



**TOWNSHIP OF GALLOWAY**  
**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
**PLANNING AND ZONING BOARDS**  
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Antoinette Irwin  
Planning/Zoning Board Secretary

**MINUTES**  
**PLANNING BOARD**  
**April 20, 2023**

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

Present: Matt Ayers, Russel Banks, Lee Campbell, Rich Clute, Tony Coppola, Matthew Geese, Tom Guercioni, Ken Sooy

Absent: Bill Ade, Steve Fiedler, Don Purdy

**Approval of Minutes:** April 6, 2023                      **(Approved)**

**Decision and Resolution:**

#4-23 Ole Hanson                      Major, Preliminary, and Final Site Plan **(Approved)**

**Master Plan:** 6A-23 Amended Housing Element and Fair Share Plan of the Master Plan of the Township of Galloway and Review of the Amended Spending Plan

**Sworn In:**

Jen Heller, Planning Board Engineer

Board Redevelopment Attorney, Erin Simone, gave background information as to why the affordable housing plan is being amended. The township had entered into a housing agreement and spending plan in 2018. The midpoint review was challenged as not being a realistic opportunity when the developer of Blue Herring Pines decided to withdraw his approvals. At that time 328 units were lost. A motion was then filed in court to challenge the fair share and housing element. A special master was appointed to assist with mediation. During this time it came about that the Nantucket project was dropping from 60 units to 30 units. This is now being replaced with the Wrangleboro Rd project which will create 196 100% affordable housing units. Nantucket will still be providing 30 units, Trocki will be providing 14 units, and the Bayview cottages will also be providing at least 7 units.

Board Engineer, Jen Heller, explained the amended housing element is in response to the settlement agreement. This requires the township to make up for the missing affordable units with realistic projects. The Wrangleboro Rd and Trocki redevelopment plans have already been approved. The Bayview cottages will come up for approval in a couple months once the title work, wetlands delineation, and concept plans are approved. This will replace our current housing plan and will document how the township is moving forward to meet the affordable housing obligation.

She then spoke of the affordable housing trust fund and spending plan amendment. All new businesses and new homes are required to make a contribution to the affordable housing trust fund, which is used to supplement the costs of new affordable housing projects. It can be used for housing acquisitions, security deposits, down payments, and housing rehabilitation for income qualified applicants. The township has until 2025 to spend the money it has now as well as the projected funds anticipated in this time frame. The spending plan must be amended to reflect the changes required by the settlement agreement.

### **Board Member Questions/Comments**

Board Member Coppola spoke of the repercussions of not fulfilling the townships obligations, specifically builder's remedy lawsuits, which would allow the developers authority to decide where these projects are going to be located as well as the time frame for the projects.

Board Engineer, Jen Heller, added that Heron Pines is not happening and the Pomona Commons project is unlikely to happen as well. The township is obligated to provide 884 units prior to the end of 2025. The Wrangleboro Rd project has been approved and those units can go towards this obligation.

Board Attorney, Erin Simone, stated the party who challenged the original plan is now challenging the amended plan. The party believes the project is unrealistic and that the Wrangleboro Rd redevelopment will not be financially feasible. The challenge was brought to the attention of the developer who insists the project is financially feasible.

The party also believes Pinelands will not allow the development of the approved 169 units zoned in the Pinelands jurisdiction.

Board Engineer, Jen Heller, explained that any new developments in the Pinelands jurisdiction must set aside 20% of the units for affordable housing. This includes projects in the R, R1, and town residential zones. This requirement will continue into the future even when the obligation is met.

She then spoke briefly on the township's obligation to rehab 160 units at an average of \$10,000 per unit. This is for low income families who need new heaters or roofs, etc.

A motion to approve was made by Clute and seconded by Ayres.

All in favor: Matt Ayers, Russel Banks, Lee Campbell, Rich Clute, Tony Coppola, Matthew Geese, Tom Guercioni, Ken Sooy

Opposed: None

**Public Comment**

None

Meeting adjourned at 7:15 pm.