



**TOWNSHIP OF GALLOWAY  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
PLANNING AND ZONING BOARDS**

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Pamela K. Alleyne  
Planning/Zoning Board Administrator

**MINUTES  
GALLOWAY TOWNSHIP  
ZONING BOARD OF ADJUSTMENTS  
MAY 13, 2010**

Present: John Forsythe, Ronald Huber, Jerry Hauslet,  
Alex Martin, Mark Sykes, and Bill Wrigley

Absent: Kenny Patel, Frank Gargione and Andrea Wescoat

Approval of Minutes: April 8, 2010

Approval of Decision & Resolutions:  
#3-10 Gurwicz Holdings and, #5-10 Rich

**New Appeals:**

**#6-10 Harry Purdy**

**353 S. Leipzig Avenue**

**B. 339 L. 6.02**

**Zoning District: VR (Village Residential)**

**Side & Rear Yard Setback**

**Proposed: Accessory structure should be located 15' from property line. The applicant has an existing outside shelter located 4' feet from the side property line and the existing pergola is located 5'feet from the rear property line.**

The applicant represents himself. The applicant will apply for a building permit and call for inspections.

**Public Comments:**

John McHolgen, neighbor comments that he is in favor of the application.

Motion to approve application #6-10 Purdy: Rear & Side Yard Setback approval was made by Huber and Martin 2nd the motion.

Those voting in favor: Forsythe, Huber, Hauslet, Martin, Sykes, and Wrigley

#### **#4-10 Seashore Gardens**

**B. 866.01 L. 5-7**

**Amendment to Site Plan, Front Yard Setback and Sign Variance**

**Proposed: The applicant is requesting a variance to permit a replacement freestanding sign of 28 square feet. Section 233-10C(2) permits a maximum sign area of 12 square feet. The sign is proposed to be relocated outside of the sight triangle. The applicant is also requesting to relocate the mechanical**

equipment from the rooftop to the front yard along Jimmie Leeds Road. A variance is required from Section 233-7B(1) from the front yard setback requirement. A setback of 50 feet is required and the equipment will be setback 20 feet from the property line.

**Exhibits:**

**A-1 Site Plan**

**A-2 Landscape Plan**

**A-3 Specifications Transformer**

**A-4 Specifications Generator**

**A-5 Specifications Cooling Unit**

**A-6 Proposed Sign**

Keith Davis represents the applicant.

Bill Swiderski, Engineer gives testimony. He comments that solar panels will be added onto the roof. Hence the reason why the generator and transformer had to be relocated.

Marty Klein, applicant explains when construction will begin.

No Public Comments:

## **Board Professionals:**

Tiffany Cuiello comments on her report dated May 11, 2010. The applicant will schedule a meeting to discuss the type of landscaping that will be required to maximize the buffering. Concerned with the noise from the generator, however the generator will go off twice a month for testing and it is only used in the event of a power outage.

Deborah Wahl comments on her report dated May 11, 2010, 2010. All comments have been addressed.

Findings and Facts: Board members Forsythe, Huber, Hauslet, Martin, Sykes, and Wrigley commented that the shrubs will help with the decibel level. A guardrail was suggested because of the generator and high voltage transformer. In favor of the applicant working with the Planner to discuss adequate landscaping. The overall presentation was good. The larger sign would make the site more visible. It is a positive project.

Motion to approve application #4-10 Seashore Gardens. Amended Site Plan and Front Yard Setbacks and Sign variance approval was made by Hauslet and Wrigley 2nd the motion. Those voting in favor: Forsythe, Huber, Hauslet, Martin, Sykes, and Wrigley

**Meeting Adjourned**

**8:00 pm**

**Pamela Alleyne, Administrator**