



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

300 E. JIMMIE LEEDS ROAD, GALLOWAY, NJ 08205
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Antoinette Irwin
PLANNING / ZONING BOARD
ADMINISTRATOR

MINUTES
PLANNING BOARD MEETING
August 15, 2024

Board Chairman Sooy called the meeting to order at 7:00pm.

Present: Russel Banks, Rich Clute, Jim Cox, Tom Guercioni, Christine Jordan, Don Purdy, Ken Sooy

Absent: Bill Ade, Matt Ayers, Tony Coppola, Matt Geese

APPROVAL OF DECISION AND RESOLUTIONS:

#2-20 Village Supermarket	501 E. Jimmie Leeds Rd	Extension of Time (Approved)
#7-24 FNAF Investments LLC	Poplar Ave	Minor Subdivision (Approved)

COMPLETENESS AND NEW APPLICATION:

#8-24 Jack Thompson Schenker
123 N. Leipzig Ave
B. 375.01, L. 12.03
Minor Subdivision

Represented by Tom Darcy, the applicant is requesting a two lot minor subdivision under the Cultural Housing Provision. There is an existing single family home on the lot, which is occupied by the applicant and his parents.

Sworn in:
Jack Thompson Schenker
Jennifer Heller

Mr. Darcy began by explaining the cultural housing provision. Mr. Darcy stated, under the Galloway Township comprehensive management plan, code and ordinance the Schenker family qualifies for what we call Cultural Housing Provisions. If a family has owned a property in the pinelands for more than 20 years, and the property is staying in the family, the lot size for the agricultural zone can be reduced from 10 acres to 3.2 acres. The Schenkers have owned their property since 1976, and the newly created lot will remain in the family. The applicant will be

constructing a new single family residence which will be occupied by himself, his wife, and his children, while his parents will remain in the existing house.

The lot with the existing house will meet all bulk standards, however a variance for lot width is requested on the vacant lot. 116.33 feet are proposed, where 150 feet are required.

Compliance plans will include lot numbers confirmed by the new tax assessor and will reflect the correct front setback.

Questions/Comments from the board:

Deputy Mayor Clute – Is this house going to be a standard house or prefab? Mr. Darcy: *By Federal and State law, if the applicant wants to put a prefab house on the lot it is allowed by law.*

Questions/Comments from the public:

John Thomas Becker, PE, was sworn in, John spoke in favor of the project and encourage the board to approve the request.

A Motion to approve was made by Purdy and seconded by Guercioni.

All in favor: Banks, Clute, Cox, Guercioni, Jordan, Purdy, Sooy

Opposed: None.

PUBLIC COMMENT:

None.

DISCUSSION:

SharePoint Portal

Meeting adjourned at 7:26 pm.