



**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 14, 2011**

Present: John Forsythe, Frank Gargione, Mark Sykes,
Andrea Wescoat and Bill Wrigley

Absent: Jerry Hauslet and Ronald Huber Robert Mayer and Alex Martin

Approval of Minutes: March 10, 2011

Approval of Decision & Resolutions:
#17-10 Brand

New Appeals:

#4-11 Claire Spencer

411 E. Spencer Lane

B. 1170 L. 12

Zoning District: NR Zoning District

Front Yard Setback

Proposed: The applicant is in the process of constructing a garage within the front yard. The garage is 20'x24'. The garage was constructed closer to the street than the house. The front yard is the area between the street and house. The house is 86.5ft from the street. The closest point from the garage to street is 80.9ft requiring a variance. Section 23-8:F(1) indicates that no accessory structures shall be located in the front yard.

The applicant represents herself. Her son Steven Spencer also testified as to the use of the shed will be to house his tools and equipment.

No Public Comments

Motion to approve application #4-11 Spencer. Front Yard Setback and relief from having the garage in the front yard approval was made by Gargione and Westcoat 2nd the motion.

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

#2-11 Michael and Mary Pillo

3 Londonderry Street

B. 978.08 L. 5

Zoning District: PUD

Rear Yard Setback

Proposed: The applicant is proposing to construct a 144 sq ft (12'x12') patio room on an existing concrete pad. The lot backs up to open space. According to

Smithville Standards a 10' rear yard setback to an open space lot for a patio is required. Whereas 5' will be provided.

The applicant has received approval from the Four Seasons @ Smithville Home Owners Association.

The applicant represents themselves.

Public Comments:

Diann Engo, 4 Brampton Street questioned if the patio will extend beyond the existing concrete pad. Concerned with addition being very close to her property; concerned that the proposed addition will extend into the common opens space.

Motion to approve application #2-11 Pillo. Rear Yard Setback and relief from Smithville PUD standards approval was made by Wrigley and Gargione 2nd the motion.

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

#3-11 Les Tomlinson

258 Terry Lane

B. 559 L. 9

Zoning District: VR

Front Yard Setback

Proposed: Construct an attached garage (18.6'x24'), porch and an addition for a bedroom (18.6'x 16.8'). The required front yard setback is 50' whereas 24' is proposed.

The applicant represents himself.

No Public Comment

Motion to approve application #3-11 Tomlinson. Front Yard Setback approval was made by Gargione and Wrigley 2nd the motion.

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

#18-10 Brennenstuhl

114 E. Crestview Avenue

B. 934 L. 7.01

Zoning District:: RC (Residential Compatible)

Front Yard Setback

Proposed: Approval for a constructed handicap ramp. The required setback is 50'. Whereas 3' will be provided. The applicant testified that the ramp has been in place for two years. That location has less of an incline and makes transporting his mother easier for himself and his sister.

The applicant represents himself.

No Public Comment

As conditions of approval:

The applicant has agreed that the ramp will be removed once the need for a handicap ramp ceases to exist. Then the ramp will be removed within sixty days.

The applicant will have to adhere to the Construction codes to secure the ramp and add railings.

Motion to approve application #18-10 Brennethul. Front Yard Setback approval was made by Wrigley and Gargione 2nd the motion.

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

Meeting Adjourned 7:00 pm Pamela Alleyne, Administrator