



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

Heather Butler
Planning/Zoning Board Administrator

MINUTES
PLANNING BOARD
August 20, 2020

Board Chairman Ken Sooy called the meeting to order at 7:06 pm.

Present: Matt Ayers, Robert Bruno, Jim Cox, Matt Geese, Tom Guercioni,
Dave Maxwell, Don Purdy, Frank Santo, Ken Sooy

Absent: Tony Coppola, Charles Wimberg

APPROVAL OF MINUTES: July 23, 2020 **(Approved)**

APPROVAL OF DECISION AND RESOLUTIONS:
2-20 – Village Supermarket Inc. **(Approved)**

Board Engineer and Planner, Vince Polistina was sworn in.

COMPLETENESS: #05-20 Towne of Historic Smithville **(Deemed Complete)**

There was a discussion of the previous application and changes to the PUD map that was made in 2017.

NEW APPLICATION

PB #05-20

Towne of Historic Smithville

Rt. 9 & Moss Mill Road

B. 1201.01, L. 9.01

Preliminary & Final Major Site Plan, Subdivision & Extension of Time

The applicant is represented by Mr. Keith Davis Esq.

Sworn in:

Michael Jacobs – CEO of Windsor Healthcare
Bill McManus- PP
Harry Harper – Architect
David Fowls - Architect
Kevin Dixon – Traffic Engineer
Thomas Roesch – Engineer
Chris Metternich - CFO of Windsor Healthcare

Exhibits:

A-1 – Site Plan
A-2 – Floor Plans
A-3 – 3rd Floor Plans
A-4 – Elevation of Assisted Living
A-5 – 3 Story Apartment Building Floor Plan
A-6 – Elevation of Apartment Building
A-7 – Floor Plan and Elevation of Cottages
A-8 – Hotel Floor Plan
A-9 – 3rd Floor Plan of Hotel
A-10 – Hotel Elevations
A-11 – Site Plan Cover Sheet
A-12 – Sheet 3 of Site Plan (detail sheet)

Mr. Jacobs of Windsor Healthcare discussed the history of their family run business. Having a hotel near the facility is good for distant family to be able to visit anyone staying in facility. He stated that having age restrictions on the apartments would prevent the ability to rent to younger people with medical issues.

Mr. Polistina discussed his concerns if the separate lot with apartments being sold to another entity. Mr. Jacobs stated if they were not able to buy both lots he would not move forward with the project.

Mr. Metternich stated that in the assisted living facilities they are proposing 139 bedrooms and approximately 75 employees. He then discussed their current sites and how they operate.

Mr. Maxwell asked if all of the residential homes would be owned by Windsor Healthcare. Mr. Metternich stated they would own them and service the properties. The residential area would also be involved with the activities at the assisted living facility.

Mr. Davis stated that they are aware this is part of the PUD, Master Deed, and Homeowners Association.

Mr. Fowls, registered architect, referred to exhibits A-1, 2, 3, 4, 5, 6 and 7 discussed the proposed layout of the property and the assisted living. Mr. Fowls stated they are also proposing a 3 story apartment building consisting of 62 apartments. There are both 1 and 2 bedroom apartments being proposed with a total of 77 bedrooms. There are also 8 single story cottages being proposed they will have 2 bedrooms and a garage.

They are aware they need approval from Smithville ARC.

Board member Bruno asked how many apartments are 1 bedroom and 2 bedroom.
There are 27 apartments with 1 bedroom, 20 apartments with 1 bedroom and a den, and 15 apartments with 2 bedrooms.

Mr. Bruno asked if the dens have closets.

Yes.

There was discussion of the den being turned into a bedroom by the renter. Mr. Davis stated they can eliminate the closets.

Mr. Harper discussed the lot for the proposed hotel. They are only seeking preliminary approval for this lot at this time. Exhibits A-8 A-9 and A-10 were discussed. They are proposing 80 hotel units with 1 bedroom each. The rear of the property will contain either a pool or conference room.

