Complete

MINOR SUBDIVISION:

#5-12 Reformation Lutheran Church

633 South New York Road

2 lot Minor Subdivision

B. 1006 L. 11

Zoning District: CC-2 (Community Commercial)

Proposed: The applicant is requesting a minor subdivision approval for property located at the intersection of Rt. 9 and Biscayne Avenue. The property contains a single family dwelling unit and the Reformation Lutheran Church and Sunday school buildings. The minor subdivision would result in the exiting dwelling and church facilities having their own lots. The existing parcel is 2.8 acres.

The ordinance does not contain a lot size requirement for single family dwellings or churches. The property was rezoned from Residential Compatibility (RC) to Community Commercial (CC-2) in 2007. The ordinance does not permit new single family units to be developed in the CC-2 zone, but it does permit existing units to remain. Therefore the lot size requirement was not assigned for single family units since no new development would be permitted. The ordinance provides a standard lot size for commercial of 20,000 square feet and offices of 15,000 square feet. The church is proposed on a lot 2.41 acres. The dwelling is proposed on a lot of 16,000 square feet.

The applicant is represented by Tom Darcy, attorney. He indicates that the church and school are well established and they have no reasons to expand.

No Public Comments.

Board Professional reports:

Craig comments on his report dated June 14, 2012. The applicant is seeking a waiver from providing sidewalks; however there are sidewalks within 1000' feet of the property. The applicant has agreed to comply with the comments in the Engineer's report.

Discussions were had concerning sidewalks along Rt. 9. Mr. Darcy states that it would be a hardship for the church to have to install sidewalks as requested. It was decided that the sidewalk installation will be deferred until the sale of the house and within three years of the sale of the house the sidewalks are to be installed. The deed language will be reflective of this.

Tiffany was not present however her report dated June 14, 2012 was presented by Craig.

Motion to approve application #5-12 Reformation Lutheran Church Minor Subdivision approvals was motioned by Purdy and seconded by McCann.

Those voting in favor: Cox, Guercioni, McCann, Purdy and Geese
Abstained: Sooy

Meeting adjourned at 7:25pm