



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 ADJUSTMENT
JUNE 13, 2013

Present: Chris Coleman, Michael Greb, Jerry Hauslet, Ronald Huber
Robert Mayer, Paul McColgan, Mark Sykes and Bill Wrigley

Absent: Frank Gargione

Approval of Minutes: May 9, 2013

Approval of Decision & Resolution: #5-13 Caivano

Resolution was adopted as presented

New Appeals:

#4-13 Richard and Donna Uecker

723 Fourth Avenue

B. 889 L. 6

Zoning District:

Side Yard Setback

Proposed: The applicant is proposing to construct a 10'x14' three season room. The applicant is requesting a side yard setback of 10' whereas 15' is required.

The applicants are present as well as a representative from Better Living Sunrooms, Rick Yeager.

Professional Reports were not issued.

No Public Comments

Motion to approve application #4-2013 Uecker: Side Yard Setback was made by Huber and Coleman 2nd the motion.

Those voting in favor: Coleman, Hauslet, Huber, Mayer, McColgan, Sykes and Wrigley

#7-13 Dimitrios Geogoulianos

1338 North Street

B. 127 L. 7

Zoning District:

Side and Front Yard Setbacks

Proposed: The applicant is seeking permission to reconstruct a single family residence. The house was previously destroyed by a gas explosion. The house has been demolished. The applicant seeks a 10' front yard setback whereas 50' is required and an 11.5' side yard setback whereas 15' is required.

The applicant is present.

Board Planner, Ms. CuvIELLO comments that the proposed house setback requests are consistent with the homes in the area. The lot is undersized and without a variance the lot has an insufficient amount of land for the building envelope.

No Public Comments

Motion to approve application #4-2013 Geogoulianos: Side & Front Yard Setback was made by Huber and Hauslet 2nd the motion.

Those voting in favor: Coleman, Hauslet, Huber, Mayer, McColgan, Sykes and Wrigley

#6-13 JBBM Holdings

Bella Donna Avenue

B. 130 L. 5

Zoning District:: Town Commercial

Use Variance & Amendment to Site Plan

Proposed: Seeks a Use Variance to have two principal uses on one site and an amendment to the site plan to allow for no more than 40 vehicles on site.

Applicant, Bob Goff is represented by Kris Facenda and he testifies that the applicant is owner of Done Right Towing and Landscaping.

Done Right Towing has been in operation for (2) years and Done Right Landscaping has been in operation for (12) years.

The site will be home to Done Right Towing only. They are on the Township approved towing rotation.

On alternating weeks the applicant is 24/7 on call for police ordered vehicle removal and storage.

The amended site plan allows for a tow lot not to exceed 40 vehicles.

The applicant has (5) employees and only they will have access to the tow lot.

The use variance is to permit two principal uses on the same lot, automotive towing and storage as well as automotive repair.

The bulk variances requested are: Front yard setback variance of 30.7' where 50' is permitted. A side yard setback variance of 12.3' where 20' is required.

A sign variance to permit (3) on site signs, of which (2) signs will permanent banner signs

A sign setback variance of 8' where 14' is required.

Joseph Maffei, Planner and Engineer, EDA Associates testifies that the existing parcel can accommodate the increase number of vehicles the site currently is fenced in and will not be expanded. The lot can accommodate whatever vehicles can be located within and the number of vehicles may fluctuate.

The small expansion of 320 sq ft to the front of the building facing Philadelphia Avenue will provide for business space and a restroom. The shed will be used for storage and will not be attached to the principal structure and will be an accessory use.

The lighting on site will meet ordinance intensity and shielding standards.

Each of the proposed uses are allowed in the Town Commercial District.

Professional Reports

Tiffany CuvIELLO, Board Planner commented on her report dated May 7, 2013. Deborah Wahl, Board Engineer commented on her report dated May 8, 2013.

Public Comments

Robert Robinson: 556 South Asbury Avenue. He stated that the applicant has maintained the property well and has cleaned it up. He asked that the applicant not drive down Asbury Avenue for the safety of the children in the neighborhood. Indicated that no other tow lots have stipulations on how many cars are on the lot. He also expressed that he would like a better privacy fence.

Mr. Jerue 1327 Bella Donna Avenue, he is the adjoining property owner on lot 6. He requested that the applicant provide a 6' board on board fence. He states that he cannot enjoy the privacy of his back yard. (40) forty cars are too many for the small property. He submitted a photo of the existing site from his view.

John Peterson, 1327 Bella Donna Avenue states that his father originally owned the site. It was used for automotive repair and vehicle storage. He serviced his own company trucks. He too asked for a privacy fence.

The applicant agreed to post a 6' board on board fence along the rear property line on the lots of 4, 6 and 7 of Block 130. The fence will be at the expense of the applicant and the fence will be on the property of the individual lot owners. However, if the owner of lot 4 does not want a fence then no fence will be required.

The chain link fence around the perimeter of the tow lot will remain in place.

Fencing will be a condition of approval.

Finding and Facts

The board indicated that the site was well suited for the proposed use and that was in accord with the Town Commercial district. There was no impact or detriment to the Master Plan, public welfare or zoning.

Motion to approve application #6-2013 JBBM Holdings: Use Variance approval as to permit two uses on a single lot was made by Huber and Wrigley 2nd the motion.

Those voting in favor: Hauslet, Huber, Mayer, McColgan, Sykes and Wrigley

Those voting in against: Coleman

Recused: McColgan

Motion to approve application #6-2013 JBBM Holdings: Bulk Variances was made by Greb and Hauslet 2nd the motion.

Those voting in favor: Coleman, Hauslet, Huber, Mayer, McColgan, Sykes and Wrigley

Recused: McColgan

Motion to approve application #6-2013 JBBM Holdings: Amendment to Site Plan and design waivers was made by Wrigley and Greb 2nd the motion.

Those voting in favor: Coleman, Hauslet, Huber, McColgan, Sykes and Wrigley

Those voting in against: Mayer

Recused: McColgan

Meeting Adjourned

9:00 pm

Pamela Alleyne, Administrator