



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
JUNE 11, 2015

The Meeting was called to order at 6:30 by Vice Chairman McColgan.

Present Bob Birch, Richard Clute, Chris Coleman, Anthony DiPietro, Jerry Hauslet,
Paul McColgan, Tom Sidrane & Ed Sperling

Absent Robert Mayer

Approval of Bill List: June 2015 **(Approved)**

Approval of Minutes: May 14, 2015 **(Approved)**

The following professionals were sworn in
Tiffany CuvIELlo and Edward Dennis

New Appeals:

#07-15 Jeanne Picardi

710 Plainfield Ave.

B. 332 L. 2

Zoning District: VR

Variances Requested: Front yard and side yard setback

Mr. and Mrs. Picardi were both sworn in.

Mr. Picardi explained to the board that they are intending to put a 24 x 24 garage on the side of their home and they need the variance due to the placement of the home on the property. They do not intend to attach the garage to the house.

Tiffany CuvIELlo questioned why the applicant cannot put it on the other side of the house. Mr. Picardi stated that the sewer line runs on the other side of the home and the driveway is on the side they are requesting the garage. Mr. Picardi stated that the gutters will be made to make the rain water go down the driveway.

Public Questions and Comments

Monica McCarson of 708 Plainfield Avenue was sworn in. Ms. McCarson stated that she is the neighbor on the side where the proposed garage would go and she has no problem with the garage going up.

Board Questions

Board member Hauslet asked the applicant if the neighbor was okay with the trees on her property being cut down.

Ms. McCarson stated she has no problem with those trees coming down.

Board member Sidrane asked questions about the architectural aspects of the garage.

Board member Sperling asked why applicant is not attaching the structure to the house.

Mr. Picardi stated that there is a gas line there.

A motion to grant approvals for application 7-15, Jeanne Picardi, a front yard setback of 39 feet where 50 feet is required and a side yard setback of .5 feet where 15 feet is required subject to a condition of approval that any storm water runoff will be directed from the roof of the structure to the street or onto the applicants own property and not to the adjoining property was made by DiPietro and seconded by Clute.

All in favor: Clute, Coleman, DiPietro, Hauslet, McColgan, Sperling

Opposed: Sidrane

#08-15 Lee Campbell

612 Galloway Road

B. 1171 L. 4.09

Zoning District: NR

Variances Requested: Use Variance

Ms. Campbell was sworn in. The applicant stated she purchased this home with her daughter and son in law with the idea of adding an addition that could be used as an in-law suite.

Tiffany CuvIELLO asked Ms. Campbell if there were other options located in Galloway that could provide what she was looking for. Ms. Campbell stated that there were not many homes with the in-law suite. The properties they looked at would not work for them.

Mr. Rosenberger stated that the 3 conditions of approval are as follows:

1. There will only ever be a family member that resided in the subordinate unit.
2. There will never be more than 1 series of utility connections for the entire property.
3. The common entrance through the mud room will continue perpetually.

Ms. Campbell has agreed to all 3 of the conditions.

Mr. Dennis, board engineer, stated that any storm water run-off generated from the addition will need to be directed on site or to the street. Ms. Campbell understood.

Public Questions and Comments

None.

Board Questions

Board member Sidrane asked the applicant if the front porch door is used as a front door or is the side door used as the front door.

They use both doors to go in and out.

Board member Coleman asked if you open the front door of the house what room are you in.

The living room.

Tiffany CuvIELLO explained the plans the applicant submitted.

A motion to approve application #8-15, Lee A. Campbell, a use variance to permit an in-law suite subject to the following conditions of approval (a) There will only ever be a family member that resided in the subordinate unit. (b) There will never be more than 1 series of utility connections for the entire property. (c) The common entrance through the mud room will continue perpetually. (d) Any storm water run-off generated from the addition will be directed on site or to the street was made by Sidrane and seconded by Sperling.

All in favor: Clute, Coleman, DiPietro, Hauslet, McColgan, Sidrane

Meeting adjourned 7:06 pm.