



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**  
**January 18, 2024**

The meeting was called to order at 7:00pm.

The following members were sworn in: Jim Cox & Christine Jordan

Present: Matt Ayers, Rich Clute, Matthew Geese, Tom Guercioni, Ken Sooy

Absent: Bill Ade, Russell Banks, Tony Coppola

**ELECTION OF OFFICIERS:**

Chairman: Ken Sooy

Vice Chairman: Don Purdy

Secretary: Antoinette Irwin

**APPOINTMENT OF THE PROFESSIONAL STAFF:**

Solicitor: Ridgway Legal

Conflict Solicitor: Dasti, Murphy, McGuckin, Ulaky, Koutsouris & Connors

Engineer: Polistina & Associates

Conflict Engineer: T&M Associates

Planner: Polistina & Associates

**APPOINTMENT OF COMMITTEES:**

Master Plan Committee: Tony Coppola, Rich Clute, Don Purdy, Ken Sooy.

Alternate: Jim Cox

Development Review Committee: Don Purdy, Rich Clute, Tony Coppola, Ken Sooy

Alternate: Jim Cox

Minor Subdivision Committee: Matthew Geese, Christine Jordan, Tom Guercioni

Pinelands Committee: Tony Coppola, Jim Cox

Alternate: Don Purdy

The meeting schedule for 2024 was approved. The Planning Board Meetings are scheduled on the 1<sup>st</sup> and 3<sup>rd</sup> Thursdays of the month beginning at 7:00pm unless otherwise noticed.

## **APPROVAL OF MINUTES: December 7, 2023 (Approved)**

### **NEW APPLICATION**

12-23 Stoyan Katsarov  
202 S. Cologne Ave  
B. 347 L. 13  
Minor Subdivision

#### Sworn in:

Stoyan Katsarov  
William McManus

Accompanied by his planner, Mr. McManus, the applicant is requesting a two lot minor subdivision on his Christmas tree farm at the intersection of Hershel and Cologne. Although no variances are needed, the applicant is requesting two waivers, one for shade trees and one for sidewalk. The zoning ordinance requires 38 shade trees in each lot; however two are requested on each lot. There is no sidewalk within 1000 feet of the property and the township has no plans to develop a sidewalk in the area in the future. \$17,000 would be required for the sidewalk contribution, however the applicant is proposing the lot be calculated as 150 linear feet as a condition of approval. The newly created lot will contain one home, while the existing lot will contain one home and the tree farm. The subdivision has been heard and approved at the county level.

#### **Public Questions/Comments**

None.

#### **Board Questions/Comment**

None.

A motion to approve was made by Purdy and seconded by Guercioni.

In favor: Ayers, Clute, Cox, Geese, Guercioni, Jordan, Purdy, Sooy

Opposed: None

### **NEW APPLICATION**

10-23 Country Settings Development Group LLC  
Pomona Rd & Insbruck Ave  
B. 669 L. 4  
Site Plan

Represented by Tom Darcy and accompanied by Cormac Morrissey, the applicant is seeking preliminary and final approval for the construction of a commercial gravel storage yard which will allow residents and travelers to store oversized items such as boats and other recreational equipment. There are no structures associated with this application.

Sworn in:

James Delcane

Cormac Morrissey

Containing a large portion of wetlands, the property is approximately 19.5 acres, with less than 10 acres useable land. There is a 550 foot stone driveway which allows access to the useable area, while maintaining a large wooded buffer on the Pomona Road frontage. The driveway will run along the lot line, which is allowed in this zone as there is no buffer requirement. The storage yard will be approximately 190 feet from the neighboring homes.

The entire site will be fenced in with an 8 foot chain link fence, as well as split rail fencing surrounding two storm water basins which will drain into the wetland area. The applicant proposes a gated entry with site access via a key card. There will be no staff on site, rather a 5 foot high, 3x5 sign will be posted 14 feet from the property line, with the owner's phone number and information for prospective customers. Mr. Delcane lives right down the street and will be available to assist when needed. Security measures include video cameras on premise, and 24/7 down lit lighting. As a condition of approval the lighting will not spill onto the adjoining properties.

Mr. Darcy explained a significant error in the original lot subdivision which includes an 80 foot area where the deeds overlap. The fence line will begin on the undisputed area, with the area of overlap being unused. There will be approximately 300 spaces for boats, RVs, and other recreational vehicles. Clients are will not be allowed to do any work to these vehicles on site. There will be no trash or recycling on site.

