



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) 652-2027

Heather Butler
Planning/Zoning Board Administrator

MINUTES
PLANNING BOARD
JULY 15, 2021

Board Chairman Ken Sooy called the meeting to order at 7:00 pm.

Present: Russell Banks, Lee Campbell, Tony Coppola, Mary Crawford, Steve Fiedler, Matthew Geese, Tom Guercioni, Don Purdy, Ken Sooy

Absent: Matt Ayers

Approval of Meeting Minutes: June 17, 2021 **(Approved)**

Completeness and New Applications

Robert Bruno
Redwood Ave.
B. 721, L. 3
Minor Subdivision

The applicant is represented by Thomas Darcy.

Sworn In:
Kevin Dixon, Engineer

The applicant is requesting a 3 lot minor subdivision to create three new conforming single family dwelling lots. There are no variances required.

Mr. Dixon described the proposed subdivision. Curbing and sidewalk will be installed. There is a stormwater management fee for each lot.

Mrs. Heller asked the applicant to discuss the requested waiver for the landscaping plan.

Mr. Dixon stated that trees will be preserved where possible.

Board Questions/Comments

Board member Coppola stated that this application seems consistent with the other lots in the area.

Mr. Darcy asked about clarification of the recreational fee contribution. Will the applicant need to pay for 3 or 2 lots. Mrs. Heller will look into this and let them know.

The applicant agrees with all of the Engineers comments in their letter.

Public Questions/Comments

None.

A motion to approve application 7-21, Robert Bruno was made by Purdy and seconded by Geese.

All in favor: Campbell, Coppola, Crawford, Fiedler, Geese, Guercioni, Purdy, Banks, Sooy

Opposed: None.

Mark Dellinger, Jr.
451 S. Pitney Rd
B. 983, L. 13
Minor Subdivision

The applicant is represented by Mr. Marc Friedman.

Sworn In:

Mark Dellinger Jr., applicant

The applicant is proposing to subdivide the existing wooded lot to create two conforming lots and once conforming flag lot for a total of three lots for single family dwellings. The lots will be serviced by public sewer and no variances are needed.

The applicant will provided further detail when submitting for Plot Plan review for each lot. The applicant agrees to comply with all of the comments in the Engineers report.

Mr. Dellinger Jr. stated that it is his intentions to build and sell three homes.

Board questions/comments

None.

Public questions/comments

Marion McCabe, lives behind the property. She stated her concerns with fencing, trees and wildlife in the area.

Mr. Dellinger Jr. Stated that he will be keeping as many trees as possible.

Donna Gill, lives across from the lot and questioned the quality of the proposed homes.

Mrs. Heller stated there will be only one access to Pitney Road. There will be clarification for the ownership of the driveway in the Deed.

A motion to approve application 8-21, Dellinger Jr. was made by Purdy and seconded by Geese.

All in favor: Campbell, Coppola, Crawford, Fiedler, Geese, Guercioni, Purdy, Banks, Sooy.

Opposed: None.

Mr. Chris Dochney was sworn in.

Mr. Jim Maley, council for Redevelopment and Mr. Chris Dochney, Township Planner will give the presentation for all 3 of the Redevelopment plans.

Redevelopment: Block 456, Portions of Lots 4-9

Resolution 7A-21 – Resolution of the Galloway Township Planning Board recommending adoption of a proposed redevelopment plan for Block 456, portions of lots 4, 5, 6, 7, 8, and 9, within the Township of Galloway.

The proposal is for an approximately 180,000 square foot warehouse facility. Mr. Dochney went over the details of the area and plan.

Board questions/comments

Board member Purdy discussed some potential traffic concerns for the area.

A motion to approve 7A-21 Resolution of the Galloway Township Planning Board recommending adoption of a proposed redevelopment plan for Block 456, portions of lots 4, 5, 6, 7, 8, and 9, within the Township of Galloway was made by Purdy and seconded by Guercioni.

All in favor: Campbell, Coppola, Crawford, Fiedler, Geese, Guercioni, Purdy, Banks, Sooy.

Opposed: None

Redevelopment: Block 645, Lot 2

Resolution 8A-21 – Resolution of the Galloway Township Planning Board recommending adoption of a proposed redevelopment plan of Block 645, Lot 2, within the Township of Galloway.

The proposal is for a cannabis manufacturing and/or cultivation facility. Mr. Dochney went over the details of the area and plan. Mr. Maley stated that the applicant is aware that the Pinelands may not approve this, but this will be an assistance for them to move forward in their licensing process.

Board questions/comments

Board member Coppola clarified that there would be no retail sales at this location or in Galloway Township at this time.

Board member Purdy stated his concerns with the location of this property in relation to the sport fields and recreation.

A motion to approve 8A-21 Resolution of the Galloway Township Planning Board recommending adoption of a proposed redevelopment plan of Block 645, Lot 2, within the Township of Galloway was made by Crawford and seconded by Campbell.

All in favor: Campbell, Coppola, Crawford, Fiedler, Geese, Guercioni, Purdy, Banks, Sooy.

Opposed: None

Redevelopment: Amendment to the Redevelopment plan for the entirety of the Township of Galloway to permit cannabis establishments, distributors and delivery services.

Resolution 6A-21 – Resolution of the Galloway Township Planning Board recommending adoption of a proposed amendment to the redevelopment plan for the entirety of the Township of Galloway, County of Atlantic, State of New Jersey to permit cannabis establishments, distributors and delivery services.

Mr. Dochney discussed the conditions within the amendment to the Township redevelopment plan and the consistency with the Master Plan.

Board questions/comments

Board member Coppola stated that any potential developer would have to go through the Re-Development process.

Board member Banks asked how the delivery service would work.

The delivery service would have to pick up the product at a retail location and deliver to the customer. There are no retail establishments allowed in the Township.

Mr. Maley discussed the time line that was imposed on the Township for regulations to be put in place.

A motion to approve 6A-21 – Resolution of the Galloway Township Planning Board recommending adoption of a proposed amendment to the redevelopment plan for the entirety of the Township of Galloway, County of Atlantic, State of New Jersey to permit cannabis establishments, distributors and delivery services was made by Guercioni and seconded by Fiedler.

All in favor: Campbell, Coppola, Crawford, Fiedler, Geese, Guercioni, Purdy, Banks, Sooy.

Opposed: None

Public questions/comments

None.

Meeting adjourned 8:11pm.