



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
SECRETARY

MINUTES
ZONING BOARD MEETING
March 9, 2023

The meeting was called to order at 6:35 pm.

The following members were sworn in: Robert Bruno

Present: Muhammad Ayub, Robert Bruno, James Delcane, Chirag Desai, Calvin Ferrara, Josh Smith

Absent: Salvatore Bancheri, Jim Cox, Ken Kachnic

ELECTION OF OFFICIER:

Vice Chairman: Robert Bruno

APPROVAL OF MINUTES: February 9, 2023 (**Approved**)

NEW APPLICATION

2-23 SAC Cooper Folly
815 W. White Horse Pike
B. 323 L. 11, 19, & 28
“D” Use Variance

Applicant is represented by Keith Davis, Esq. They are proposing to build an indoor/outdoor climate controlled storage facility. The proposed site lies partially in the HC-2 zone where the use is permissible, and partially in the VR zone where the use is currently prohibited. The applicant is requesting a “D” variance as well as a conditional use permit to allow the use of the nonconformity in the Village Residential district.

Sworn In:
Robert Churchill
Andrew Coursen
Gary White

ZB Minutes

March 9, 2023

Exhibits

A-1 Conceptual Site Plan

A-2 Conceptual Rendering

The applicant's professional engineer, Andrew Coursen, spoke about the existing conditions on the property. There are three parcels totaling 11.23 acres. The area is wooded and contains two billboards which face the White Horse Pike. Lots 11 fronts the White Horse Pike in the HC-2 zone, while lot 19 is located completely in the VR zone and fronts a previously vacated street. Lot 19 is located on the zoning line, split between the two zones.

He goes on to describe the nature of the project. The project will be divided into two phases. Phase 1 will be located primarily in the HC-2 zone and will consist of a 3 story primary climate controlled building as well two smaller storage buildings, the parking lot, and a one sided covered storage for boats, trailers, etc. Phase II consists of a smaller one story building as well as two parking lots for boats, trailers, ect. Access will be off the White Horse Pike.

Board Questions/Comments

Board Member Ayub asked how many storage units this will provide.

The answer is dependent upon which storage company purchases the project. We do not have the exact break down of units but we do have the square footage.

Vice Chair Bruno asked if the northerly building will have any sides.

That will be all open with no sides, like a car port.

Board Member Smith asked the height of the car port.

We are allowed 35 feet, 3 stories, so they should be about 15 feet high maybe

Board Attorney Varga asked if the height will adhere to zoning restrictions, and what the square footage will be.

Absolutely. The total square footage of the climate control will be 6,033. The covered storage will 39,680. The indoor flex storage will be 37,900. The total will be around 105,000 square feet.

Board Member Smith asked if studies have been done to ensure the gullies will not be impacted by the drainage basins.

No studies have been conducted at this time, we are not sure if that exact place is suitable to house the drainage basin. We will need to comply with the new Pinelands stormwater plan which may require us to seek a larger area for the basin.

Vice Chair Bruno asked what is the distance between the back of the buildings and the dwellings behind the property?

128 feet, maybe another 50 feet or so, so about 170 feet. We will have existing vegetation and we will supplement it when we come back for site plan.

Board Member Smith asked how many parking spaces there will be.

We are showing 5 but we will comply with the ordinance.

Licensed Engineer and Planner Gary White spoke about the zoning of the 3 lots. He referred to a township ordinance which states that in the pinelands area if a lot is split between a commercial and a residential zone the entire lot should be construed to be in the commercial zone. All traffic will enter and exit to the White Horse Pike. There will be no loading zones or delivery areas. The operations will occur during normal business hours. There will be no dumpsters or smells. This will be a very low impact commercial use. The billboards will remain. This is consonant with the master plan which encourages commercial development along Route 30, as well as encouraging consolidation of smaller lots. The only possible detriment will be visual.

Public Comment

Jay Schabb, 814 W. School Lane, stated his disdain for phase II of the project, specifically citing the wetlands should not be disturbed and that the project will eliminate the natural sound barrier between the neighborhood and the White Horse Pike.

Tom Higgins, 820 W. School Lane, spoke about the wildlife in the area that will become displaced, specifically the endangered pine snake. He is also concerned about the light pollution the project will bring to his back yard where he enjoys campfires, and the buffer being eliminated if the drainage basin is required to be larger based on new Pinelands standards.

Jay Schabb, 814 W. School Lane, spoke again about his concerns for the natural environment and the wetlands on the property.

Joe Chiarolanza, 109 Indian Drive, spoke in favor of the project. He is the owner of JC Motorsports, the neighboring business to the west of the proposed project. He is excited at the prospect of more commercial uses on the pike and believes it will be good for the town.

Jay Schabb, 814 W. School Lane, reiterated his stance against the use in the residential zone. He agrees more business is needed on the pike, but does not want those businesses crossing into the residential zone.

Board Engineer, Paul Kates, checked the application for completeness and deemed it to be complete.

