



TOWNSHIP OF GALLOWAY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING BOARD ZONING BOARD OF ADJUSTMENT

Heather Butler
PLANNING / ZONING BOARD
ADMINISTRATOR

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MINUTES
ZONING BOARD
AUGUST 14, 2014

The Meeting was called to order at 6:42 by Chairman Sykes.

Present Chris Coleman, Richard Clute, Mike Greb, Jerry Hauslet (arrived at 7:10), Ronald Huber, Paul McColgan, Mark Sykes

Absent Anthony DiPietro, Robert Mayer

Approval of Decision & Resolutions: 8-2014 Elks Lodge #2845 (adopted)

Approval of Minutes: June 12, 2014 (approved)

Approval of Bill List: August 14, 2014 (approved)

The following professionals were sworn in
Chuck Endicott (Township Engineer)

New Appeals:

#9-14 Jason Parker

603 Sharswood Ave.

B. 1046 L. 3

Zoning District: RC

Variances Requested: Front and side yard setbacks.

Proposed: The applicant is requesting a variance to permit construction of a second floor addition of 863 square feet and an attached garage of 720 square feet to an existing dwelling.

The applicant is represented by Thomas H. Darcy, Esq.

Mr. Harry Harper and Mr. Jason Parker were sworn in.

Mr. Darcy explained in detail what the applicant is proposing to do and the reasoning the variances are required. The variances requested are as follows:

1. Front yard setback of 20 feet where 50 feet are required for the 2nd floor addition on the house.
2. Front yard setback of 30 feet where 50 feet are required for the attached garage.
3. Side yard setback of 10 feet where 15 feet are required for the attached garage.

Mr. Harry Harper provided his testimony.

Mr. Rosenberger pointed out that Tiffany CuvIELLO, Township Planner, had prepared a report.

Board questions:

Mr. Coleman asked if the structural walls would be flush and in line with the existing walls with 2 dormers for esthetics.

Mr. Harper confirmed that.

Mr. Clute asked if the attic will be finished.

Mr. Harper stated that for now it will just be an attic. It may be finished later.

Mr. Huber asked if there were other issues involved with the hardship.

Mr. Darcy explained that given the fact that the applicant is completely surrounded by existing residences the lot size is what it is and they have to work within that.

Mr. Sykes asked if the applicant would want to finish the attic space would they have to come to the board.

Mr. Rosenberger stated no. They would just need the building permits.

A motion to approve application #9-14 Jason Parker granting 2 bulk variance for front yard setback of 20 feet for the 2nd floor addition and a 30 foot front yard setback for the attached garage. There is a 3rd variance for the side yard setback of 10 feet for the garage was made by Huber and seconded by McColgan.

Those in favor: Coleman, Clute, Huber, McColgan, Greb, and Sykes

#11-14 Raymond & Alice Guy

211 N. Odessa Ave.

B. 499 L. 13

Zoning District: R5

Variations Requested: Front yard setback and accessory structure in a front yard.

Proposed: The applicant is requesting a variance to permit construction of a two-story addition consisting of 487 square feet on the first floor and 1,008 square feet on the second floor and a detached garage of 672 square feet.

The applicant is represented by Mr. James P. Swift.

Mr. Mascione and Alice Guy were sworn in.

Mr. Mascione is a registered and licensed architect.

Mr. Swift explained in detail what the applicant is proposing to do and the reasoning the variations are required. The variations requested are as follows:

1. Front yard setback. A front yard setback of 200 feet is required and a setback of 38 feet is proposed. The existing house is located at a 41 foot front yard setback
2. Accessory structure in a front yard. Accessory structures are required to be located in a rear or side yard area. The proposed detached garage is located in the front yard at a setback of 22 feet.

Board member Hauslet entered and was informed of the status of the application.

Mr. Mascione provided his testimony and referred to Exhibit A-2 (Floor plan and elevations dated 7/23/2014)

Mr. Sykes pointed out that Tiffany Cuviallo, Township Planner, had prepared a report.

Board questions:

Mr. Huber questioned where the garage will be located.

It will be located on the right hand side.

Mr. McColgan asked about what utilities were going to be put in the garage and if they planned on using it for living space.

Mrs. Guy stated it would be used for storage.

Mr. Coleman asked what storm caused damage to the house.

Mrs. Guy stated that some siding came off in the derecho and then more came off during Sandy.

Mr. Rosenberger asked Mr. Mascione if he is satisfied that the nature of the variances being requested are linked to the existing development pattern on the lot in connection with the existing dwelling and the existing tree these are hardship issues.

Yes.

Are you satisfied that the relief being requested can be granted without substantial negative detrimental impact to the zone plan or the master plan?

Absolutely.

Can the relief being requested be granted without substantial detrimental impact to the general welfare?

Yes.

Mr. Swift asked Mr. Mascione if in his professional opinion he thinks that the positive of the application outweighs any negatives.

Yes it is much more beneficial.

No public comments.

A motion to approve application #11-14 Raymond and Alice Guy granting the following 3 variances was made by Clute and seconded by Greb.

1. Front yard setback for the house of 38.3 feet where 200 feet is required.
2. Front yard setback for the garage of 22 feet where 200 feet is required.
3. Construction of the accessory structure in the front yard.

Those in favor: Coleman, Clute, Huber, McColgan, Greb, and Sykes

Meeting adjourned at 7:27 p.m.

Submitted by Heather Butler, Administrator