



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
MARCH 4, 2021

Board Chairman Ken Sooy called the meeting to order at 7:02 pm.

Present: Matt Ayers, Russell Banks, Lee Campbell, Tony Coppola, Steve Fiedler,
Matthew Geese, Tom Guercioni, Don Purdy, Frank Santo, Ken Sooy

Absent: None

Approval of Decision and Resolutions & Professional Contracts: (All Approved)

1A-21 - Solicitor, Ridgway Legal

2A-21 – Conflict Solicitor, Dasti, Murphy, McGuckin, Ulaky, Koutsouris & Connors

3A-21 – Engineer/Planner, Polistina & Associates

4A-21 - Conflict Engineer, Kates Schneider

Approval of Minutes: February 4, 2021 (Approved)

Board Engineer/Planner, Vince Polistina, was sworn in.

Completeness and New Application:

#10-20 (Deemed Complete)

600 S. Odessa Avenue

Ole Hansen & Sons, Inc.

B. 456, L. 1-9

Minor Subdivision, Preliminary & Final Site Plan with Variances

The applicant is represented by Mr. Keith Davis.

Mr. Davis gave a summary of what the applicant is requesting.

Sworn In:

Jennifer Hansen, CEO Enlightened Solutions and President of Hansen Foundation
Stuart Wiser, P.P.

David Goddard, Hansen President/CEO

Dave Horner, Traffic Engineer

Dave Cella, P.E

John Pedersen, Architect

Frank Florence, Executive Director of Enlightened Solutions

Exhibits

1. Aerial Photo (Exhibit A-1)
2. Revised Site Plan (Exhibit A-2)
3. Site Plan Rendering (Exhibit A-3)
4. Subdivision Plan (Exhibit A-4)
5. Inpatient Floor Plan (Exhibit A-5)
6. Inpatient Exterior Elevation (Exhibit A-6)
7. Transitional Exterior Elevations (Exhibit A-7)
8. Transitional 1st Floor Plan (Exhibit (A-8)
9. Transitional 2nd Floor Plan (Exhibit A-9)
10. Emergency Vehicle Access (exhibit A-10)

Jennifer Hansen stated that the people will come to the residential facility after leaving a detox facility. They would receive clinical and medical services at this facility. There will be many activities offered counseling, therapy, yoga, farming, working out. There are 42 beds being proposed for the residential treatment facility. There will be approximately 25 employees in this facility.

After completing the residential program the next step would be to go to the transitional living units. They will go to treatment at the residential facility. The average stay at this stage is usually between fourteen to thirty days. There will be about one employee per house needed.

After completing the transitional living units stage they would then go to a sober living home or back to their own home.

Mr. Cella was next to testify. He referred to exhibit A-1 and discussed the current conditions of the properties. There is just over 192 acres of land. They would consolidate the nine existing lots down to four lots. Lot 1.01 would be just over 42 acres where the existing treatment facility and the proposed in-patient building will be located. Lot 1.02 would be just over 7 acres, this is the location of the transitional living units. Lot 1.03 will be just under 15 and 1/2 acres and houses the existing administrative office. Lot 1.04 will remain vacant and is just under 130 acres.

Mr. Cella discussed exhibits A-2 and A-3. The proposed site plan, drainage and parking were also discussed. There is an existing pump station on site that will be able to handle

the flow generated from the proposed improvements. There is a trash and recycling enclosure proposed that will be picked up by a private hauler.

The transitional living units are just under 4,200 square feet. The applicant is looking to phase this portion of the application out. They are looking to put the first two buildings in under Phase 1. There will be a temporary basin for the first units. When the second phase happens they will put the full loop road in, full utilities, move the basin and expand upon it.

There was a discussion on how many beds are being proposed in the residential treatment facility.

Residents are not allowed to have vehicles on the property.

Mr. Cella stated that all of the Storm Water comments from Mr. Polistina will be addressed.