**Public Questions/Comments**

None.

**Board Questions/Comment**

Vice Chair Purdy asked if there will be pods on site.

*Yes, they will be on site available to rent.*

Vice Chair Purdy What will the heights of the lights be?

*As low as possible. We will work with the township planner on those details as a condition of approval.*

Vice Chair Purdy asked if there was electric and water on site now or plans for the future.

*There is currently not either. We may do electric in the back in the future, but more likely solar.*

Board Engineer Heller asked how the applicant will handle spills on site.

*There are no hazardous materials stored here except for what may be in the vehicles already. The spills will be cleaned and moved off site. The owner will be responsible to clean the spills and ensure they do not contaminate the soil. Insurance will dictate the precautions.*

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

All in favor. None Opposed.

## **NEW APPLICATION**

11-23 Grasshopper Farms NJ LLC  
219 S Cologne Rd  
B. 347 L. 12.01 & 13  
Minor Site Plan

### Exhibits

- A-1: Cover Sheet
- A-2: Minor Site Plan
- A-3: Agricultural Structure Security Plan Sheet F1
- A-4: Block Building Security Plan Sheet A101
- A-5: Barn Security Plan Sheet B1
- A-6: Barn Architectural Plan Sheet B1
- A-7: Block Building Mechanical & Electrical Plan Sheet ME101
- A-8: Cooling and Ventilation description
- A-9: Agricultural Structure Odor Mitigation Plan
- A-10: Agricultural Structure exterior wall cross section
- A-11: Agricultural Structure Odor Mitigation overhead view
- A-12: Agricultural Structure Color Picture

Represented by Lou Magazzu, the applicant is seeking minor site plan approval for an indoor cannabis cultivating facility. Three phases are planned, with phase one utilizing the existing block building and barn, and phase 2 involving the construction of two new buildings, a covered pump/water tank area, and an 8 foot fence around the perimeter of the area. Phase 3 involves a larger building with permanent restrooms. The applicant will return to the board at a later time for phase 3 site plan.

### Sworn in

Will Bowden  
Duane Demaree  
Tom Roesch  
Kris Nelson  
Richard Thompson

Mr. Bowden, a retired police officer and veteran, spoke on his background including his other cannabis facilities in Michigan and Colorado, then spoke on his reasoning for choosing the Demaree's potato farm as the location for this project. Grasshopper Farms NJ LLC is the contract purchaser of this property, however it is currently owned by the Demaree's who plan to continue to reside on site and assist with the operations. The business will operate from 7am–5pm and will have 5 employees. Mr. Bowden then described the cultivation process and the plan to compost the cannabis related waste.

Concerns referenced in the engineer's report were discussed. Security will include an 8 foot fence and video cameras which will be visible and also accessible by police, as well as motion detecting lights. Each room will be equipped with a fob lock which will track the entry of

every employee who opens the door. There will be no stormwater runoff. Several systems of redundancy will be put in place for odor mitigation, and testing will be done off site by a third party.

Mr. Bowden then went over the existing buildings referenced in the site plan. No part of this operation will take place outdoors. The outdoor “staging area” referenced in the site plan will be used to store equipment only. Building A is a residential home, while buildings B & D are storage areas for personal use. These buildings have nothing to do with the cultivation. Building D is the existing barn where cultivation will occur, and building E is the area where primary propagation begins, as well as the administrative area. Buildings D&E are the only buildings that will house the cultivation during phase one. They will be fenced in as a condition of approval. Other conditions of approval include stormwater calculations and handicap accessible restrooms connected to the administrative area.

Board Member Clute asked if there are any areas with heat or hot water.

*Building E does have heat, however heat is not an issue with cultivation as the lights provide more than enough heat for the building. If the township requires us to install hot water faucets we will take care of that.*

Board Member Cox asked what the time frame is for this project.

*In our redevelopment agreement with the township we agreed to be at phase 3 within 24 months. If septic is required for the bathroom we will need approvals from Board of Health and Pinelands. There is no way we will meet that deadline if those approvals are necessary.*

Current owner of the property, Duane Demaree, spoke on his relationship with Grasshopper Farms. He has been working on this project for over a year and a half now and states that Mr. Bowden has been true to his word during the entirety of their relationship. Mr. Demaree suggested a “temporary-permanent” restroom structure with heat and hot water, which will be serviced by the septic contractor and removed once phase 3 is complete. He also proposes a handicap accessible ramp leading to the administration area, which would also serve as handicap access to the restroom.

