



**TOWNSHIP OF GALLOWAY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING BOARDS
300 E. JIMMIE LEEDS ROAD GALLOWAY, NJ 08205
(609) 652-3700 EXT. 218 FAX: (609) 652-5259**

Heather Butler
Planning/Zoning Board Administrator

**MINUTES
PLANNING BOARD
MAY 7, 2015**

The meeting was called to order at 7:04 PM. Ken Sooy chaired the meeting.

Present: Matt Ayers, Robert Bruno, Jim Cox, Tom Guercioni, Dan Jones, Don Purdy and Ken Sooy

Absent: Tony Coppola, Betty Mannis, Matthew Geese, Charles Wimberg

APPROVAL OF BILL LIST: 5-7-15 **Approved**
(Purdy abstained on D1216)

APPROVAL OF MINUTES: 4-16-15 **Approved**

SWEARING IN OF BOARD PROFESSIONALS:

Craig Hurless – Board Engineer
Tiffany CuvIELLO – Board Planner

Planning Board Solicitor Jorge Coombs, Board Planner Tiffany CuvIELLO, Board Member Bruno and Board Member Purdy recused themselves for the ARMC Mainland application #6-15. Conflict Solicitor John Rosenberger stepped in for Mr. Coombs. Board Engineer Craig Hurless stepped in for Ms. CuvIELLO.

COMPLETENESS:

6-15 ARMC Mainland **DEEMED COMPLETE**

NEW APPLICATIONS:

Site Plan Amendment with Variances – Preliminary & Final

PB # 6-15

AtlantiCare Regional Medical Center
65 W. Jimmie Leeds Rd.
Zone (GI)
Block 875.04 Lot 1.01

The applicant is represented by Jack Plackter of Fox Rothschild. Mr. Plackter explained the details of the application.

Kevin Dixon; licensed engineer and planner, was sworn in.

Mr. Dixon explained to the board members the reasons for the requested variances.

1. 233-10 C.(2)(a) Signage Area
2. 233-10.C.(2)(b) Signage Quantity

The ordinance states that signage shall not exceed 12 square feet.

Mr. Dixon stated that the applicant is proposing to remove, replace and add building mounted signage which will increase the total number of signs to eleven (11) when only one (1) is permitted. They currently have nine (9) signs.

Mr. Dixon gave testimony that the proposed signs would be proportionate to the scale of the building and that the new signs would enhance safety by helping the motorist know where to go upon arrival.

Public Questions or Comments

None.

A motion to approve application #6-15 for AtlantiCare Regional Medical Center Preliminary & Final Major Site Plan Amendment was made by Jones and seconded by Ayers.

All in Favor: Ayers, Cox, Guercioni, Jones and Sooy

Recused: Bruno, Purdy

Major Site Plan with Variances – Preliminary & Final

PB #4-15

6th Avenue Plaza

Jimmie Leeds Rd. & Sixth Ave.

Zone (CVC)

Block 981.01 Lots 17 & 18.02

The applicant is represented by Stephen Nehmad Esq. of Nehmad, Perillo & Davis.

Mr. Nehmad stated the applicant is proposing to construct a new 8,000 square foot commercial building with one tenant having 3,000 sq feet for a pharmacy.

Tom Roesch- Engineer & Planner, Wayne Lerman – Architect, Nathan Mosley – Traffic Engineer, Dave Portman - Owner & Steve Frankel – Owner were all sworn in.

Mr. Roesch gave testimony of the existing site conditions and the site plan.

1st variance is for the front yard parking setback requiring a 40-foot setback where 35-feet is being proposed along Sixth Avenue.

2nd variance is for the required 20-foot side yard setback to the parking and drive aisles and a setback of 7-feet is proposed from the loading area and parking aisle in the rear of the building. Mr. Roesch stated that this will be very infrequently used.

3rd variance is for the required 20-foot rear and side yard setback for an accessory structure. A rear yard setback of 10.3 feet is proposed from the trash enclosure to lot 18.01 and approximately 6.5-feet from the County basin to the other trash enclosure.

