



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 10, 2012

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

Absent: Robert Mayer

Approval of Minutes: April 12, 2012

Approval of Decision & Resolution: #3-12 Gueli

New Appeals:

#2-12 Leo & Kathleen Smith and Joseph Smith

210-215 Motts Creek Rd

Zone: CV (Conservation) Zoning district

B.1230 L. 52, 53, 54

Use Variance, lot area and depth, 2 lot minor subdivision

Proposed: The applicants are seeking a Minor Subdivision approval for the realignment of lot lines to create two (2) lots where three (3) currently exists. No new development is proposed. The following variances are requested

1. Use Variance from section 233-18 to permit two residential units on proposed lot B. This is an existing condition that will be altered by the minor subdivision.
2. Lot size variances from section 233-18B(1) for the minimum lot size of 1.32 acres in proposed lot A and 1.56 acres on proposed lot B where five (5) acres is required. The lot sizes are increasing by combining the lot area from existing lot 53 to the area in existing lots 52 and 54.
3. From Table II for lot depth of 200 feet on proposed lot A and a lot depth of 172 feet on proposed lot B where a minimum lot depth of 400 is required. This is an existing condition not changed by the subdivision.
4. From Table II for a front yard setback of 11.92 feet on proposed lot A and 1.96 feet on proposed lot B where a front yard setback of 100 feet is required. This is an existing condition not changed by the subdivision.
5. From Table II for a side yard setback of 1.82 feet on proposed lot A and 24 feet on proposed lot B where a minimum side yard setback of 30 feet is required. This is an existing condition not changed by the subdivision.

The applicants are represented by Tom Dase, Engineer, Ponzio & Associates

No Public Comments

Professional Reports:

Kevin Dixon, Board Engineer issued a report dated March 26, 2012. This development proposes no construction activity. However the plans need revisions to adhere to the map filing law. This application will require approval from Atlantic County Planning because Motts Creek Rd is a County road. The applicants engineer has agreed to comply with recommendations listed in report.

Tiffany Cuviallo, Board Planner issued a report dated April 4, 2012. The reason for the use variance is because there are two houses on lot 54. Testimony provided by the applicants professional was sufficient, there was ample information provided.

Motion to approve application #2-12 Smith. Use Variance, Minor Subdivision, Lot depth, front and side yard approval was made by Huber and Gargione 2nd the motion.

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

#4-2012 Randolph Merced

539 E. Brook Lane

B. 1064.01 L. 28

Zoning District: RC (Residential Compatibility) Zoning District

Side Yard setback

Proposed: Required: 15' side yard setback, whereas 6' is provided.

The applicant is requesting approval for a shed 12'x24'. The shed is existing however has been partially constructed with no permits or inspections.

The applicant represents himself.

No Public Comments

Motion to approve application #4-12 Merced. Side Yard Setback approval was made by Gargione and Wrigley 2nd the motion.

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

Meeting Adjourned

7:20 pm

Pamela Alleyne, Administrator