



TOWNSHIP OF GALLOWAY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING BOARD ZONING BOARD OF ADJUSTMENT

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Antoinette Irwin
PLANNING / ZONING BOARD
ADMINISTRATOR

MINUTES
PLANNING BOARD MEETING
November 21, 2024

Vice Chair, Jim Cox, called the meeting to order at 7:08pm.

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

Absent: Russell Banks, Christine Jordan, Don Purdy

CONTINUED APPLICATION: #7-24 GRASSHOPPER FARMS
219 S. Cologne Road
B. 347, L.12.01 & 13
Minor Site Plan

Mr. Ridgeway summarized the continuation of the Grasshopper Farms application. Reminded the Board that the professionals were requested to investigate the case of schools in the area of Grasshopper Farms.

Sworn in:
Jen Heller, PP, AICP

Mr. Lou Maggazzu, attorney for Grasshopper Farms. Reframed the question was to investigate surrounding properties for schools. Mr. Maggazzu submitted his position from 11/4/25 as exhibit A25.

Jen Heller researched The Grange and R&J Farm and has determined based on many factors that they are not schools. Neither The Grange nor the farm meets the definition of a school. In addition, schools are not allowed in the AG District.

Mr. Maggazzu added the Grange is listed as a fraternal organization and there is no indication that they operate as a school. RJ Farms is listed as a private seasonable business and therefore is not a school based on the federal definition of a school.

PUBLIC COMMENT:

James Brown, 217 Leipzig Ave., Galloway was sworn in.

Mr. Brown referenced a letter dated 11/4/24 regarding the Control Substance Act. Mr. Brown stated that the second part of CSA states that a youth center, public or private may not be within 100 feet of a controlled substance. Mr. Brown shared additional information with the Board, exhibit P2. He explained the definition of a Youth Center. The Grange primary use is that Girl Scouts meet there regularly, therefore he states The Grange is a Youth Center within 100 feet and within definition of the law.

Mr. Maggazzu replied that The Grange refers to themselves as a museum and that The Grange is not primarily used as a youth center.

Jen Heller researched The Grange and states that The Grange is a membership organization and that it is primarily a meeting hall. Their primary use is not a school or youth center. If it was it would be in violation of the Galloway Twp. Land Use Ordinances.

Board member Coppola asked for the lawyer, Ridgways legal opinion. *Mr. Ridgway states that the Girl Scouts meet regularly but, not primarily. Mr. Ridgway also stated that the Boards job is to interpret the municipal ordinance and this type of business is permitted in the AG District.*

Brown add that the CSA plain language, state and federal law guides the issue.

Board member Coppola added the challenges of this application. Coppola reiterated that the Board is responsible for following the ordinance of Galloway Twp., and this application meets the land use law criteria. Coppola added that the applicant must act within this ordinance.

PUBLIC COMMENT: Ruby Ortiz was sworn in. Ruby is the Vice President of the Cannabis Stockton Osprey club at Stockton University in Galloway. Ruby stated that the University has a successful hemp farm that operates within Galloway with no issues. She also stated that she does not believe the Girl Scouts would be considered a primary source.

A motion was made by Cox to close Public Comment seconded by Coppola.

In Favor: Ayers, Clute, Coppola, Cox, Geese, Guercioni, Sooy, Ade

Opposed: None

Ridgeway gave a brief summary of the application. It is a Minor Site Plan Approval for Grasshopper Farms, with many conditions of approval. Gated to Updated plans to reflect conditions are required. A resolution will be forthcoming.

Board comments regarding The Grange and RJ Farms constituting themselves as a school.

A motion was made by Ayers and seconded by Guercioni to determine if there is a school within 1000 feet of the proposed site. The Board unanimously agreed that there is not a school within 1,000 feet.

In Favor: Ayers, Clute, Coppola, Cox, Geese, Guercioni, Sooy, Ade.

Opposed: None

Jen Heller wanted to clarify how the odor would be regulated? What will happen if there is an odor? What will the neighbor do? *Grasshopper Farms agreed in October 2024 that they will have regular testing, and they will submit independent regular testing.*

Coppola was concerned about the smell, seasonal flowers, Terpenes, how will they be measured? *Mr. Maggazzu suggested real time testing and said that Grasshopper Farms will make sure their systems are in place to meet the approval requirements.*

Clute mentioned the log and redevelopment standards and stated the Grasshopper Farms is required to keep a log of all maintenance of their filtering system. *That is correct. GHF has no problem working with all parties to make sure its done correctly.*

Clute mentioned training someone in the township to monitor the possible odor.

Jen Heller, what happens on a weekend if there is a smell today and not tomorrow, how do we make sure the residents are not affected by an odor. Resolution will include generators that must be installed to ensure air purification system continues. *We will agree to whatever is stipulated in the resolution.*

Coppola factors that are most important, odor and security. *We will have significant security*

Clute, with multiple plans, please make sure that we have the insulated thick panels, no mechanical roofs, no opening, no siding, mechanical moving walls or roof vents. *Jen Heller stated that after the resolution is adopted they will submit their compliance plans, we will make sure it's all in there.*

Questions/Comments from the board: Coppola direct comment to owners of GHF, do the right thing, treat your community with respect.

Questions/Comments from the public: Duane Demaree understands the sensitivity of his neighbors and they will be going above and beyond.

Mr. Ridgeway, clarification to be adding a variance for the fencing in the front yard? *A higher fence is a requirement of the Cannabis Regulatory Commission.*

A Motion to approve the Minor Site Plan Preliminary and Final for Grasshopper Farms. They have met the ordinance and the applicant as agreed to meet all requirements. A motion was made by Cox and seconded by Coppola.

All in favor: Ayers, Clute (for Land Use Approval), Coppola, Cox, Geese, Guercioni, Sooy, Ade.
Opposed: None.

PUBLIC COMMENT:

None.

Meeting adjourned at 8:04 pm.