



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**  
**March 14, 2023**

Board Chair, Bob Bruno, called the meeting to order at 6:30 pm.

The Sunshine Law was read.

Present: Robert Bruno, Dan Gallagher, Dave Maxwell, Lisa Tilton

Absent: Muhammad Ayub, Salvatore Bancheri, James Delcane, Chirag Desai, Ken Kachnic

**APPROVAL OF MINUTES:** February 8, 2024 (**Approved**)

**APPROVAL OF PROFESSIONAL CONTRACTS:**

DDM Law Firm	(Approved)
Kates Schneider Engineering	(Approved)
Ridgeway Legal	(Approved)
T & M Engineering	(Approved)

**APPROVAL OF DECISION AND RESOLUTIONS:**

#2-24 Narges Ansary	445 Redwood Ave	"C" Variance	(Approved)
#3-24 Christopher Schuler	422 Redwood Ave	"C" Variance	(Approved)
#5-24 Amy Sabouri	440 Redwood Ave	"C" Variance	(Approved)
#6-24 Michael Ayoub	437 Redwood Ave	"C" Variance	(Approved)
#7-24 Paul Olah	441 Redwood Ave	"C" Variance	(Approved)

**NEW APPLICATION:**

#1-24 110 S NY LLC  
110 S New York Rd  
B. 1260.01, L. 24.02  
Minor Site Plan

Represented by Keith Davis, the applicant is seeking minor site plan approval for a religious based yeshiva high school. No variances are being requested with this site plan.

**ZB Minutes**

**March 14, 2024**

Exhibits:

A1 - Department of Human Services letter dated 12/8/23

A2 – Site Plan

A3 – South Jersey Engineers letter dated 11/22/23

Sworn in:

Jason Sciullo

Moishe Klein

Board Engineer, Mr. Schneider, spoke on his report deeming the application incomplete.

Mr. Davis stated that each of the 36 resident will be using 50 gallons of water per day, which totals less than the 2,000 gallons per day the current septic can handle. Exhibit A1 makes it clear that the site cannot handle a kitchen. All food will be prepared off site, and all dishes and utensils will be either disposable or cleaned off site. The applicant will return to the board if they decide to have a kitchen in the future.

Mr. Schneider deemed the application conditionally complete based on the septic calculations. He is requesting a letter from the county Board of Health showing how they did their calculations and whether or not the washing machines were included in the calculations.

A motion was made by Ms. Tilton to deem the application complete. All in favor.

Mr. Sciullo spoke on the site plan. The school will house 31 students and 3-5 live in staff members. There will be no changes to the site other than an interior renovation, a new sign, and a modular basketball goal. The applicant anticipates the parking lot to be vacant the majority of the time. He reiterates that the septic is adequate for the intended use. The number of students the school can house is based off of how much the septic can handle. He states for the record that those numbers are based off of the 11/22/23 letter (exhibit 3). Trash enclosures will be repaired and expanded. Cracks in the parking lot will be resealed and the lines of the lot will be repainted. The fence and landscaping surrounding the stormwater basin will be repaired. There are no other approvals necessary for this application.

**Questions/Comments from the Board:**

Mr. Gallagher asked for the size of the trash enclosure.

*It is currently 8x10 and will be doubled to 16x20.*

Mr. Maxwell asked how the laundry will be handled offsite.

*We will utilize AC Linen.*

Ms. Tilton asked if the students of driving age will have their cars on premise.

*The students will not have their cars on the premis*

Mr. Maxwell asked for the proposed teacher ratio.

*There will be 31 students with up to 5 staff members. In the original application we requested 3 but the board approved us for up to 5.*

Mr. Maxwell asked if there will be any bus transportation.

*No students will be transported via bus.*

Board Member Tilton asked if the students will go home on the weekends.

*Typically these studies go through the weekend. There may be some weekends where the students may return home.*

Board Member Tilton asked if the students will be able to have their cars on premise if they are returning home for the weekends.

*Typically no, we do not want the students to have access to vehicles on the premise. But they may.*

Board Member Maxwell commented that the school may be inviting 31 new drivers to cruise around at all hours of the night.

*You already approved this at the use variance.*

Board Member Maxwell asked if there would be any organized sports.

*No. The basketball net is there for students to engage in sport.*

Board Member Gallagher asked what is included in the 50 gallon per student calculation.

*The 50 gallons includes restroom, shower and laundry.*

Board Member Tilton asked what types of security will be in place.

*There will be cameras and the doors will be locked.*

Board Attorney, Pat Varga, asked for the width of the drive isle.

*The minimum is 12-13, I think it is 15.*

Mr. Varga asked if the largest township vehicles will be able to fit into the turn when the parking lot is full.

*The vehicles will be able to circulate correctly.*

Mr. Varga asked if the applicant will work with the township engineer in the event that the fire trucks cannot make the turn.

*Absolutely.*

Mr. Varga asked if there are any fire suppression systems.

*The fire suppression system will be up to code.*

Board Engineer, Schneider, asked who will be responsible for the basin maintenance.

The owner will be responsible for all site maintenance.

#### **Questions/ Comments from the Public:**

None.

Mr. Varga summarized the application for the board.

A motion to approve was made by Maxwell and seconded by Tilton.

In Favor: Bruno, Gallagher, Maxwell, Tilton

Opposed: None.

Meeting adjourned at 7:28pm.