



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

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Heather Butler  
Planning/Zoning Board Administrator

**MINUTES  
PLANNING BOARD  
AUGUST 7, 2014**

The meeting was called to order at 7:03 PM. Ken Sooy chaired the meeting.

**Present:** Anthony Coppola, Jim Cox, Tom Guercioni, Dan Jones, Matthew Geese, Don Purdy (late), Charles Wimberg, and Ken Sooy

**Absent:** Robert Bruno, Betty Mannis, Pat Moran

**Approval of Decision & Resolutions**

#9-14 George Kurtz	<b>(Approved)</b>
#11-14 Anthony Kelly	<b>(Approved)</b>
#10-14 Walter Sherwood	<b>(Approved)</b>

**Board Professionals Craig Hurless and Tiffany CuvIELlo were sworn in.**

**Completeness:**

#13-14 J&D Holdings Group	Minor Subdivision	<b><u>Deemed Complete</u></b>
#6-14 Kishor Ghelani	Subdivision & Site Plan Amendment	<b><u>Deemed Complete</u></b>
#7-14 Cannon Ghelani	Major Site Plan	<b><u>Deemed Complete</u></b>
#12-14 Norman Risley	Site Plan Amendment With Variances	<b><u>Deemed Conditionally Complete</u></b>

**New Applications:**

**Minor Subdivision  
PB # 13-14**  
J&D Holdings Group  
Ridgewood Ave.  
Zone (NR)  
Block 1065, Lot 10

The applicant is requesting a minor subdivision approval to create three lots from one existing lot. No variances are required.

The applicant is represented by Michael Peacock of Nehmad Perillo & Davis.

William McManus was sworn in.

Craig Hurless read from his report dated July 28, 2014. Mr. Hurless stated that there is an existing sanitary sewer manhole that stops within 100 feet of the property. The requirement of section 281-4 states they are required to connect. The applicant is indicating there may be some practical difficulty with regards to that. Mr. Hurless recommends that the project be approved requiring them to connect to the sewer subject MUD approval. If the MUD does not feel that they can connect then they should be able to waive that requirement and therefore not need to come back to the board to put septic systems in rather than connecting to the sewer. A driveway turn around should be provided to avoid backing out onto Ridgewood Avenue. There was also a request made that the driveways have to be dimensioned to ensure sufficient width is provided so there is adequate room for parking and a turn around.

**No public questions or comments.**

There was a motion to approve application #13-14 for J&D Holdings Group minor subdivision made by Cox and seconded by Guercioni.

Those voting in favor: Coppola, Cox, Guercioni, Jones, Geese, Wimberg, and Sooy

**Preliminary/Final Major Site Plan Amendment  
Minor Subdivision**

**PB # 6-14**

Kishor Ghelani – White Glove Hospitality  
338 & 342 E. White Horse Pike  
Zone (CH)  
Block 915, Lots 5.01 &5.02

Kishor Ghelani, Robert Reid and Harry Harper were sworn in.

Craig Hurless gave a basic report of the application.

Kishor Ghelani explained to the board what he is requesting to do.

Robert Reid gave an overview of what the applicant is proposing and referred to the following exhibits during his presentation.

- Exhibit A-1 - Picture of the CAFRA approval from 2006
- Exhibit A-2 – Artist rendering of the site
- Exhibit A-3 – Hampton Inn architectural plans
- Exhibit A-4 – Site Plan submitted with the application
- Exhibit A-5 – Proposed restaurant

Kishor Ghelani gave testimony regarding the fact that the loading dock is not needed.

Robert Reid stated he feels there is a substantial benefit to the community and that there is no negative impact that impact the zoning ordinance or plan.

Craig Hurless read from his report dated July 30, 2014.

Tiffany CuvIELlo read from her report dated July 31, 2014. Tiffany did note that in her report she requested the dumpster be relocated; in doing that, it would be two feet from the property line causing another variance to be needed.

The applicant had no objections to that.

### **Board Questions**

Mr. Coppola asked for clarification on the loading area for the Clarion Inn.  
*There was a loading area but it was not used.*

Mr. Jones question Tiffany CuvIELlo if she was going to work with the applicant regarding the lighting.

*Tiffany stated she was provided with a lighting plan and is comfortable with the existing light fixtures and the proposed ones.*

Will additional soil borings be required at the existing basin?

