



Mr. Morrissey was accepted as an expert. He described the existing conditions of the property and explained what was previously approved by the board in 2008. Mr. Darcy stated that there are no variances being requested. This application is a 23 lot Major Subdivision with 2 existing dwellings and 18 proposed dwellings. Mr. Morrissey went into detail about the storm water management, landscaping and what they are proposing to do.

The 15 new lots on Paddock Court would be part of the Smithville Community Association.

The 3 new lots on Cavesson Dr. will be part of the Polo Estates Association.

Craig Hurless read from his report dated October 30, 2014. The applicant is requesting not to do plot plan review for each individual lot. Mr. Hurless is fine with that as long as additional grading information is put on the plans.

Mr. Cox discussed the signage of the subdivision.

Mr. Hurless stated that if the subdivision is approved and not part of the Smithville Community Association they should be required to pay the financial contribution to the recreation component.

### **Board Questions**

Mr. Moran asked Mr. Coombs if there is a conflict with the homeowners association that Mr. Cox is a part of.

*Mr. Cox stated there is no law stating they cannot join.*

### **Public questions or comments.**

David Goddard of 9 Cavesson Dr. asked if the 3 new lots on Cavesson Dr. will have the same requirements as the other homes.

*Mr. Cox stated it would be required and it is part of the Deeds.*

Jean Denver of 74 Pembroke Way stated her concerns of the broken down fence dividing the properties.

*Mr. Cox stated the fence is not on his property but he will see if he can get permission from the owner to fix it.*

Mr. Coombs gave a summary of the application.

A motion to approve application #17-14 James Cox Equestrian Estates, Amended Major Subdivision Preliminary and Final was made by Moran and seconded by Bruno.

Those voting in favor: Bruno, Coppola, Guercioni, Moran, Wimberg, and Sooy

**Resolution 4A-2014:** Resolution of the Planning Board of the Township of Galloway recommending to Township Council the adoption of an amendment to the White Horse Pike Corridor Phase I Tilton Road Redevelopment plan.

Mr. Hurless addressed the board explaining the resolution.

Meeting was adjourned at 8:14 pm.

The meeting was back into session at 8:15.

A motion to approve Resolution 4A-2014 was made by Coppola and seconded by Moran.

Those voting in favor: Bruno, Coppola, Guercioni, Moran, Wimberg, and Sooy

**No Public Comment.**

Meeting adjourned at 8:15 p.m.