Mr. Magazzu announced that they wish to table the application to a future meeting, but would like to get their professionals on the record tonight as some have flown in from out of state. The applicant understands that they will be waiving their 30 day right.

Tom Roesch spoke on the current aspects of the property and the neighboring properties in the Agricultural Zone. He stated for the record that this project does not require Pinelands approval until phase 3. He then went over the requested variances and waivers. The applicant is seeking a variance for an 8 foot fence where 6 feet is permitted. He is also seeking waivers including septic system as the number of employees will not change and landscaping as there is already significant landscaping on the property; as well as the following impact statements: Traffic as the number of employees will stay the same, community impact as that is typical for residential not commercial properties, and finally stormwater and environmental which will be addressed by Pinelands in phase 3. Trash and recycling enclosures will be provided as recommended by the Sustainability Chief.

The applicant has agreed to the following from the Polistina report: Parking will be provided on a revised site plan, final plan will show signage conforming to township and Pinelands standards, compliance with all recommendations put forth by the Galloway Township Fire and Police departments. Applicant will obtain a municipal license and finance performance guarantees and inspection escrows. Pinelands approval will be received before returning to the board with a site plan for phase 3.

The applicant's architect, Kris Nelson, presented exhibits A6-A12 and spoke on the design. Buildings G&F will be fully enclosed by metal walls with vents opening at certain times each day. A Cannibuster odor mitigation fogger will start up just before the vents open. The vents will be open for 5 minutes and then close again. He then addressed comments from the township's Fire report.

Board Member Purdy asked if this building is considered a greenhouse and who manufactured it. *This is an agricultural building with metal sides and a polycarbonate roof. The building is manufactured by Atlas Manufacturing, the parent company of Atlas Greenhouses. These plans were submitted to the township at the time of the redevelopment agreement.*

Board Member Purdy asked for the wind loads and snow loads.  
*I do not have that information.*

Board Member Clute asked if buildings G & F are going to be air tight.  
*Multiple odor mitigation systems will be in effect.*

Carol Filling, 214 S Leipzig ave, asked if the existing buildings used for cultivation will be air tight.  
*The existing buildings will have multiple odor mitigation systems as well.*

Board Member Clute asked if the proposed buildings are rated to hold solar panels.  
*No, this is not designed for an additional load.*

Board Member Clute explained the possibility of revising the redevelopment agreement to require solar if too much electricity is consumed by this project.  
*We have plenty of land for ground mount solar if that becomes a requirement.*

Representing AirROS, Richard Thompson explained how the odor mitigation systems work. He states that the AirROS systems will combat mold and pests as well, by removing the particles in the air. He states this is the most advanced odor litigation on the planet, and will provide the board with names and locations of commercial businesses currently using these systems on site. In addition to this system carbon filtration in the exhausts as well as the previously mentioned Cannabuster will also be used to combat the possible odor.

#### **Question/Comments from the board:**

Board Member Cox asked if there will be a generator on site.  
*We will utilize a temporary generator if we lose power on site.*

Board Engineer, Jen Heller, asked where the building plans show clean rooms.

*These are not the final plans. We are aware that these buildings need clean rooms.*

Ms. Heller stated that prior to the next meeting the board must be supplied with architectures and elevations for the two proposed buildings in phase 2. As a condition of the redevelopment plan all building plans will need to be approved by the governing body.

### **Public Comment**

Joanne Collison, 723 W Hershel St, owner of R & J Farms stated her concerns that the odor will travel to neighboring farms.

Barbra Fetski, 226 S. Leipzig Ave, asked the board how to report an issue to the township.

*If there is ever a glitch that cannot be rectified we have the authority to fine or shut down the business. Call the township and we will send our zoning officer to take care of it.*

Mr. Bowden addressed the public and stated his desire for the members of the community to come to him with any problems and he will address them immediately. He offered his and Duane's phone numbers to the public and offered to have another information session with the community.

James Brown, 217 Leipzig Ave, asked who the owners of the business are.

*I (Bowden) co-own the business with my wife's parents.*

A motion to table the application until the February 15<sup>th</sup> meeting was made by Purdy and seconded by Geese. All in favor.

Meeting adjourned at 10:45 pm.