There are 6 design waivers being requested. They were then discussed. They are as follows:

1. Parking – Landscaping
2. Water Pollution
3. Fencing Around Basin
4. Landscaping Around Basin
5. Landscaping Around Building
6. Refuse and Recycling - Location

Mr. Cella stated that granting these waivers will cause no negative impact to the Master Plan.

There was discussion of safe access for deliveries and emergency vehicles.

There is a variance being requested for a front yard setback. Proposed Lot 1.03 contains an existing building which has an existing non-conforming front yard setback of 74.20 feet where a minimum setback of 75 feet is required.

Lot 1.02 needs a front yard setback. There is a requirement of 75 feet and the applicant is requesting 57.92 feet for the first two transitional living units. If they were to push back into the site it would increase the clearing that would be needed.

Mr. Pedersen, project architect, first discussed the floor plan of the in-patient facility (exhibit A-5). This is a one story building.

Next, Mr. Pedersen discussed the two story transitional housing units.

Mr. Horner discussed the traffic study that was done.

There was discussion again about the bed count. The applicant has agreed that the bed count will be 46 beds in the residential facility. If they want to increase the count they will need to come back for approval.

Mr. Polistina stated that they agreed to comply with all of the comments in his report.

Board Questions/Comments

Board member Banks discussed clarification on the bed count.

The residential facility has a total of 42 beds. The 6 transitional homes each have 14 beds. The total number of beds will be 126.

Board member Campbell discussed the basin at the transitional housing.

There will be a sand bottom and the side slopes will be grassed with native species. The applicant will work with Mr. Polistina with regards to the native plantings in the basin.

Board member Coppolla stated that there is a need for this type of facility. Will the transitional unit residents have supervision or be free to come and go?

They will get to live a little bit more independently, but do not leave the campus.

Does Enlightened Solutions plan to continue to run the operation?

Yes.

There were letters to the applicant from Public Works, Fire Department and Sustainability with concerns, were their concerns addressed?

They will provide information on compliance plans and make the enclosure larger.

Board member Fiedler also discussed the basin vegetation and would like to be included in the conversation with Campbell and Polistina for compliance.

No objection to that.

Board member Purdy asked if this would be a non-profit organization.

It is a for profit entity.

Mr. Purdy discussed the turning radius for emergency services and stated his concerns for the ambulance squad.

Representatives of the applicant met with the rescue squad. There will be a medical staff and doctors on site. They will be able to treat medical issues as they arise.

Mr. Goddard clarified the ownership of the buildings. The Hansen Foundation will own the transitional living units and will be non-profit. The in-patient residential 42 bed facility will be a for-profit facility owned by Enlightened Solutions.

Board member Santo asked if there are ever any children on site.

Children are not typically on campus. There are times when they are but it is very few and far between.

Is there an issue with the patients being an escape risk or a danger to the surrounding area and if so will you be able to address this?

There is an observation deck and security will be amped up.

Is there a lock down procedure?

There is one but they have not had to use it yet.

Board chairman Sooy asked about the after-hours security.

There is 24/7 staff, monitoring and cameras.

What will stop someone from coming in after hours?

There is only 1 main entrance. Rounds will completed every 15 minutes.

Public Questions/Comments

Chief Uhl read a statement he had prepared addressing his concerns with this and future applications that will impact the volume of calls to the ambulance squad.

Bob Muller discussed the impacts to traffic, safety and property value.

There are 2 setback variances being requested. There are 6 design waivers. One of the conditions of approval is the fence around basin two. The applicant has agreed to work with Mr. Polistina regarding the plantings to the basins. The applicant has agreed to address and comply with the concerns of the office of Sustainability.

A motion to approve application #10-20, Ole Hansen & Sons, Inc. for a subdivision and preliminary and final site plan approval was made by Purdy and seconded by Fiedler.

All in favor: Ayers, Campbell, Coppola, Fiedler, Geese, Guercioni, Purdy, Santo and Sooy

Opposed: None

Public Questions/Comments

None.

Meeting adjourned 8:35 pm.