



**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
MAY 20, 2021**

Board Chairman Ken Sooy called the meeting to order at 7:05 pm.

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

Absent: Mary Crawford

Approval of Meeting Minutes: April 15, 2021 (**Approved**)
May 6, 2021 (**Approved**)

Approval of Decision and Resolution: #02-21 - Donohoe (**Approved**)
#03-21 – Smithville Dollar General (**Approved**)

Board Engineer/Planner, Jennifer Heller, was sworn in.

New Application

#06-21 - Ole Hansen & Sons, Inc.
600 S. Odessa Avenue
B. 456, L. 1-9
Site Plan Amendment

Sworn In:

Jennifer Hansen, CEO Enlightened Solutions and President of Hansen Foundation
Dave Cella, P.E

Exhibits:

A-1: Overall Aerial of Existing Conditions
A-2: Proposed Site Plan
A-3: Aerial with Proposed Site Plan Overlay

The applicant is represented by Mr. Keith Davis.

The applicant was granted a subdivision and site plan approval by the Board on March 4, 2021. This application is to amend the preliminary and final major site plan. They are now proposing to increase the number of beds for the in-patient treatment facility from 42

beds to 56 beds. There will be no increase to the building footprint or floor area. The applicant also proposes to modify the phasing and layout for the proposed Transitional Living Units. They are now requesting to eliminate the previously approved loop road and construct a cul-de-sac. The new proposal is to construct four transitional living units and one combination clinical treatment service office with living unit. The previous approval was for six transitional living units.

Jennifer Hansen stated that she is the CEO and owner, operator of the Ole Hansen and Enlightened Solutions. Ms. Hansen discussed the operations of the site that will take place at the site.

Mr. Cella discussed the proposed site plan referring to exhibit A3. There will be no exterior changes to the in-patient facility. With regards to the transitional living units area this proposal has less impact than what was previously approved. The applicant agrees with all of the comments in the letter from Polistina dated May 17, 2021.

Board questions

None.

Mrs. Heller read from her report dated May 17, 2021. The applicant agrees to work with the Environmental Commission and Engineer with landscaping concerns.

Board member Coppola asked about the services provided at the clinical unit at the transitional living units.

Jennifer Hansen discussed insurance company and licensing procedures. There will be group therapy.

Board member Purdy asked if outside clients will be coming in for methadone treatment. Ms. Hansen stated they do not do methadone.

Public questions/comments

None.

Board attorney Mr. Ridgway summarized the application.

A motion to approve application 6-21, Ole Hansen & Sons, Inc. was made by Purdy and seconded by Guercioni.

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

Opposed: None

Public Comment

None.

Meeting adjourned 7:28 pm.