

St Albans Township Zoning Commission

February 6, 2025 Regular Meeting

Present: Greg Williams, David Lees, and Pam Hills

Pam called the meeting to order and led the Pledge of Allegiance

David moved and Greg 2nd to approve 1/2 organizational minutes as corrected, motion passed 3-0.

Greg moved and David 2nd to approve 1/2 regular meeting min., motion passed 3-0.

David moved and Pam 2nd to approve 1/28 hearing minutes, motion passed 3-0.

Pam read 1/15 resignation letter from Carolyn Andrews to Todd Poole.

Presentation from Gary Smith of G2 Planning and Design - Steven Stieglitz of Haddon Communities (haddoncommunities.com) is interested in parcel along 161 west of Legend Lane, 124 acres owned by R & R Land Cattle. They propose a mixed use development with plans and options to develop area on 161 but not adding traffic to Jersey Mill by making a new access road along 161 or option to relocate Jersey Mill. Includes hotel, grocery store, restaurants, retail with open space and differing density area preserving trees and stream and enlarging pond.

Kevin Reeves asked how many units and he answered 1050 units (multifamily rentals, townhouses and single family) on 122 acres with 30% open space and several walking paths.

Steve asked about multi family architecture and Gary said maybe 3 stories-16 and 24 unit buildings, 1, 2 and 3 bedrooms. All 3 areas will have ownership associated to maintain quality.

Tad asked what he projected as impact on schools. He answered single family 1.1 children/unit - townhouse .75 children/unit and multifamily .5 children/unit.

Dean asked if any gates - Gary said they were going to encourage connectivity. Also asked if they considered noise from 161 and future widening - he said yes.

Pam asked about water and sewer - Gary said he know it will take time.

Steve asked about parking - Multifamily will be all in parking lots with trees and islands to soften parking. Townhouses will have parking under living area. Steve likes concept but thinks might be too dense.

Jeff asked about time line - Gary said depends on sewer and water - once that's in place, probably 10-15 years.

Greg told them St Albans is resistant to change, we're looking for quality development

Pam thanked them for the presentation and transparency. We have to maintain balance.

Tad wants to be careful of multi family areas - maybe more townhouses.

Kevin said we need to get Jeds in place now.

Pam said we'll need to start looking for a professional group for urban design review to help us. If Todd doesn't bring it up at trustees, we will.

David moved and Pam 2nd to adjourn at 8:40.