



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

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

Heather Butler
PLANNING / ZONING BOARD
ADMINISTRATOR

MINUTES
ZONING BOARD MEETING
JULY 9, 2020

Chairman, Paul McColgan, called the meeting to order at 6:41 pm.

Present: Jason Babin (via Zoom), Chris Coleman, Chuck Filling, Paul McColgan,
Muhammad Umar

Absent: Salvatore Bancheri, Bob Birch, Bruce Kern, Ed Sperling

APPROVAL OF MINUTES: June 11, 2020 **(Approved)**

APPROVAL OF DECISION AND RESOLUTION: 2-20 – Kelsey **(Approved)**

NEW APPEAL

#04-20 MBM Holding LLC
1022 White Horse Pike
B. 256, L. 5
Use Variance

This application has been postponed to the August 13, 2020 Zoning Board meeting. No further
noticing is required.

NEW APPEAL

#03-20 Ashok Singh
330 Upas Ave.
B. 621, L. 3.01
"C" Variance

The applicant Mr. Ashok Singh and Rick Yeager, President of SRIG, LLC DBA Betterliving Sunrooms were both sworn in.

Mr. Singh stated that he would like to build a sunroom on the rear of his house. Mr. Yeager stated they are seeking a rear yard setback variance of 27 feet from the property line instead of the required 40 feet. Mr. Singh stated that the request will not change the neighborhood scheme and there will be no negative effects. No matter where they would place this sunroom on the property a variance would be required.

Public questions/comments

None.

Board question/comments

Board member Umar asked about the properties behind the applicants house.
There are undeveloped properties behind his.

A motion to approve application #03-20, Ashok Singh for a rear yard setback variance was made by Filling and seconded by Umar.

All in favor: Babin, Coleman, Umar, Filling, and McColgan.
Opposed: None

NEW APPEAL

#05-20 Jason Vander Ryk
314 S. Vienna Avenue
B. 324, L. 5.02
"C" Variances

The applicant, Mr. Jason Vander Ryk and Mr. Richard Rosa, owner of Integrity Pools were both sworn in.

Mr. Vander Ryk stated that he had removed an existing above ground pool and would like to install an in ground pool. The existing dwelling has an existing non-conforming front yard setback of 92 feet where 200 feet is required. The proposed pool will have a front yard setback of 150 feet where 200 feet is required. There is also a variance for site coverage of 9% where 5% is required.

The applicant stated that there are horses and other animals that live on the land behind him and they do not want the pool to be that close to them. There would be no negative impact on the neighborhood to have the pool in this location.

Jen Heller asked the applicant if there will be fencing around the pool. The applicant stated there would be. She then stated that a variance should be given for a fence to be in the front yard as well.

Public questions/comments

None.

Board questions/comments

Board member Coleman clarified the need of a front yard variance.

Anything that is 200 feet from the right of way is considered the front yard. The house is in the front yard setback as well.

A motion to approve application # 5-20, Jason Vander Ryk, for variances of front yard setback, site coverage, and a fence in the front yard was made by Coleman and seconded by Umar.

All in favor: Babin, Coleman, Umar, Filling, McColgan

Opposed: None.

Meeting adjourned 7:04 pm.