*Craig stated they will be requiring soil borings to be done.*

### **No public questions or comments.**

A motion to approve application #6-14 White Glove Hospitality, Preliminary/Final Major Site Plan Amendment with a Minor Subdivision was made by Jones and seconded by Guercioni.

Those voting in favor: Coppola, Cox, Guercioni, Jones, Geese, Wimberg, and Sooy

### **Major Site Plan**

#### **PB # 7-14**

Cannon Ghelani  
338 E. White Horse Pike  
Zone (CH)  
Block 915, Lot 5.01

The professionals are the same for this application as the previous and the swearing in still stands.

Kishor Ghelani gave a brief overview of the proposed project.

Robert Reid described what the applicant is proposing to do and explained the need for the different variances and waivers that are being requested. He explained how the requests being made would cause no detriment to the zoning or planning ordinances and that the benefits of the application outweigh the detriments.

Craig Hurless read from his report dated July 30, 2014.

Tiffany CuvIELlo read from her report dated July 31, 2014.

Harry Harper explained the architectural details of the proposed restaurant and hotel.

### **Board Questions and Comments**

Mr. Coppola questioned the location of the trash enclosure for the restaurant.

*Mr. Harper stated it is inside the restaurant.*

Mr. Coppola questioned the emergency vehicle access and fire hydrant location.

*Craig Hurless stated a fire hydrant is being requested on Waveland Ave. by the fire department. They would more than likely access the back of the Hotel from Waveland Ave.*

Mr. Jones asked about the fire code with regards to there being no access all the way around the building.

*Mr. Harper stated that due to the fact that the proposed Hotel will have a sprinkler system full access at the back is not a code requirement.*

Mr. Jones questioned the lighting on the back side of the Hotel.

*Tiffany Cuvillo explained the lighting situation.*

Mr. Jones asked about the drainage.

*Craig Hurless stated they will be reducing the rates and volume of runoff.*

### **No Public Questions or Comments.**

Jorge Coombs, board solicitor, gave an overview of the application and what is being requested.

A motion to approve application #7-14 Cannon Ghelani, Preliminary/Final Major Site Plan was made by Jones and seconded by Cox.

Those voting in favor: Coppola, Cox, Guercioni, Jones, Geese, Wimberg, and Sooy

### **Site Plan Amendment**

#### **PB # 12-14**

Norman Risley

319/323 Jimmie Leeds Rd.

Zone (CH)

Block 915, Lot 5.01

The applicant was represented by Thomas Darcy, Esq. Testimony was provided by Norman Risley and William Swiderski.

The applicant proposes a three phased development to the existing Risley Square Shopping Center.

Phase 1 includes a canopy over an existing outdoor seating area on Block 985, Lot 9.03. The canopy requires a side yard setback variance of 3 feet. A lot coverage variance is also required to exceed the previously approved lot coverage of 69% to accommodate the new canopy area.

Phase 2 includes the demolition and reconstruction of a new 2,669 square foot building that will contain the Pitney Market and additional space for lease on lot 10.01. Phase 2 will utilize the existing parking and circulation on-site. Variances for the Phase 2 development include parking spaces of 238 where 276 spaces are required; front yard setback of 35-feet to the column feature of the new building where 40 feet is required; a 5-foot setback to a new trash enclosure where 15-feet is required. The applicant will also fix/reconstruct the fence along lot 10.02 and restripe the parking lot on lot 10.01 near the proposed improvements.

Phase 3 includes the reconstruction and reconfiguration of the parking and drive aisle on lot 10.01.

The applicant provided testimony that the existing parking is sufficient to satisfy the needs of the entire development. The applicant will continue a shared parking approach between both lots 9.03 and 10.01.

Loading will continue to occur along the access drive. A new loading area is not proposed.

The Board professionals went over their reports.

**Public Comment**

Mr. Adio Santori was sworn in. He does not object to the proposed development. All of his concerns relating to Phase 1 have been addressed.

A motion to approve application #12-14 Norman Risley, Amendment of Preliminary/Final Major Site Plan with variances and waivers was made by Coppola and seconded by Purdy.

Those voting in favor: Coppola, Cox, Guercioni, Purdy, Geese, Wimberg, and Sooy  
Those opposed: Jones

**No Public Comment**

Meeting adjourned at 10:22