



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

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Antoinette Irwin
PLANNING / ZONING BOARD
SECRETARY

MINUTES
ZONING BOARD MEETING
August 10, 2023

Board Chair, Jim Cox, called the meeting to order at 6:30 pm.

The Sunshine Law was read.

Present: Muhammad Ayub, Robert Bruno, Jim Cox, James Delcane, Ken Kachnic, Josh Smith

Absent: Salvatore Bancheri, Chirag Desai, Calvin Ferrara

Approval of Minutes: June 29, 2023 (**Approved**)
July 13, 2023 (**Approved**)

NEW APPLICATION:

9-23 Prince Garden
322 Clarks Landing Road
B. 719 & 723, L. Various
“C” Variances

An announcement was made that the applicant would return on September 14th with no further noticing necessary.

NEW APPLICATION:

10-23 Jacob Rivera
343 W Emerick
B. 470, L. 4.03
“C” Variance

Sworn in: Jacob Rivera

The applicant is requesting to build a pole barn in the north corner of his property to avoid removing trees.

Board Engineer, Kates, reviewed the application for completeness and deemed it to be complete. He stated the applicant is requesting variances for left side setback and rear setback, each requesting a 5 foot setback where 25 feet is required.

Questions/ Comments from the Board:

Board Chairman, Jim Cox, asked if any businesses were going to be run out of the pole barn.
No, I will be using it to store and work on my model T over the winter.

Board Member Bruno asked how close the neighbors are to their setbacks.
I would say about 75 feet from their fence to their house.

Bruno asked if the playground on the property had been removed from the neighbor's setbacks as shown in the submitted survey.
Yes, the survey is from 2009. It has been relocated since.

Board Chairman, Jim Cox, asked what the height of the building will be.
35 feet is the maximum, but that is much higher than I anticipate to go.

Questions/Comments from the Public

Ari Frangias, owner of Tailgaters bar, stated he has no issue with a variance being issued to build pole barn.

Board engineer, Kates, suggested a new survey be submitted as a condition of approval to ensure all of Mr. Rivera's possessions are located on his property. Chairman Cox agreed and stated it must be submitted bo

A motion to approve with condition of approval was made by Bruno and seconded by Smith.

Approved: Ayub, Bruno, Cox, Katchnic, Smith

Denied: Delcane

Motion passes.

NEW APPLICATION:

13-23 Debra Maxwell
207 N Prague
B. 429, L. 12
Planning Variance

Represented by Tom Darcy, the applicant is seeking to build a single family home on a partially improved street.

Sworn in:
Bob Maxwell

Debra Maxwell
Cormac Morrissey

Exhibits
A1 – Planning Variances

The lot is a 20 acre parcel in a 5 acre zone. The applicant has received Pinelands approval with the condition that only one of the 20 acres are developed until extensive endangered species are conducted.

Mr. Morrissey spoke on the condition of the road and the costs associated with improvements include paving, tree removal, and storm water management. He states this is considered a practical difficulty as the cost to improve the street is much greater than the property value. He states that adequate access for emergency vehicles is already available in the area, as demonstrated by the existence of an occupied home directly adjacent to the proposed site. He also states this will protect the future street layout.

The applicant will make a \$10,000 deposit to the Galloway Road Fund. They will record a Deed Notice holding Galloway Township harmless for any liability, responsibility, or obligation for maintenance, repair, or improvement to the street. The applicant will deed restrict the property from any other development or subdivision until and unless the street is paved.

Board Engineer, Kates, reviewed the application for completeness and found it to be complete.

Questions/Comments from the Board

Board member Smith asked what the reasoning is to restrict the obligation for maintenance when it is a township road.

The restriction will leave the decision of maintenance to the township, rather than the residence deciding when improvements need to be done to the road.

Board member Smith stated defining improved vs unimproved vs paved puts an obligation on the township to keep the roads in reasonable passing shape.

I agree with that. The hope is that the municipality will continue to keep up the road in the same way it has these past 90 years. No more, no less.

Questions/ Comments from the Public: None

A motion was made by Smith and seconded by Delcane.

Approved: Ayub, Bruno, Cox, Delcane, Katchnic, Smith.

Motion passes.

NEW APPLICATION:

8-22 Jim Cox
Deer Run
B. 1179.01, L. 25.01 & 25.03
“D” Variance

Chairman Cox has recused himself from the dais as he is the applicant. Vice Chair Bruno has assumed the position of chairman for this application.

Board Member Smith announced that he has a potential conflict with this application and will be abstaining from the vote. With Mr. Cox and Mr. Smith both unable to vote on this application there is no longer a quorum to move the application forward. Mr. Darcy requested the application be heard at the next meeting with no further noticing necessary.

A motion to allow the continuance of the application to September 14th was made by Ayub and seconded by Katchnic.

Approved: Ayub, Bruno, Delcane, Katchnic.

Abstained: Smith.

Motion passes.

A motion to adjourn was made. All approved.

Meeting Adjourned at 7:42 pm.