



Heather Butler  
PLANNING / ZONING BOARD  
ADMINISTRATOR

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

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**MINUTES**  
**ZONING BOARD**  
**MARCH 9, 2017**

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

Present: Chris Coleman, Bruce Kern, Robert Mayer, Wayne Miller, Thomas Sidrane,  
Ed Sperling

Absent: Bob Birch, Paul McColgan

**APPROVAL OF DECISIONS & RESOLUTIONS:** #1A-17 Solicitor (**Approved**)  
#2A-17 Engineer (**Approved**)  
#3A-17 Conflict Engineer (**Approved**)  
#9-16 Atlantic Concrete (**Approved**)  
#10-16 John Robinson (**Approved**)

**APPROVAL OF PROFESSIONAL CONTRACTS:** Solicitor (**Approved**)  
Engineer (**Approved**)

Board Engineer, Deborah Wahl was sworn in.

**NEW APPLICATION**

**#5-16 New Jersey American Water**  
456 Chris Gaupp Drive  
B. 760 L. 5  
Use Variance, Minor Site Plan

The applicant is represented by Niall O'Brien, Esq. of Archer & Greiner.

Kevin Brown: production manager for applicant, Stephen Gitungo P.E. of Gannett Fleming and Jason Sciuillo P.E., P.P. of Marathon Engineering were sworn in.

Mr. O'Brien described, to the board, that the applicant is seeking a "D(2)" variance to permit the expansion of an existing building.

Mr. Brown explained what New Jersey American Water needs in order to improve the water service and water pressure to the Township.

Mr. Gitungo spoke about the specific improvements needed at this location such as the 400 sq. foot addition.

Mr. Sciullo testified about the details of the variance needed. He explained how approving this application would be inherently beneficial to the public good and that there would be no negative impacts to the zone plan.

Board engineer, Deborah Wahl read the report from the Township Planner, Tiffany CuvIELLO that is dated July 6, 2016. Mrs. Wahl then read her own report dated July 5, 2016.

## **PUBLIC QUESTIONS OR COMMENTS**

None.

## **BOARD QUESTIONS OR COMMENTS**

Board member Sidrane asked about at time frame for the start of construction. He also questioned the Pinelands approval and noise level.

*Looking to start by August.*

Board member Miller asked if they were not granted this approval would they suffer any undo hardship.

*They would not be able to upgrade the system and improve the service to Galloway.*

Board member Coleman asked if the new main will be next to the existing main.

*There will be two mains.*

Board Chairman Mayer questioned the antenna and if there are existing laterals in front of the vacant lots.

A motion to approve application #5-16 New Jersey American Water for Use Variance and Minor Site Plan approval was made by Sidrane and seconded by Sperling.

All in favor: Coleman, Kern, Miller, Sidrane, Sperling, and Mayer.

Opposed: None

Meeting adjourned 7:24 pm.