



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

300 E. JIMMIE LEEDS ROAD GALLOWAY, NJ 08205
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Heather Butler
Planning/Zoning Board Administrator

**MINUTES
PLANNING BOARD
JUNE 7, 2018**

Board chairman Ken Sooy called the meeting to order at 7:05 pm.

Present: Rich Clute, Tony Coppola, Jim Cox, Matt Geese, Tom Guercioni, Ken Sooy

Absent: Matt Ayers, Robert Bruno, Dave Maxwell, Don Purdy, Charles Wimberg

APPROVAL OF MINUTES: 5-3-18 **Approved**

SWORN IN: Township Planner, Tiffany Morrissey and Township Engineer, Vince Polistina were both sworn in.

COMPLETENESS:

* PB 2-18 – Pomona DG, LLC **Deemed Complete**

*PB 3-18 – TES Smithville Solar 23, LLC (Mr. Coppola Recused) **Deemed Incomplete**

LAND DONATIONS: Block 470, Lots 5.03, 5.05 & 6 and Block 468, Lot 1
Tiffany Morrissey spoke regarding the land donations. **Sent to Council**

REDEVELOPMENT:

Galloway Township Redevelopment council, James Maley and Township planner Tiffany Morrissey gave testimony for the redevelopment area study for the Non-Condensation Redevelopment Area as prepared by Tiffany Morrissey, dated April, 2017 and that the Study Area, Block 981.01, Lots 16, 17, 18.01, 19; Block 982, Lots 15, 16, 17, 18, 19.01, 19.02, 19.03, 20, 21, 23, 24.01, 24.02, 24.03, 24.04, 24.05; Block 983, Lots 1, 2.01, 2.02, 2.03, 3; Block 985, Lots 1, 2, 3.01, 3.02, 3.03, 4.01, 4.02, 4.03, 5.02, 7, 8.01, 8.02, 8.03, 8.04, 8.05, 8.06, 8.07, 9.01, 9.03, 10.01, 10.02, 11, 12.01, 12.02, 13, 14, 15, 16, 17, 18; Block 987, Lot 11; Block 988.01, Lot 12.01; Block 996, 1, 2, 3 and 5.02; Block 1164, Lots 1.01, 1.02, 1.03, 1.05, 2, 3, 4, 5, 6, and 7; Block 1165, Lots 1.01, 2, 3.01, 3.02, 5.01, 5.02, 5.03, 6.01, 6.02, 6.04, 6.06 and 7; Block 1166.02, Lots 1, 2.01 and 2.02, be designated as a non-condemnation redevelopment area.

Public Comments

Ronald Cranston asked about the paving of paper streets.
Bob Williams questioned if the assessed value of his property would be affected.
Eileen Balkar asked if it would be possible to build hotels and restaurants in this area.
Dr. DeFranco spoke in support of the redevelopment designation.
Dr. Pete Moore spoke in support of the redevelopment area.
Dr. Alber asked if this would allow circumvention of the zoning laws.
Allison Merry wanted to make sure that no one can just take her property.
Richard Lankin questioned if this would affect his taxes.
Donald Brankin stated his concerns with losing property value.
Kim Williams questioned the existing residential areas and the Professional Office District.

A five minute recess was taken.

APPROVAL OF DECISION AND RESOLUTION: 7A-2018 –Redevelopment **Approved**

Due to a conflict Tiffany Morrissey recused herself for the following application.

NEW APPLICATION

PB 1-18 Ole Hansen & Sons, Inc.
Block 692.01, Lots 12, 13.01, & 13.02
Preliminary and Final Site Plan

The applicant is represented by Mr. Steve Nehmad.

Mr. Nehmad gave an overview of the entire project. The application was deemed complete at the May 3rd meeting. The proposed operation will be for sand and gravel mining.

Sworn in: Mr. David Goddard, President and CEO of Ole Hansen & Sons, Inc.
Mr. Kevin Dixon, PE

Exhibit A-1: Aerial View of Project Site
Exhibit A-2: Sheet 1 of 3 Proposed Site Plan
Exhibit A-3: Galloway Township Zoning Map

Mr. Dixon referred to Exhibit A-1 and spoke regarding the proposed slopes and the re-vegetation and restoration of the land. The land surrounding the site was then discussed.

There are two waivers being requested. One is for the Parking area to be gravel instead of blacktopped. The second waiver requested is for the buffer requirements. A one hundred foot wide buffer is required and the applicant is requesting a fifty foot buffer due to the surrounding areas.

Mr. Nehmad stated that mining is an allowed use in the NR zoning district and Mr. Dixon referred to Exhibit A-3 to demonstrated where the site is located within the zone.

Mr. Dixon stated that they have reviewed the report done by Mr. Polistina and find it acceptable with no issues.

Mr. David Goddard, President and CEO of Ole Hansen stated he mined the adjacent property in Port Republic from 2013 – 2017. His company has been mining properties for about 50 years.

The applicant agrees with the professional report by Vince Polistina.

Board Questions/Comments

Board member Coppola asked for clarification of the buffers and if the applicant knew about how long the project would last.

The project will last about 4-5 years.

Board member Clute asked about the possibility of over digging the property and the time limit for seeding once the project is complete.

If the weather permits it would be done within 30 days. However you do not want to do it in the middle of July.

Public Questions/Comments

None.

A motion to approve application # 1-18, Ole Hansen & Sons, Inc Preliminary and Final Site Plan with waivers was made by Cox and seconded by Guercioni.

All in favor: Clute, Coppola, Cox, Geese, Guercioni and Sooy

Public Comments

None.

Meeting adjourned 9:07 pm.