



TOWNSHIP OF GALLOWAY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING BOARDS

300 E. JIMMIE LEEDS ROAD GALLOWAY, NJ 08205
(609) 652-3700 EXT. 218 FAX: (609) 652-5259

Pamela K. Alleyne
Planning/Zoning Board Administrator

MINUTES
GALLOWAY TOWNSHIP
ZONING BOARD OF ADJUSTMENT
MARCH 14, 2013

Present: Frank Gargione, Michael Greb, Jerry Hauslet, & Mark Sykes

Absent: Chris Coleman, Ronald Huber, Robert Mayer, Bill Wrigley & Paul McColgan

Approval of Minutes: February 14, 2013

Approval of Decision & Resolution: #10-12 Curry

New Appeals:

#1-13 Biscayne Avenue, LLC

619 Biscayne Avenue

B. 1007.01 L.55

Zoning District: RC (Residential Compatibility) Zoning District

Interpretation: That the property contains a preexisting non-conforming structure with respect to the front yard setback of 2.5 feet, whereas 50ft is required and a side yard setback of 4.3 feet, whereas 15 ft is required.

Interpretation: That the creation of a vacant lot by demolition of a single family dwelling and garage on lot 55 will not result in a merger of lot 55 with lot 54 because there is no common ownership between lot owners 55 & 54.

“C” Variances: For existing lot area and existing lot depth, both of which are pre-existing, non conforming conditions and a “C” variance for a proposed front yard setback of 30 ft for the new single family dwelling which is less than the 50 ft required.

The applicant is represented by Tom Darcy.

Board Attorney, John Rosenberger interjected and stated that the applicant should request a certificate of non-conformity and a front yard setback, only.

John Ricci, applicant plans to build a two story house about 1700 sq ft. The 30’ setback is keeping with the neighborhood.

Barbara Wooley Dillon gives testimony on the variances for the front yard setback.

Professional Reports:

Tiffany CuvIELLO commented on her report dated March 7, 2013 the lot sizes along Biscayne Avenue is consistent with the existing lot. However, the rear of the property contains a significant grade change. Defer to the board solicitor concerning the variances originally requested. 30’ setback with the protrusion of two-three steps into the setback

Deborah Wahl commented on her report dated March 7, 2013 the applicant will be required to provide a plot plan. The site should be graded to either infiltrate storm water runoff onsite or it should be directed to the street. As per township ordinance storm water shall not be permitted to drain to the adjoining properties.

The applicant shall provide a concrete apron detail on the plan. A note should be added that any disturbed area within the public right of way will be restored to like new conditions. The house will tie into sewer and water that is already available.

Board Questions:

Board member Hauslet: Question the rear yard slope, what does it slope into? It backs up to the open space of Holly Brook Subdivision.

No Public Comments

Motion to approve application #10-12 Biscayne LLC, granting the Certificate of Non-Conformity was made by Gargione and Hauslet 2nd the motion.

Those voting in favor: Frank Gargione Michael Greb, Jerry Hauslet, & Mark Sykes

Motion to approve application #10-12 Biscayne LLC, granting the Front yard setback was made by Gargione and Greb 2nd the motion.

Subject to the conditions as outline by Board Engineer Deborah Wahl
The plans will be revised to show the:

1. Driveway apron
2. Storm water runoff
3. Grading pattern.
4. Any disturbed area within the public right of way will be restored to like new conditions.

Those voting in favor: Frank Gargione Michael Greb, Jerry Hauslet, & Mark Sykes

Meeting Adjourned

7:00 pm

Pamela Alleyne, Administrator