



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 ADJUSTMENT  
APRIL 11, 2013

Present: Chris Coleman, Frank Gargione, Michael Greb, Jerry Hauslet  
Ronald Huber, Robert Mayer, Mark Sykes and Bill Wrigley

Absent: Paul McColgan

Approval of Minutes:      March 14, 2013

Approval of Decision & Resolution: #1-13 Biscayne LLC (Bulk Variance)  
and #1-13(B) Biscayne LLC (Certificate for Non- Conformity)

Approval of 2012 Resolution for Annual Report  
*Resolutions were adopted as presented*

**New Appeals:**

#2-13 Heather Torres

1404 W. Cleveland Avenue

B. 113 L1-3 (newly consolidated lot 2)

Zoning District: Town Commercial (TC)

TC zoning district does not permit residential. The existing single family dwelling is located in the TC zone.

Requesting Use variance and Side yard Setback

Proposed: The applicant is proposing to construct a 20'x25', 500 sq ft addition to an existing single family dwelling. This is an expansion of a non-conforming use. The applicant also seeks a side yard setback variance of 6' whereas 10' is required.

The applicant is represented by herself. She adds that adding the two bedroom extension to her existing house will increase the value of her house.

Although Tiffany CuvIELLO did not provide a report she however offered the following comments. The house is in a split zone. Town Commercial and Town Residential therefore the applicant is in need of a Use Variance. The application if approved will promote the general welfare of the area thus satisfying the positive criteria. This lot will never to be used for a commercial lot; it will most likely remain a residential lot. It is surrounded by residential uses.

Professional Reports were not issued.

**No Public Comments**

Motion to approve application #2-13 Heather Torres Use Variance and Side Yard Setback was made by Huber and Gargione 2nd the motion.

Those voting in favor: Coleman, Gargione, Huber, Hauslet, Mayer, Sykes and Wrigley

#3-13 Wayne Norman  
631 W. Duerer Street  
B. 349 L. 2

Zoning District: Agricultural Zone (AG)

Interpretation & Certificate of Non Conformity

Proposed: Demolish and reconstruct a single family dwelling. The applicant is proposing to provide a front yard setback to the re-constructed front porch of the new dwelling of 27 foot which does not meet the minimum 200ft requirement for the AG zone.

The applicant is represented by Tom Darcy

The premise is presently improved with a single family residence which was extensively damaged as the result of a gas explosion in February 2013. Because of the extent of the fire damage to the prior residence, the applicant seeks to demolish the damaged structure to rebuild his residence. Because of fresh water wetlands the insurance company gave funds to rebuild the house on the existing foundation.

In addition a gross building coverage variance with relation to an existing barn structure which accessory structure provides site building coverage of 1.19% when 1% is permitted.

### **No Public Comments**

Motion to approve application #3-13 Wayne Norman, granting the Certificate of Non-Conformity was made by Huber and Wrigley 2nd the motion.

Those voting in favor: Coleman, Gargione, Huber, Hauslet, Mayer, Sykes and Wrigley

Motion to approve application #3-13 Wayne Norman granting the bulk variances was made by Hauslet and Gargione 2nd the motion.

Those voting in favor: Coleman, Gargione, Huber, Hauslet, Mayer, Sykes and Wrigley

Meeting Adjourned

7:00 pm

Pamela Alleyne, Administrator