4th variance being requested is for the signage. The ordinance permits one wall sign per occupant, the applicant is proposing to have only 4 occupants and requesting five wall signs. Due to the frontage on 6th Avenue as well as Jimmie Leeds Road they are requesting a wall mounted sign on both sides of the building for the proposed pharmacy.

5th variance being requested is for the proposed 12 square foot directional signs which exceed the allowed maximum sign area of 10 square feet.

The Design Waivers being requested are as follows:

1. Requiring that a 20 foot high lighting standard be setback a distance of 51 feet where the proposed lighting fixtures are as close as 5 foot and up to 50 feet along Jimmie Leeds Road.
2. Requiring parking spaces of 180 square feet. The plan proposes 9 feet wide by 18 feet long parking spaces with an area of 162 square feet. The parking spaces along the building frontage are 10 feet wide by 18 feet deep. The waiver applies to the 27 spaces along the front property lines.

Craig Hurless stated he would like a better spot found for the dumpster that is being proposed closer to 6th Avenue. He takes no issue with the waiver request regarding the size of the parking spaces and the drive aisle width. The applicant is requesting to do 2 bollards at the rear of the building rather than curbing. Craig stated that there needs to be a substantial barrier between the drive thru lane and the pedestrian area of the building. Craig would need to see a pattern of bollards along the rear of the building. Mr. Nehmad stated that the applicant will add more bollards.

Tiffany CuvIELLO stated her concerns with the proposed trash enclosure that is located closer to 6th Avenue and would like to see it relocated next to the other trash enclosure or relocate it to the other corner of lot 18.01. The third option would be to angle the enclosure so the doors would be facing the drive thru lane and add more landscaping. The applicant has agreed to work with Tiffany to resolve the issues regarding the trash enclosures and lighting.

Board member Purdy stated that he would prefer to see the trash enclosure that is closer to 6th Avenue be moved near the other one. Mr. Purdy also asked if the applicant could maybe do an 8 foot fence instead of a 6 foot fence to help block the lights from going into the residential homes behind them.

Board member Bruno asked about a possible future easement going where the 6th Avenue enclosure is located. Mr. Nehmad stated that he cannot commit to an easement until it is known what tenant might be at that rear property.

Board member Jones asked if a fence needs to be around the perimeter of the basin.
It is not on the plans but fencing will be required.

Wayne Lerman explained the floor plan and the architectural aspects of the application.

Board member Jones asked if there are pole lights proposed at the back of the building.
Yes. There are 3 total and they will have shields on them. They will be on a timer.

Public Questions and Comments

Melinda Shurig of Sixth Avenue stated her concerns with additional storm water going to her back yard.

The applicant has agreed to comply with Craig's report. Craig has requested the applicant grant a drainage easement to the property adjacent to this property that is also owned by the applicant.

The applicant is agreeable to eliminating the proposed trash enclosure that is closer to 6th Avenue and making the other trash enclosure larger. The applicant has stated they do not want to put up an 8 foot fence and is requesting to keep it at 6 feet high.

Board member Purdy requested a cross easement to the adjoining property be placed were the trash enclosure closer to 6th Avenue was proposed. Mr. Nehmad stated that they do not want to do that without knowing what the use of the property would be. Tiffany stated that from a planning prospective she would like to see it there. Mr. Nehmad agreed to reserve that area for a potential cross access.

Jorge Coombs gave a summary of the application.

A motion to approve application #4-15 for 245 JLR LLC & 401 JLR LLC Preliminary & Final Major Site Plan with Variances was made by Purdy and seconded by Cox.

All in Favor: Ayers, Bruno, Cox, Guercioni, Jones, Purdy and Sooy

Ordinance Referral

Tiffany CuvIELLO explained to the board the redevelopment plan of the White Horse Pike Corridor Phase II – Pomona Road – Heritage Village at Galloway – Portion of Tract 1 – Block 526, Lots 4-11.

Approval of D&R:

7A-15 – Township of Galloway Planning Board recommending adoption of the Redevelopment plan for the White Horse Pike Corridor, Phase II – Pomona Road – Heritage Village at Galloway – Portion of Tract 1 to the Galloway Township Council.

(Approved)

Public Comment

None.

Meeting adjourned at 9:31 pm.