Mr. White spoke about Arago Ave, a paper street that was vacated in 2003. According to him the township had originally vacated Arago in order to promote the development of significant commercial retailables. The applicant agree to buffer the property to the board's satisfaction to prevent any adverse impact on the neighbors. There will be no development aside from stormwater management within 175 feet.

Public Comment

Jay Schabb, 814 W. School Lane, relayed his fears of the retention pond in the buffer area removing too many trees, which will cause sound and light pollution in his back yard.

Motion to approve made by Desai and seconded by Delcane.

In Favor: Muhammad Ayub, Robert Bruno, James Delcane, Chirag Desai, Calvin Ferrara, Josh Smith
Opposed: None.

NEW APPLICATION

3-23 MRP Self Storage
8th & Jimmie Leeds
B. 982 L. 24.05
“D” Use Variance

Exhibits

- A - Application
- B - Addendum
- C - Variance Report
- D - Aerial of Property
- E - Material Example Images
- F - Exterior Building Elevations
- G - Concept Plan
- H – Ariel Use of Site
- I – Site Plan

Sworn in:

Rami Nassar
Sabrina Perez
Tiffany Morrissey

Applicant is represented by Gussie O’Neil Esq from the law firm of Klehr, Harrison, Harvey, and Branzburg. They are requesting a “D” use variance to build a three story storage facility on the wooded lot just south of the Burger King on 8th Ave. While the proposal would meet all of the building requirements for the zone, a storage facility is not an allowed use in Community Village Commercial zoning district.

The property was part of a 3 phase development, with the first two phases resulting in the construction of the Jersey Shore Federal Credit Union and the Burger King. The remaining site is in the CVC zoning district. Storage Facilities are an allowed use in the Highway Commercial district, but there are no other zones in the township allowing storage facilities as a proper use.

Two buildings are proposed, one approximately 1,300 square feet, the other approximately 2,200 square feet. All of the units will be located inside of the facility. Rather than each individual unit opening to the outside, there will be an entrance into a hallway which will lead to the entrances of the individual units.

Rami Nassar P.E. spoke of phases I & II of the project. A drainage basin was installed during the second phase. Now that storm water management regulations have changed the basin will need to be adjusted to include new areas with more shallow retention.

He then spoke of the existing driveways and presented the site plan. He states the size of the smaller building is subject to change based on the changes being made to the drainage basin. The size of the larger building will not change. In the future, should the township develop the surrounding area, the applicant will comply with easements. Twenty one spaces are being proposed, which is adequate for the nature of the use.

Board Member Smith asked if there will be any protection around the bio-retention ponds to keep children from falling in.

The ponds will only be 18 inches deep, with a gradual decline and landscaping.

Sabrina Perez, Development Director for Merchant Retail Partners, spoke on the considerations that go into choosing investment sites. She states that nationally storage units are at 90% capacity. The storage units in Galloway average at 95% capacity, with U-Haul being at full capacity with wait lists. Other facilities in the area are one story drive up models, much different than the facility the applicant is proposing. She mentions the average national crime rate is 1% while here in Galloway the crime rate is .01%, which she believes makes the township an appealing location for future storage customers.

Customers will have access to the facility between the hours of 6am and 10pm via a swipe card. On site management will be onsite between 6:30am – 8:00 pm weekdays. She states there are no peak hours where the site will be exceptionally busy.

Tiffany Morrissey spoke on the history of the lot and the permitted uses of the zone. Storage is a much less intensive use than many of the approved uses. She states that this site has remained vacant for many years due to the fact that it cannot be seen from Jimmie Leeds Rd. The building will have the appearance of an office building.

She believes the site is particularly suited for this use because the facility is located across from the Shoprite. People can check on their belongings on the way to go food shopping without having to drive far out of their way. She also states that it is a quiet use, there will not be outdoor storage for boats and RVs. There will be no back of house operations requiring loading docks and dumpsters. She notes this is over 3 miles away from the first application so they are expecting to reach a different customer base.

Morrissey states two purposes of zoning are advanced through the application. Primarily, it provides sufficient space in an appropriate location for a variety of uses according to their respective environmental requirements. Secondly, it promotes a desirable visual environment through creative development techniques. This site is designed to look like an office building and will fit in with the other businesses in the area. She believes the project will bring no substantial detriment to the public good.

Morrissey provided testimony on the current and anticipated traffic patterns at the site. She estimates 9 people in and 9 people out on a weekday between 4 – 6 pm.

Board Engineer Paul Kates reviewed the application for completeness and found it to be complete.

Board Questions/Comments

Board Member Ferrara asked how many units this facility will hold.

The answer will depend on which company purchases the facility.

Board Member Ferrara asked for elaboration on security measures.

There will be a swipe card to enter the building. There will also be 24 hour video surveillance, lighting, and a small staff during most hours.

Board Member Bruno asked if the facility will have fire sprinklers and if this would impact the fire department.

Yes it will be fully sprinkled. Tenants are told they cannot store flammable materials. More information about fire prevention will be available at the time of site plan.

Public Comment: None

In favor: Muhammad Ayub, Robert Bruno, James Delcane, Chirag Desai, Calvin Ferrara, Josh Smith

Opposed: None.