The convenience store will be presented at the Final Site Plan approval.

Mr. Roesch discussed the current conditions of the property. It is primarily gravel and grass used for parking at times. He referred to Exhibit A-1. Lot A is the proposed hotel. Lot B is the proposed assisted living facility. Lot C is the proposed residential component. Lot D is the proposed retail component. The flow of traffic was then discussed. The proposed parking complies through the entire site. The stormwater management was then discussed. Mr. Roesch agrees to all of the notes from Mr. Polistinas' letter regarding stormwater. Lighting, signs, landscaping, and trash enclosures were also discussed. They have agreed to abide by the recommendations from the Office of Sustainability. The requested waivers were then discussed.

Board member Maxwell asked about the maintenance of the basins.

All of the owners of each lot will be sharing the responsibility of the drainage.

Board member asked about the buffer between this project and Hunting Run.

The drainage was discussed in detail.

The letter from the Fire Department was discussed and the applicant agrees to conform to their requirements.

Ms. Junetta Dix, Environmental specialist, was sworn in. The letter from the Galloway Township Environmental Commission was discussed.

Mr. McMannus discussed the Smithville PUD along with the 2017 application for this property. The request for extension of time was then discussed. All of the residents of the residential component will be members of the Smithville Community Association. There is a 2.5% COAH fee due for commercial uses. There is a 1% COAH fee for the residential components. The waivers, setbacks and signage were discussed. There will be no detriment to the PUD standards or Galloway Township.

Chariman Sooy called for a 10 minute recess.

9:14 Chariman Sooy called the meeting back into session.

Mr. Dixon discussed the traffic report. They can reach out to DOT to have to have the length of green time changed at the light on Rt. 9 and Moss Mill Road.

Board member Santo asked about a bus stop and the summer traffic.

There is already a bus stop in the area.

Vince Polistina stated that the applicant agrees to all of the reports.

PUBLIC COMMENTS

Frank Piccolo, 703 Gull Wing Ct., stated his concerns due to this being behind his back yard. He also stated that there was a pond on the lot that was covered up at one time.

Allison Worrell, 726 Fishers Creek Rd., stated her concerns with the convenience store and gas station. She is also worried about the added traffic. She does not want to see the residential portion rented out to Stockton students. She would like to see a high fence and also stated concerns about potential noise from the hotel and HVAC units.

Steve Fiedler, Galloway Township Environmental Commission, discussed what they want in the basins. The trash and cardboard enclosures were also discussed.

Mr. Davis stated that Mr. Fielder can reach out to himself or Ms. Dix at any time or they will reach out to him.

Nick Russo, 6 Northampton Rd., stated his concerns with the rentals not being age restricted and traffic issues.

Mrs. Jezycki, discussed the progress of Galloway Township and stated her concerns of the fact there will not be any age restrictions.

Board member Purdy discussed the age restriction possibilities.

Mr. Jacobs stated it is a business decision to not have age restrictions. If a family in their 40's want to put a parent in the assisted living building they should be able to rent next door. There is also a possibility that staff members will want to live in that area.

Mr. Shaller, legal counsel for the Smithville Association, stated they would work with the applicant with the rentals. They only request that a condition of approval would be that they would comply with the covenants and by laws of the Association.

Mr. Davis stated they are willing to dedicate a minimum 40% of the units as age restricted, but if it is feasible to increase the percentage they will.

Public Session Closed

There was a discussion of the fence height.

A motion to grant an Extension of Time of the 2017 approval was made by Purdy and seconded by Bruno.

All in favor: Ayers, Bruno, Cox, Geese, Guercioni, Purdy, Santo, Maxwell & Sooy
Opposed: None

A motion to approve application # 5-20 Towne of Historic Smithville was made by Purdy and seconded by Cox.

All in favor: Ayers, Bruno, Cox, Geese, Guercioni, Purdy, Santo, Maxwell & Sooy
Opposed: None

Meeting adjourned 10:18 pm.