



**TOWNSHIP OF GALLOWAY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING BOARDS**

300 E. JIMMIE LEEDS ROAD GALLOWAY, NJ 08205
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Pamela K. Alleyne
Planning/Zoning Board Administrator

**MINUTES
GALLOWAY TOWNSHIP
ZONING BOARD OF ADJUSTMENTS
APRIL 08, 2010**

Present: John Forsythe, Frank Gargione, Ronald Huber Jerry Hauslet,
Kenny Patel, Mark Sykes, Andrea Wescoat and Bill Wrigley

Absent Alex Martin

Approval of Minutes: March 11, 2010

Approval of Resolutions for Professionals: #3-10 Conflict Engineer

Approval of Professional Contracts: Conflict Engineer: EDA Engineering

New Appeals:

#5-10 John & Lisabeth Rich

3 South Harvard Terrace

B. 663.02 L. 5

Zoning District: R-5

Front & Rear Yard Setback

Proposed. The applicant is seeking variances to permit the construction of new single family dwelling. According to §233-5b3 Restoration. Any nonconforming use or building which shall be more than 50% damaged by reason of windstorm, fire, explosion or other act of God or man shall be deemed completely destroyed and the use or structure may not be reestablished, rebuilt, restored or repaired except in conformity with this chapter.

The ordinance also states that an existing developed residential lot is located on Robin Lane, Harvard Terrace, Rutgers Court and Lisa Drive in the R5 Zoning District may be expanded as an existing single family dwelling unit by way of addition or permitted accessory structure as long as the expansion conforms

with the following requirements . The ordinance requires a 50' front yard setback, 42' will be provided. A 30' rear yard setback is required, a 21.5 will be provided.

The applicants represent themselves.

No Public Comments

Motion to approve application #5-10 Rich. Rear & Front Yard Setback approval was made by Huber and Gargione 2nd the motion.

Those voting in favor: Forsythe, Gargione, Huber, Patel, Sykes, Wescoat and Wrigley

#3-10 Fays Court- Galloway Pines, Gurwicz Holdings

B. 866.02 L. Various

Front & Rear Yard Setbacks

Proposed: A variance is required from Section 233-78C(c)[4] regulating staggered setbacks between the front and rear yard. The ordinance permits an applicant to stagger the front and rear yard setbacks to encourage a more interesting streetscape and so that the homes are not uniform at the street line.

The lots referenced are 17.01-17.25.

Lots 17.01-17.07 request both combined setback variances and staggered setback variances.

Lots 17.08, 17.11, 17.12, 17.14, 17.15, 17.17-17.25 request combined setback variances, but not the staggered setback variance.

Lots 17.09, 17.10, 17.16 request neither variance.

Lot 17.13 is the playground.

Fred Scerni represents the applicant.

Bill McManus, Planner gives testimony on the variance relief requested.

Public Comments:

Vince Rinaldo, B.340 Ash Avenue wanted the applicant to extend the fence on his property so that he would have a buffer from the rear yard of the proposed 2 lots.

Board Professionals:

Tiffany CuvIELlo comments on her report dated April 1, 2010. All comments have been addressed.

Deborah Wahl comments on her report dated April 7, 2010. All comments have been addressed.

Motion to approve application #3-10 Fay's Court. Front and Rear Yard Setbacks variance approval was made by Gargione and Patel 2nd the motion. Those voting in favor: Forsythe, Gargione, Hauslet, Patel, Sykes, and Wrigley
Recused: Andrea Westcoat

Motion to approve application #3-10 Fay's Court. Global Variance approval was made by Gargione and Patel 2nd the motion. Those voting in favor: Forsythe, Gargione, Hauslet, Huber, Patel, Sykes, and Wrigley.

Recused: Andrea Westcoat

Meeting Adjourned 7:30 pm Pamela Alleyne, Administrator