



**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
AUGUST 6, 2015**

The meeting was called to order at 7:12 PM. Ken Sooy chaired the meeting.

Present: Robert Bruno, Tony Coppola, Jim Cox, Tom Guercioni, Dan Jones,
Don Purdy & Ken Sooy

Absent: Matt Ayers, Matthew Geese, Betty Mannis & Charles Wimberg

APPROVAL OF BILL LIST: 8-6-15 **APPROVED**

BOARD PROFESSIONALS SWORN IN: Craig Hurless

NEW APPLICATIONS:

Conditional Use

PB # 10-15

Kevin ODonnell
859 E. Motts Creek Rd.
Block 1230 Lot 29

The applicant is representing himself and was sworn in.

Mr. Hurless explained the application to the board and determined that the application meets all 5 of the mandatory conditions.

No questions or comments from the public or the board.

A motion to approve application # 10-15, Kevin ODonnell Conditional Use was made by Purdy and seconded by Cox.

All in favor: Bruno, Coppola, Cox, Guercioni, Jones, Purdy & Sooy

Preliminary & Final Major Site Plan

PB # 5-15

S&P Development
275 W. White Horse Pike
Block 529 Lot 10-14

Board member Bruno stepped down.

The applicant is represented by Nicholas Talvacchia, Esq.

The following were sworn in:

Lori Kiedaisch – Project Engineer with Wawa Inc.

Dave Shropshire – Traffic Engineer, Professional Engineer, Professional Planner

John Barnhart – Professional Engineer, Professional Planner

Exhibits:

A-1 – Orientation Aerial

A-2 – Site Plan

Mr. Barnhart described the proposed site plan to the Board. There will be a 2 way access on the White Horse Pike, a 2 way access on Langley Avenue but will be restricted to having no left turns for trucks, and Pomona Road will also have a 2 way access. A canopy between the building and the White Horse Pike for fuel dispensing is being proposed. There will be 6 dispensing locations. The perimeter of the site will be landscaped. There are 69 parking spaces proposed. The application meets all of the design standards with regards to stormwater management, drainage, all the DEP standards; the project does not need any variances or waivers. It was stated by Mr. Talvacchia that the sign at Langley Avenue would be changed from back lighted to downward lights based on the Township Planners recommendation. Mr. Talvacchia also stated they would work with Tiffany with the placement of 16 trees on the site.

Mr. Barnhart then described the proposed signage for the project. He agrees to comply with the comments in both the engineers and planners reports.

Craig Hurless read from the report dated June 24, 2015 by Tiffany CuvIELLO.

Board member Mayor Purdy confirmed that the fire siren is staying on the property. He then asked if the applicant would consider putting a fence along the property line along lot 9. It was stated that it is addressed in the Planners report.

Board member Jones asked if the site lights would affect the neighbors. Mr. Barnhart stated that all of the lights are LED and it can be sure that there is no overspill of lighting.

Mr. Shropshire informed the board of his findings with the traffic study.

Mr. Hurless stated his concerns with traffic on Langley Ave. Mr. Shropshire read from his report Traffic Engineering Assessment dated March 24, 2015.

Board member Mayor Purdy stated his concerns with the Langley Avenue access and the traffic in the area.

Public Questions or Comments

None.

Planning Board Solicitor Jorge Coombs gave a summary of the application.

A motion to approve application #5-15 S&P Development Preliminary & Final Major Site Plan was made by Cox and seconded by Purdy.

All in favor: Coppola, Cox, Guercioni, Jones, Purdy, & Sooy

Opposed: None

Land Donation

Avenue E
Block 569, Lot 1

Craig Hurless read from a report dated July 7, 2015 by Ms. CuvIELLO.

A motion to send to Council was made by Jones and seconded by Bruno.

All in favor: Bruno, Coppola, Cox, Guercioni, Jones, Purdy & Sooy

APPROVAL OF DECISION & RESOLUTION:

7-15 HAL Family Partnership L.P.

APPROVED

Public Comments

None.

Meeting Adjourned at 8:09 p.m.