



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**  
**APRIL 14, 2016**

Chairman Robert Mayer called the meeting to order at 6:30 pm.

Present: Bob Birch, Chris Coleman, Jerry Hauslet, Robert Mayer, Paul McColgan, Wayne Miller, Clayton Salmon, Thomas Sidrane, and Ed Sperling

Absent: None

**APPROVAL OF BILL LIST**      April 2016      (Approved)

**APPROVAL OF MINUTES**      February 11, 2016      (Approved)

**APPROVAL OF DECISION AND RESOLUTIONS**

16-15 - Danze

01-16 - Patel

3A-2016 - Conflict Engineer

4A-2016 - Conflict Solicitor

**APPROVAL OF PROFESSIONAL CONTRACT**

Conflict Solicitor - Ridgway Legal

Conflict Engineer - Polistina & Associates

Board professionals Tiffany CuvIELLO and Deborah Wahl were both sworn in.

**NEW APPLICATION**

**#02-16 Oceanville Fire House**

186 S. New York Road

B. 1265 L. 11

Requested: "C" Variance

This application has been postponed to the May 12, 2016 Zoning Board meeting.

## NEW APPLICATION

### #03-16 Michele & Adriana Danze

719 Fourth Avenue

B. 937 L. 12

Requested: "C" Variance

The applicants are representing themselves. Mrs. Adriana Danze and Michele (Mike) Danze were both sworn in. Mrs. Danze stated they are requesting a side and rear yard setback variance for a shed to be 3 feet from the property line rather than the required 15 feet.

Tiffany CuvIELLO asked Mr. and Mrs. Danze question about the property. The applicant stated they purchased the property in 2013 and built a new home. The structure was put there without approvals from the Township. The structure is for storage only. They are requesting this variance in order for the structure not to be in the middle of their yard due to the lot being smaller. There are gutters on the structure.

### Public Comment

David Benn, owner of the property behind the applicant, stated his concerns and only requests some vegetation between the structure and the property line.

### Board Questions

Board member Sperling asked why the applicant would build the shed without permits. *Mr. Danze stated it is a "drop off" shed he did not build it and didn't think it needed permits.*

Board member Sidrane asked about the distance from the fence to the structure and the concrete walkways.

*Tiffany stated that the measurement from the fence to the structure is just over 3 feet and the fence is inside the property line so the structure is more than 3 feet away from the property line.*

Board member Miller asked what would have happened if he met the 15 foot setback.

*Tiffany stated that if they put it 15 feet from the property line they would have only needed construction permits.*

Tiffany stated that they will need to look at the coverage of the area to make sure it does not exceed the 30 percent.

Board member McColgan asked if there was electric run to the structure.

*Yes.*

Board member Coleman asked if water would be run to it.

*There is a hose from the well.*

Board member Sidrane asked if the applicant has researched what could grow between the fence and the structure.

*Mrs. Danze stated they have not looked yet. Tiffany stated if there is a problem it would be addressed.*

Mr. Maguire stated there would be a motion to approve this application with the following conditions:

1. Not having any type of hot water or bathroom in the structure.
2. There must be some kind of vegetation or screening in the rear of the property.
3. The applicant must work with the Planner to make sure they are in compliance with site coverage.

A motion to approve application 03-16, Michele & Adriana Danze, "C" Variance was made by McColgan and seconded by Coleman.

All in favor: Coleman, Hauslet, McColgan, Salmon, Sidrane, and Mayer.

Opposed: Miller

Meeting adjourned at 7:05 pm.