



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**  
**February 15, 2024**

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

The following member was sworn in: Matt Ayers

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

Absent: Bill Ade, Russell Banks

**APPROVAL OF DECISION AND RESOLUTION:**

6-21 Ole Hanson & Sons Inc.	Extension of Time	<b>(Approved)</b>
12-23 Stoyan Katsarov	Minor Subdivision	<b>(Approved)</b>
10-23 Country Settings Development Group	Site Plan	<b>(Approved)</b>

Board Member Banks arrived at this time (7:05pm) and took his seat at the dais.

**CONTINUED APPLICATION**

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

Exhibits

A-17: Exhibit - Feb. 15, 2024  
A-18: Temp. Toilet & Ramp Addition sheet A001  
A-19: Photo's and General Specifications of Easygo Accessible Family Changing Room

Represented by Lou Magazzu, the applicant is returning to the board for the continuation of a minor site plan application for an indoor cannabis cultivating facility. The applicant has been asked to supply the board with plans for the bathroom, as well as plans for phase 3.

Sworn in  
Tom Roesch  
Kris Nelson

Board Attorney, John Ridgeway, noted that completeness was not deemed at the last meeting, and asked the applicant to begin by discussing the concerns referenced in the engineer's report and justifying the waivers requested. Mr. Roesch explained the following:

- In response to item #19 a septic field will be included with phase 3.
- In response to item #22 a trash enclosure will be provided on site negating the need for the waiver.
- In response to item # 23 there is no signage proposed. Ms. Heller recommended signage for identification, and the applicant is willing to do what is required.
- In response to item #24 there is no new landscaping proposed as a significant amount of landscaping is already existing on the site.
- In response to item #25 at this point Pinelands is not involved so there is nothing to trigger an environmental study. The amount of employees will remain the same until phase 3 so there will be no immediate changes in traffic. Community impact is for housing and this use is agricultural.
- In response to storm water management concerns there will be provided as a condition of approval.

Board Member Purdy stated that he did not want to move forward with the hearing until verifying completeness concerning the septic.

The applicant's architect, Kris Neilson, presented the exhibits depicting the proposed bathroom. A temporary structure, the proposed bathroom connects to the administrative offices, and will be disconnected when phase 3 is complete. The applicant proposes a full masonry foundation similar to a mobile MRI trailer, and is willing to add skirting to the design.

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

Board Engineer, Jen Heller, expressed her concern that this design does not justify a waiver.

Mayor Coppola stated he is comfortable granting the other waivers but needs to know that this land can accommodate a septic system in phase 3.

Board Member Purdy expressed his belief that this should be a full site plan with septic and Pinelands approval. He stated his uncertainty that the project will make it to phase 3.

At Mr. Magazzu's request Chairman Sooy Called a 5 minute recess.

Upon return from recess the applicant proposed an alternate plan consisting of a polyethylene tank which would contain the bathroom waste and be pumped out periodically. This plan will remedy the bathroom issue without having to commit to a septic system. Mr. Magazzu then reminded the board of the phases of the projects and the applicant's conservative economic

approach to utilize the properties amenities before irresponsibly spending on infrastructure which is not warranted at this time.

Ms. Heller explained that this plan would trigger Board of Health Approval, which would be required in order to deem the application complete.

Mayor Coppola declared that a full site plan including septic is required at this time in order to discourage projects that do not have the full intent to complete all the phases.

Mr. Magazzu ensured the applicant is prepared to make hefty performance bonds to insure the phases are complete.

Board Member Clute stated that once the first seed is planted the project changes from agricultural to commercial and the buildings should be representative of commercial facilities.

Mr. Magazzu explained that the project will be economically impossible if the applicant is required to provide phase 3 septic at phase 1. He pointed out inconsistencies within the township ordinances, such as the requirement for sustainable buildings, with a prohibition on greenhouses. He then commented on the impossibility of appeasing certain members of the board and withdrew the application.

### **Public Comment**

James Brown, 217 Leipzig Ave, asked if the applicant will be required to send notice should they decide to continue with the application in the future.

*Yes, the applicant will be required to notice again as the 8 foot fence requires a variance.*

Richard Fetski, 226 Leipzig Ave, commented on the fragile ecosystem.

Meeting adjourned at 11:56 pm.