



TOWNSHIP OF GALLOWAY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING BOARD ZONING BOARD OF ADJUSTMENT

300 E. JIMMIE LEEDS ROAD, GALLOWAY, NJ 08205
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Antoinette Irwin
PLANNING / ZONING BOARD
ADMINISTRATOR

MINUTES
PLANNING BOARD MEETING
August 1, 2024

Vice Chair, Jim Cox, called the meeting to order at 7:00pm.
The sunshine law was read and the flag was saluted.

Present: Bill Ade, Matt Ayers, Russel Banks, Rich Clute, Tony Coppola, Jim Cox, Matt Geese,
Tom Guercioni, Christine Jordan, Don Purdy, Ken Sooy

Absent: None.

APPROVAL OF MINUTES: July 2, 2024 (Approved)
 July 18, 2024 (Approved)

EXTENSION OF TIME:

#2-20 Village Super Market
501 E Jimmie Leeds Rd
B. 1165, L.7
Extension of Time

Sworn in:
Jason Scuillo

Represented by Luke Graviac and accompanied by Jason Scuillo, the applicant is requesting an extension of time on a major site plan for an 86,760 square foot grocery store and two pad site retail buildings. Having exhausted two prior one year extensions, the applicant is requesting his final one year extension, which will expire in August 2025.

Mr. Scuillo spoke on the reasons for the extension. He states the applicant has been working diligently to obtain the outside agency approvals, however they are still working on the traffic signal design. They are also under DEP restrictions which only allow clearing of the lot after October. The applicant plans to clear the lot in November of this year and then begin construction. Board Engineer, Jen Heller, recommended approving the extension.

Questions/Comments from the board: None.

Questions/Comments from the public: None.

A Motion to approve was made by Clute and seconded by Geese.

All in favor: Ayers, Clute, Coppola, Cox, Geese, Guercioni, Jordan, Sooy.

Opposed: None.

Abstained: Purdy

Board Member Jordan recused herself from the following application.

New Application:

#7-24 Grasshopper Farms 219 S Cologne Rd B. 347, L. 12.01 & 13 Minor Site Plan

Represented by Lou Magazzu, the applicant is appearing for Minor Site Plan approval of an indoor cannabis farm. This is a conditional use that meets all six required conditions, including: bulk requirements, proximity to schools, state licensed operator, security, no tobacco or alcohol sales, and an executed redevelopment agreement with the township. There are no variances associated with this waiver other than the height of the fence, which is a requirement of the Cannabis Regulatory Commission.

As requested by Board Chair Sooy, Mr. McMannus addressed the waivers requested.

Sign details – There are no signs proposed. The applicant agrees to install signs for emergency vehicles including the name and address of the business. There shall be nothing on the sign indicating what is being grown. The sign will meet all zoning regulations.

Landscaping – No new landscaping is proposed as the site is already beautifully landscaped and sits relatively far off the street. The area is heavily wooded and the applicant requests relief from the burden of marking each tree over an 8 inch caliper on the plan. Landscaping will be done around the bio retention pond.

Environmental Impact – A waiver is requested as Pinelands has deemed this use as compatible with the environmental standards of the area.

Traffic Impact Study – The farm will continue to employ the same number of people, making no change in the amount of traffic the site currently receives. A condition of approval is being imposed for the traffic impact study to be submitted.

Community Impact Study – As this is a commercial operation, no housing demographics will be changed.

Mayor Coppola addressed the public and reminded them that this is a land use hearing only.

The board engineer recommended the application be deemed complete.

A motion to deem the application complete was made by Purdy and seconded by Guercioni.

All in favor. None opposed.

Sworn In

William McMannus
Chris Nelson
Miles Perryman
Everin Ayre
Duane Demarie
Will Bowden

Exhibits

A1 Cover Sheet
A2 Existing Conditions
A3 July 18th _____
A4 Grading Plan
A5 Block Building E Floor Plan and Elevations
A6 Mechanical, Power, Lighting, Drainage
A7 Barn Details. Drying Area and Packaging
A8 Pump House
A9 Buildings G & F Details
A10 Prototypical Sample
A11 Intermediate Elevations
A12 Block Building E Security
A13 Cultivation Facility Building G & F Security
A14 Barn Security
A15 Insulated Metal Panels
A16 Ventilation Odor Details

Existing in the AG Production Zone, the property consists of twenty acres; a mix of open fields, wooded areas, and wetlands. The project is broken into three phases. The applicant will return at a later date with an application for Phase III. This application is concerned only with Phases I & II.

Existing Buildings

A - Single Family Home occupied by the Demaree's
B - Summer Kitchen used for storage
C - Block Building used for storage
D - Barn to be renovated for cultivation
E - Garage/Workshop to be renovated for cultivation

Phase I

An 8 foot tall 5,000 square foot fence is proposed, which will encase the side and back perimeters, and stop 360 feet short of Cologne Rd. The single family house and the summer kitchen will be outside of the fence, with the remainder of the buildings secure inside the fenced in area.

Miles Perryman, an outside sales agent for AirOs was brought to testify on the odor mitigation system. After providing his background, the board did not accept his credentials as an odor

mitigation expert. The applicant requested to continue with the hearing and come back at a later date with a qualified odor expert.

Questions/Comments from the Board

Mayor Coppola asked what preventative odor measures are being taken specifically for this townships ordinance?

For this farm only we will be using air curtains as an additional measure to keep the air indoors. We do not take these measures at our facilities in other states.

Board Member Ade asked for clarification

Pinelands allows growing but not manufacturing. There is no Pinelands application needed for this use.

Board Member Clute asked if there are any greenhouses associated with this application.

There are no greenhouses on this plan and there will be none in the future.

Board Engineer Heller asked if there will be sufficient parking for more employees in the future.

There is plenty of space to park on the farm. The employees just drive up to the building and park right outside of the door.

Board Engineer Heller asked for the snow load capacity of the agricultural structure.

It can hold 65-75 pounds of snow, and withstand winds of up to 110 mph.

Board Member Clute asked if the structure can hold solar.

It cannot. We are proposing ground mount solar as an alternative.

Questions/Comments from the Public

Tobias Weiket asked if the township has the authority to shut down the farm if there is an odor, and how will the odors be measured.

We do have the authority to shut them down if there is an odor. However, odor is subjective. The amount of terpenes that are offensive to one person may not be to another person.

Carol Filling stated her request for a community impact statement.

Jim Brown expressed his disappointment that there were not more solar panels proposed.

Paul Colian suggested the township procure odor measuring equipment.

A motion to adjourn until an odor expert is available to testify was made by Geese and seconded by Clute.

All in favor: Ayers, Clute, Coppola, Cox, Geese, Guercioni, Jordan, Purdy, Sooy

PUBLIC COMMENT:

None.

Meeting adjourned at 10:18 pm.