



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**  
**JULY 13, 2017**

Board Vice Chairman Paul McColgan called the meeting to order at 6:40pm.

New alternate board member Muhammad Umar was sworn in.

**PRESENT:** Bob Birch, Chris Coleman, Bruce Kern, Paul McColgan, Wayne Miller,  
Thomas Sidrane, Mohammad Umar

**ABSENT:** Robert Mayer, Ed Sperling

**APPROVAL OF DECISIONS & RESOLUTIONS:** 1-17 – Agnew (Approved)

**APPROVAL OF MINUTES:** June 8, 2017 (Approved)

Board Engineer, Deborah Wahl, was sworn in.

**NEW APPLICATION**  
**#2-17 Steven Wargo**  
417 E. Whispering Lane  
B. 1004 L. 38.04  
**Site Coverage**

Steven Wargo was sworn in. Mr. Wargo stated that he is requesting a variance for site coverage in order to construct a pole barn for his cars. He is proposing to build a 40-foot by 30-foot detached garage with an asphalt driveway to the new garage.

The maximum lot coverage allowed is 30% and the applicant is requesting 40.7%.

Deborah Wahl stated that if the existing shed is moved to the left of the garage the site coverage will then be 41.1%.

**Public Comments/Questions**  
None.

## **Board Comments/Questions**

Board member Miller asked about the use of the proposed garage and what the hardship was.  
*The garage will not fit next to the house due to the irregular shape of the lot so the garage has to be placed in the rear of the property. Due to the cars currently being stored an hour away he cannot work on them.*

Board member Coleman asked if the driveway was part of the site coverage calculations.  
*Yes.*

Board member Sidrane asked if he considered stone instead of asphalt.  
*Yes, asphalt looks better and is better for the cars.*

A motion to approve application #2-17 Steven Wargo for site coverage was made by Miller and seconded by Birch.

All in favor: Coleman, Kern, McColgan, Miller, Sidrane, Umar & Birch  
Opposed: None

## **NEW APPLICATION**

### **#3-17 Palermo LLC**

105 W. Jimmie Leeds Rd

B. 646 L. 9

Front and Rear Yard Setbacks

The applicant is represented by William Gasbarro and Mr. Thomas Darcy. Bambi Cannuscio was sworn in.

The applicant is requesting a variance to permit the construction of a 20 foot by 20 foot addition on the existing dwelling. The variances being requested is for a front yard setback of 26 feet is existing and proposed for the addition where 30 is required and a rear yard setback of 18 feet where 30 is required.

Due to the shape of the lot the rear yard setback reduces to the proposed 18-feet as you move eastward.

Mr. Darcy explained the existing and proposed conditions of the property.

## **Public Comments/Questions**

None.

## **Board Comments/Questions**

Board member Birch asked if any other additions have been put on.  
*The house behind this property put on a rear addition.*

Board member Miller asked about the septic and driveway.

Board member Coleman asked if there was consideration of building up.  
*Yes. The existing foundation would not support it.*

Board member Sidrane asked about the condition of the foundation, septic location, and if a second story addition was considered.

Board member McColgan asked if they were planning to sell the property.

*No.*

A motion to approve application # 3-17, Palermo LLC for a front and rear yard setback variance was made by Sidrane and seconded by Coleman.

All in favor: Coleman, Kern, McColgan, Miller, Sidrane, Umar & Birch

Opposed: None

Meeting adjourned at 7:46 pm.