



TOWNSHIP OF GALLOWAY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING BOARDS
300 E. JIMMIE LEEDS ROAD GALLOWAY, NJ 08205
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Heather Butler
Planning/Zoning Board Administrator

MINUTES
PLANNING BOARD
FEBRUARY 17, 2022

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

Board members Bill Ade and Don Purdy were both sworn in.

Present: Bill Ade, Matt Ayers, Russell Banks, Lee Campbell, Rich Clute, Tony Coppola, Steve Fiedler, Matthew Geese, Tom Guercioni, Don Purdy, Ken Sooy

Absent: None

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

2A-22 - Solicitor, Ridgway Legal

3A-22 – Conflict Solicitor, Dasti, Murphy, McGuckin, Ulaky, Koutsouris & Connors

4A-22 – Engineer/Planner, Polistina & Associates

5A-22 - Conflict Engineer, T&M Associates

Approval of Minutes: January 20, 2022 (Approved)

Presentation: Enlightened Solutions Campus Expansion

Mr. Steve Nehmad explained to the board that they are requesting administrative review to increase the bed count from 16 to 22 beds in the clinical residential building.

(Approved for Administrative Review)

New Application

15-21 Bluewater Management Group, LLC
Genoa Ave. & Aloe St.
B. 456, L. 1.04
Preliminary and Final
Major Site Plan and Subdivision

The applicant is represented by Mr. Steve Nehmad, Esq.

Sworn In:

Dan Fuchs, Senior Manager at Amazon
John Petit, Engineer
Scott Uher, Architect
Nathan Mosley, Traffic Engineer
Ryan Kelly, Bluewater representative

Exhibits:

A1: Aerial Plan
A2: Rendered Site Plan
A3: Minor Subdivision Plan
A4: Operations Plan
A5: Building Elevations
A6: Freestanding Signage Details
A7: Truck Route

Mr. Nehmad gave a brief overview of the proposed project. The site is located at the intersection of Genoa Avenue and Aloe Street in the Township's I Industrial zoning district. The site is a portion of the former Blue Heron Pines Golf Course. They are proposing to subdivide Lot 1.04 to create three conforming lots. The proposed warehouse facility will be on proposed Lot 1.07.

Dan Fuchs of Amazon gave an explanation of how the day to day operations work. Employees entering and exiting will be done in shifts as well as the delivery vans and trucks. The site will be EV ready.

Board member Banks asked how many jobs will be created.

Approximately 500

Board member Purdy asked about the types of vehicles that will be at the site.

The items being brought to this facility will be transported by tractor trailers about 25 a day at different times. They will be using vans to distribute the local deliveries.

Will the delivery vehicles have tracking devices on them?

They do have software for tracking the vans. If there are any issues they can be tracked.

Chairman Sooy asked if they vans will be electric.

The site will be EV ready but the vans are gas.

John Pettit, Engineer, stated that all of the proposed lots are fully conforming and no variance are needed for the subdivision. He then referred to the site plan and went into detail about the parking and traffic circulation on the site. No variance or waivers are being asked for. The landscape plan was then discussed. The ingress and egress will meet all ordinance standards. There is a free standing monument sign on Genoa proposed at 88 square feet and a 30 square foot pylon sign proposed for Aloe Street. The applicant has agreed to comply with all of the conditions in the Engineers report Polistina's office.

Board member Purdy asked about where the utilities will be coming from.

The sanitary sewer will come from the intersection of Genoa and Aloe. New Jersey American Water will be extending a water main down Aloe.

Will there be any hydrants on the property?

There are 7 hydrants (5 on their property and 2 on Township property).

The applicant has agreed to comply with all of the Fire Department requirements in their letter dated December 27, 2021. The roof will be solar ready.

The engineer will work with the applicant regarding the sign lighting.

Scott Uher, Architect, discussed the building materials of the 181,000 square foot building as well as the areas inside and the signage on the building. He then detailed the trash and recycling area.

Board member Clute clarified that the applicant will meet with all of the requirements from the Fire Department.

Yes.

Jen Heller asked if there will be customer pick up at the location.

There will be no customer pick up area at this time.

Board member Coppola asked how deep the 2 canopies along the side of the building are.
476 about feet long and approximately 59 feet wide.

Nathan Mosley, Traffic Engineer, explained the traffic details of both the site as well as the roads in the surrounding area. The applicant is proposing to widen Genoa Avenue.

Jen Heller, Board Engineer/Planner, went over her report and most of her comments were already addressed.

Public Comment

Patricia Burke, Genoa Avenue, stated that she is opposed to the application and stated her concerns of the traffic issues this will cause and read a letter she had written to the Board.

Bob Muller, President of Blue Heron Pines Homeowners Association, discussed his relationship with the Township and RDI and that with having a redevelopment plan in place they will be able to work together.

There was discussion to add a condition that the Engineer do an onsite inspection for buffers and lighting once the project is complete.

Eileen Miller, 98 Tuckaho Rd, Dorothy stated her concerns about traffic and detention basins.

Allen Dill, 209 Odessa Avenue, stated his concerns with the traffic in the area.

Eileen Seaman, 416 Genoa, stated her concerns with traffic and issues with people not stopping at the stop sign.

Bruce Egnor, 522 Genoa, stated concerns of water contamination for the local wells and traffic concerns. He also voiced his concerns of the front yard being taken and safety.

Board Attorney gave a summary of the application.

A motion to approve #15-21 Bluewater Management Group, LLC was made by Purdy and seconded by Guercioni.

All in favor: Ayers, Campbell, Clute, Coppola, Fiedler, Geese, Guercioni, Purdy, Sooy
Opposed: None

Public Comment

None

Meeting adjourned at 9:45pm.