



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

Heather Butler
PLANNING / ZONING BOARD
ADMINISTRATOR

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

MINUTES
ZONING BOARD
MARCH 12, 2015

The Meeting was called to order at 6:30 by Chairman Mayer.

Present Richard Clute, Chris Coleman, Anthony DiPietro, Jerry Hauslet, Paul McColgan,
Tom Sidrane, Ed Sperling, Bob Birch, Robert Mayer

Absent None

Approval of Bill List: March 2015 **(Approved)**

Approval of Decision & Resolutions: #17- 2014 Atlantic Concrete of Galloway
(Approved)

The following professionals were sworn in
Ed Walberg and Tiffany CuvIELlo

Announcement: Application 04- 15 RCG 1 LLC. will not be heard tonight.

New Appeals:

#03- 15 Edward & Angela Dennis
Lost Pine Way
B. 1167.03 L. 45.06
Zoning District: NR
Variances Requested: C Variance (Lot Depth)

The applicant is representing themselves.

Exhibit A- 1 : Site location map
A- 2 : Photo
A- 3 : Variance Plan
A- 4 : Survey with surrounding lot depths

Mr. and Mrs. Dennis were both sworn in.

Mr. Dennis stated he is an employee of Remington Vernick & Walberg but is here for himself and his wife not as an employee. Mr. Dennis described to the board the existing and proposed conditions of the lot. This piece of property was subdivided in 1981. They wish to build a single family dwelling in the future.

The applicant stated that due to the shallowness of the lot if the Township were to apply its ordinance strictly they would have a hardship and would not be able to develop the property for what it is zoned for which is residential. None of the lots that front on Lost Pine Way conform to the required 200 foot lot depth.

There is no report from Ed Walberg.

There is no report from Tiffany CuvIELLO.

No public questions or comments.

A motion to approve application # 3-15 granting a single bulk variance for lot depth of 165 feet where 200 feet is required was made by Sidrane and seconded by Clute.

All in favor: Clute, Coleman, DiPietro, Hauslet, McColgan, Sidrane, Mayer

#01-15 James Cox

451 Brown Avenue

B. 1037 L. 12 & 13

Zoning District: RC

Variances Requested: Lot Depth, Lot Size, and Front Yard Setback

Mr. Cox and Mr. Darcy were both sworn in.

The applicant is represented by Mr. Thomas Darcy Professional Planner.

Mr. Cox explained he is requesting to consolidate 2 lots into 1 building lot.

Mr. Darcy stated each lot has a frontage of 50 feet and a depth of 100 feet. The variances for lot area and lot depth conditions are both pre-existing non conforming conditions that have existed for 50 years. The applicant feels they can satisfy the positive criteria under the C1 standard. This property has some unusual topographic feature because it is exceptionally shallow and the lots are completely surrounded by residential uses. There are no vacant lots that adjoin this parcel. The "buy/sell" letters were sent out and there were no responses. The reason for the front setback variance is due to the fact that if the house is placed where it is allowed the property would not have a rear yard for recreation. Both neighboring homes are closer to the road than what the applicant is requesting. If the board would not grant the lot depth and lot size variances it would render the property unusable.

Tiffany CuvIELLO read from her report dated March 4, 2015. Mr. Cox agreed to make the 50% in lieu of contribution with regards to the curbing and sidewalks.

There is no report needed from Ed Walberg.

No public questions or comments.

A motion to approve application # 01- 15 granting variances for lot size, lot depth, and a front yard setback subject to the applicant filing a Deed of Consolidation and payment of the sidewalk contribution was made by McColgan and seconded by DiPietro.

All in favor: Clute, Coleman, DiPietro, Hauslet, McColgan, Sidrane and Mayer.

#02- 15 Albert & Maryann Webber

Berlin Avenue

B. 247 L. 8

Zoning District: T1

Variances Requested: Use Variance

Mr. Darcy is the Planner for the applicant.

Mr. Darcy is already under oath and Mr. Webber was sworn in.

Mr. Darcy explained the surrounding lots are already developed as residential uses. There is no public sewer in the area leaving the land very restricted causing a hardship. The Pinelands Commission has determined that this lot is suitable for a single family dwelling. There are no bulk variances being requested. There is no detriment to the Zone Plan or Master Plan.

Tiffany CuvIELLO read from her report dated March 4, 2015.

Mr. Darcy stated that the property does not meet the requirements to state that curbing and sidewalks are necessary.

No public questions or comments.

A motion to approve application # 02-15 granting a use variance to permit the development of a single family home provided that unpaid taxes by the prior owners will be brought current was made by McColgan and seconded by Sidrane.

All in favor: Clute, Coleman, DiPietro, Hauslet, McColgan, Sidrane, and Mayer.

A motion to approve a resolution to go into closed session was made by Huber and seconded by McColgan.

All in favor: Clute, Coleman, DiPietro, Hauslet, McColgan, Sidrane, and Mayer.

At 7:34 the meeting went back into session and the meeting was adjourned.

