



TOWNSHIP OF GALLOWAY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING BOARD ZONING BOARD OF ADJUSTMENT

Heather Butler
PLANNING / ZONING BOARD
ADMINISTRATOR

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MINUTES
ZONING BOARD
SEPTEMBER 11, 2014

The Meeting was called to order at 6:40 by Chairman Sykes.

Present Chris Coleman, Richard Clute, Anthony DiPietro, Mike Greb, Jerry Hauslet, Ronald Huber,
Paul McColgan, Mark Sykes

Absent Robert Mayer

Approval of Decision & Resolutions: #9-2014 Jason Parker **(Adopted)**
#11-2014 Raymond & Alice Guy **(Adopted)**

Approval of Minutes: August 14, 2014 **(Approved)**

Approval of Bill List: September 11, 2014 **(Approved)**

The following professionals were sworn in
Chuck Endicott and Tiffany CuvIELlo

New Appeals:

#13-14 Archana Dasondi

346 Meadows Dr.

B. 561.04 L. 45.08

Zoning District: R

Variances Requested: Rear yard setback.

Proposed: The applicant is requesting a variance to permit construction of a 20 foot by 37 foot second floor addition over an existing first floor deck.

Mrs. Archana Dasondi, Mr. Dasondi and Kishor Ghelani were sworn in.

Mrs. Dasondi explained what they are proposing to do and the reasoning the variances are required. The variances requested is for a rear yard setback of 20 feet where 40 feet are required for the 2nd floor addition on the house. The addition will be for two bedrooms.

Tiffany CuvIELLO read from her report dated August 5, 2014.

Board questions:

Mr. Huber verified that the addition would be for the parents of the applicant.

Yes.

No public questions or comments.

A motion to approve application #10-14 Archana Dasondi granting a variance for a rear yard setback of 20 feet for the 2nd floor addition was made by Huber and seconded by McColgan.

Those in favor: Coleman, Clute, Huber, McColgan, and Sykes

#13-14 Richard Long

245 Terry Ln.

B. 565 L. 14

Zoning District: VR

Variances Requested: Front yard setback.

Proposed: The applicant is requesting a variance to permit construction of a front porch with a setback of 22 feet where 50 feet is required.

The applicant is representing himself and was sworn in.

Mr. Long explained that his current porch is crumbling away and he wants to build a new front porch.

Tiffany CuvIELLO explained what the applicant is proposing to do.

No board questions or comments.

No public comments.

A motion to approve application #13-14 Richard Long granting a front yard setback variance was made by DiPietro and seconded by Clute.

Those in favor: Coleman, Clute, DiPietro, Hauslet, Huber, McColgan and Sykes

#14-14 Lauren Carney

723 Cheltenham Ave.

B. 917 L. 11

Zoning District: RC

Variances Requested: Front yard setback and lot depth.

Proposed: The applicant is requesting variances to permit the re-construction of a single-family dwelling that was lost in a fire.

Lauren Carney and James Adams were both sworn in.

Tiffany CuvIELLO explained in detail what the applicant is proposing to do.

No board questions or comments.

No Public Comments.

A motion to approve application #14-14 Lauren Carney granting 2 variances was made by Huber and seconded by McColgan.

1. Lot depth of 100 feet where 200 feet is required.
2. Front yard setback of 29 feet where 50 feet is required.

Those in favor: Coleman, Clute, DiPietro, Hauslet, Huber, McColgan and Sykes

#12-14 Gerald Bird Development Co. L.L.C.

Corner of Maple Ave. & Jimmie Leeds Rd.

B. 779 L. 8,9,10

Zoning District: RCR

Preliminary & Final Major Site Plan Approval

The applicant is represented by Stephen R. Nehmad, Esquire. An overview of the application was given.

Steven Filippone (professional engineer and professional planner), William McLees (registered architect), and Gerald Bird were sworn in.

Mr. Filippone gave testimony regarding the site plan. Mr. Filippone explained the need for the additional variance of site coverage to add more parking spaces and the requested waivers. The requested waivers are as follows Environmental Impact Statement, Traffic Impact Statement, Community Impact Statement, and Storm Water Management. The parking buffering and landscaping were also discussed. Testimony was given regarding the loading area and he stated that the applicant will have control over the times of delivery so it would not impact the parking spaces.

Mr. McLees gave his testimony with regards to architectural aspects of the building and the signage.

Mr. Bird gave testimony regarding the outdoor seating.

Tiffany CuvIELLO read from her report dated September 5, 2014. It was noticed that the trash enclosure is only 5.5 feet from the property line where 20 feet would be required and should be added as a variance. The applicant took no issue with that.

Chuck Endicott read from his report dated September 5, 2014.

Board Questions

Mr. McColgan asked if there would be enough lighting at night.

Yes there will be. It meets the requirements.

How many employees are at the coffee shop?

Mr. Bird stated that there are two employees at any given time.

Mr. Hauslet asked if the Jimmie Leeds sign will be lighted.

Yes. Internally lit.

Mr. Coleman questioned Mr. Filippone if the tree in the North West corner of the property is in the sight triangle.

It is not.

Public Questions

Christopher Clinton of 300 A Nectar Avenue was sworn in and stated his concerns with having a coffee shop in his back yard.

Mr. Rosenberger stated that the motion would be for a preliminary and final site plan approval for the development of the sight. The applicant requires 2 variances.

1. Lot coverage variance of 68.41 percent.
2. A side yard setback of 5.5 feet where 20 feet are required for the trash enclosure.

The applicant requires the following check list waivers 8, 18, 25, and 28. The applicant also requires design waivers and planters separating the outdoor seating and parking.

There was a motion to approve application # 12-2014 Gerald Bird Development Co. LLC. preliminary and final site plan was made by McColgan and seconded by Clute.

All in favor: Coleman, Clute, DiPietro, Hauslet, Huber, McColgan, and Sykes.

Meeting adjourned at 8:35 p.m.

Submitted by Heather Butler, Administrator