



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

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

Pamela K. Alleyne
Planning/Zoning Board Administrator

**MINUTES
GALLOWAY TOWNSHIP
ZONING BOARD OF ADJUSTMENTS
FEBRUARY 10, 2011**

Present: Ronald Huber, Frank Gargione, Robert Mayer,
Andrea Wescoat and Bill Wrigley

Absent: Mark Sykes, Alex Martin, John Forsythe and Jerry Hauslet

Approval of Minutes: November 8, 2010 and January 13, 2011

Approval of Resolutions for Professionals: #1-10 Solicitor, # 2-10 Engineer and
#3-10 Conflict Engineer

(Board Member Wescoat has abstained from voting for Solicitor)

Approval of Professional Contracts: Solicitor: John Rosenberger and Engineer:
Dixon Associates

(Board Member Wescoat has abstained from voting for Solicitor)

Approval of Decision & Resolutions: #15-10 Delcane Associates (amended)

New Appeals:

#19-10 Vito & Sandy Arranno

581 E. Jimmie Leeds Rd

B. 1082 L. 5.01

Zoning District: R-1 (Residential 1 acre)

Front Yard Setback

Proposed: The applicant is seeking a front yard setback variance to permit the construction of a deck and a handicap ramp. The ordinance requires 50' however 37' will be provided.

The applicant represents himself.

No Public Comments

Motion to approve application #19-10 Arranno. Front Yard Setback approval was made by Gargione and Mayer 2nd the motion.

Those voting in favor: Huber, Gargione, Mayer, Wescoat and Wrigley

#1-11 Ryan Stetser

Delkar Blvd

B. 701 L. 7 & 8

B. 702 L. 1

Zoning District: R-5 (Residential 5 acre)

Bulk Variance

Proposed: The applicant is seeking bulk variances to permit the location of accessory structures in the required front yard.

A variance is required from section 233-8G(2) which indicates that no accessory structure may be located in the front yard. The required front yard setback is 200

feet. The applicant is requesting any other permitted accessory structures to be erected in the future at a minimum setback of 99.8 feet from Collins. Other permitted structures include sheds, swimming pools, children's play equipment, greenhouses, solar arrays and the like.

The Pinelands Commission as part of their approval created a permitted limit of development for this property. The area outside of the limit of development is the subject of a deed restriction which prohibits any disturbance except for fire prevention. The limit of development does not allow for a permitted accessory structure to be located outside of the required front yard area.

The applicant represents himself.

No Public Comments

Motion to approve application #1-11 Ryan Stetser. Bulk variances approval was made by Gargione and Mayer 2nd the motion.

Those voting in favor: Huber, Gargione, Mayer, Wescoat and Wrigley

Meeting Adjourned 7:00 pm Pamela Alleyne, Administrator