



TOWNSHIP OF GALLOWAY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING BOARDS
300 E. JIMMIE LEEDS ROAD GALLOWAY, NJ 08205
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Antoinette Irwin
Planning/Zoning Board Secretary

MINUTES
PLANNING BOARD
March 16, 2023

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

Present: Bill Ade, Rich Clute, Tony Coppola, Matthew Geese, Tom Guercioni, Ken Sooy

Absent: Matt Ayers, Russel Banks, Lee Campbell, Steve Fiedler, Don Purdy

Approval of Minutes: February 2, 2023 **(Approved)**

Decision and Resolution:

#3-23 John & Carrie Robinson	Minor Subdivision
#8-22 Nikmehr Properties LLC	Final & Preliminary Major Site Plan

New Application

#4-23 Ole Henson	Major Site Plan
527 S. Odessa	Preliminary Site Plan
B. 456 L. 1.03	Final Site Plan

Sworn In:

Sam Agresta, Professional Planner & Engineer

Exhibits:

A-1 Existing Conditions Ariel
A-2 Ariel Site Photo
A-3 Site Plan Rendering.

The applicant, represented by Stephen Nehmad, is requesting preliminary and final major site plan approval, as well as a front yard setback variance for a fence, a parking variance and a sidewalk fund waiver.

Sam Agresta gave a description of the property currently. The property is fairly isolated on a 15 acre wooded lot, however improvements will be focused on a 1.5 acre section. The property contains a 10,500 square foot warehouse, as well as a 13,067 square foot building functioning as office space for the clerical staff of Ole Hanson and Enlightened Solutions. The parking lot is made of crushed gravel and can hold about 40 cars in the parking area.

Mr. Agresta goes on to describe the planned changes. The buildings will not be changed, however the applicant is proposing to pave the gravel parking as well as line the parking spaces. Once complete the parking area will house 68 9x18 parking spaces. They will also be adding a 1,400 square foot concrete patio, as well as a 6,000 squarefoot gravel storage area. In the rear of the property will be the stormwater management system. Landscaping will be added including trees and shrubs. The existing lighting will be utilized as well as supplemented to ensure the parking lot is well lit for the employees. The applicant is proposing to move the trash area to the back of the lot away from the street. They wish to build a solid wood trash enclosure with locking gates.

The applicant estimates 40-45 employees maximum on staff in the office building on site. Mondays through Fridays there will be 30-40 employees between 7 -5 as well as an evening shift running from 5-11pm with a maximum of 5 employees. Saturday and Sunday will have 5 employees running from 7-3 and a 5pm- 11pm shift.

Fences are to be removed, with the only fence remaining around the storage area. A front yard fencing variance will be required. Agresta argues that granting the variance will negate the need for another impervious storage building on the lot. The fence will be set back 25 feet from the property line.

The applicant is also requesting a sidewalk fund waiver. Again, the property is isolated from other developed areas. There are no sidewalks in the area and the township has no prospects of paving a sidewalk in the future.

Board Engineer Jen Heller checked the application for completeness and recommended it be deemed complete. She recommended to wave the sidewalk fee since the application paved 12,000 feet of Odessa Ave at their own cost. She asks the applicant to ensure they have sufficient lighting for the employees in the parking lot.

Board Questions/Comments

Board Member Coppola asked if this site is going to be used predominantly for employees.

Correct. The employees are predominantly Enlightened Solutions staff working an addiction hotline.

Public Comment None

Board Attorney Ridgeway gave a summary of the application.

A motion to wave the side walk contribution fee was made by Coppola and seconded by Clute.

All in favor: Bill Ade, Rich Clute, Tony Coppola, Matthew Geese, Tom Guercioni, Ken Sooy

A motion to deem the application complete was made by Coppola and seconded by Guercioni.

All in favor: Bill Ade, Rich Clute, Tony Coppola, Matthew Geese, Tom Guercioni, Ken Sooy

A motion to approve #4-23 Ole Hanson was made by Coppola and seconded by Clute.

All in favor: Bill Ade, Rich Clute, Tony Coppola, Matthew Geese, Tom Guercioni, Ken Sooy

Opposed: None

Public Comment

None

Meeting adjourned at 7:24 pm.