



PLANNING / ZONING BOARD  
ADMINISTRATOR

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

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**MINUTES**  
**ZONING BOARD MEETING**  
**MARCH 8, 2018**

Board Chairman, Paul McColgan, called the meeting to order at 6:30pm.

**Present:** Salvatore Bancheri, Bob Birch, Chris Coleman, Chuck Filling, Bruce Kern, Paul McColgan, Wayne Miller, Ed Sperling and Muhammad Umar

**Absent:** None

**APPROVAL OF MINUTES:** February 8, 2018 (**Approved**)

**NEW APPLICATIONS**

#1-18

Zetony Progressive Enterprise LLC.  
530 Cincinnati Avenue  
B. 140 L. 1 (formerly 1&2)

The applicant is represented by Thomas Darcy Esq.

Sworn in:

- Joseph Garramone, Architect
- Anthony Esochaghi, managing member of Zetony Progressive Enterprise LLC

Mr. Darcy explained that the applicant is requesting to construct a 2<sup>nd</sup> story addition on to an existing single family dwelling. There are two pre-existing, non-conforming bulk conditions that affect the dwelling.

The applicant is requesting a front yard setback on Cincinnati Avenue of 18.45 feet where 50 feet is required. They are also requesting a front yard setback on North Street of 5.6 feet where 37.5 feet is required.

Joseph Garramone described the properties current and proposed conditions as well as the layout of the home.

The positive and negative criteria were discussed.

Tiffany Morrissey discussed what the applicant is requesting.

**Public Comment**

None.

## **Board Questions:**

Board member Coleman asked about the existing balcony.

Board member Miller asked what the exterior will be.

*Siding*

Board member Sperling asked if it was a single family dwelling

*Yes.*

The board has recommended that the property be designated as lot 1 only with the Galloway Township Tax Assessor.

The sidewalk will also be completed on the North side of the property.

A motion to approve application 1-18, Zetony Progressive Enterprise LLC was made by Sperling and seconded by Bancheri.

All in favor: Bancheri, Coleman, Kern, Miller, Sperling, Umar and McColgan

#5-17 Shammah Pentecostal Church

1409 Broad Street

B. 95 L. 4

The applicant is represented by Thomas Darcy Esq.

Sworn in:

- Harry Harper, Architect
- Pastor George Estrada

Mr. Darcy spoke to the board about the existing and proposed conditions of the property.

The applicant is requesting a “D(1)” use variance and a site plan amendment to allow the use of the warehouse as a church. The property is located along Broad Street in South Egg Harbor in the Town Industrial (TI-2) zoning district of the Pineland Management Area. The site is located opposite residential land uses on Broad Street and opposite Industrial Land uses on Aloe Street. Senn Oil borders the property to the west.

The pre-existing non-conforming conditions of the property are as follows:

- A. Lot Size: A minimum lot size of one acre is required where 18,250 square feet exists.
- B. Lot Depth: A lot depth of 200 feet is required where only 73 feet exist.
- C. Front Yard Setback: A front yard setback of 30 feet is required where a setback of 13 feet exists to Broad Street and 10 feet exists to Aloe Street.
- D. Building Coverage: A maximum building coverage of 25% is permitted where the existing building is 27% coverage.

A variance is required for the proposed handicap ramp. The ramp is proposed at a setback of 4-feet to the Aloe Street property line where a setback of 30-feet is required.

There are some paved parking spaces and some that are not paved.

Pastor Estrada stated the church schedule is as follows:

Sunday – 7-9 AM prayer time with about 10 people  
6-9 PM church service with about 75 people  
Monday – Nothing  
Tuesday – 7:30-9:30 PM Bible study with about 50 people  
Wednesday – Nothing  
Thursday – 7-9 PM Worship Team practice 10-15 people  
Friday – 7:30 – 9:30 PM church service with about 25 people  
Saturday - Nothing

Mr. Harper stated that the church will be designed for 80 people. The parking and lighting situation was then discussed.

Mr. Darcy stated that the use being requested is an inherently beneficial use and discussed the positive and negative criteria.

Tiffany Morrissey read from her report dated December 12, 2017.

Deborah Wahl read from her report dated December 7, 2017.

### **Public Comment**

Sylvester Johnson stated his concerns with the application.

### **Board Questions**

Board member Coleman asked about the hours and events of the church.  
*Most events are held at the Teamsters facility.*

Board member Miller asked about the growth of the congregation over the years.  
*It varies but they have never surpassed the number they are at right now.*

Board member Sperling stated his concerns with the outdoor lighting conditions.  
*The planner and engineer must approve the lighting.*  
How long has this been a church without approvals?  
*The applicant has been using this site as a church since October of 2015 with no issues.*

Board member Coleman asked if their church does wedding and/or funerals.  
*The pastor has done small weddings on Sundays or at a different venue. It will be done on a case by case basis.*

Board member Miller asked if they need to limit their days and hours of operations.  
*Mrs. Morrissey stated that the number of vehicles is more of an issue than the number of days.*  
*There will be no overnight street parking.*

There will be no congregant parking on Aloe Street.

A motion to approve application #5-17 Shammah Pentecostal Church Use Variance was made by Umar and seconded by Kern.

All in favor: Bancheri, Coleman, Kern, Miller, Sperling, Umar, and McColgan

A motion to approve application #5-17 Shammah Pentecostal Church variance for proposed ramp, space and signage was made by Coleman and seconded by Sperling.

All in favor: Bancheri, Coleman, Kern, Miller, Sperling, Umar, and McColgan

A motion to approve application #5-17 Shammah Pentecostal Church site plan amendment was made by Miller and seconded by Umar.

All in favor: Bancheri, Coleman, Kern, Miller, Sperling, Umar, and McColgan

#4-17 Robert Bradley  
409 Great Creek Road  
B. 996 L. 4  
Zone: RC

The applicant is represented by Thomas Darcy Esq.

Sworn in:

- Harry Harper, Architect
- Robert Bradley

Mr. Darcy spoke to the board about the existing and proposed conditions of the property.

The applicant is requesting a “D(1)” use variance and minor site plan approval to allow the use of an accessory garage on a residential property for an auto and truck repair business operation. The garage was constructed in 1999 as an accessory structure to the dwelling. The single family home does not conform to the side and front yard setbacks. The lot depth is also non-conforming.

Mr. Bradley addressed the board and stated that he had decided to open the garage to a commercial use when his wife passed away in 2007 in order to raise his daughter. He was not aware that approvals from the Township were needed.

His clients are mostly local and he provides services to older vehicles that some of the other garages do not work with.

Only the owner and resident of the property will be able to operate the garage. The hours of operation are Monday thru Friday 8:00am – 4:00pm. Most people drop off their cars between 10:00am – 4:00pm.

Mr. Harper spoke about the property. The garage is behind the house with many trees. The applicant will extend the sidewalk and curbing with a new driveway apron. There are no other site improvements being proposed. The positive and negative criteria were both discussed.

Mrs. Morrissey read from her report dated December 13, 2017.

Mrs. Wahl read from her report dated December 11, 2017.

### **Public Comments**

Warren Brown- 410 E. Great Creek Rd. spoke in favor of the application.  
Brenda Sterling – 412 E. Great Creek Rd. spoke in favor of the application.  
Keith Sterling – 412 E. Great Creek Rd. spoke in favor of the application.

Santo Rando – 620 Galloway Rd. spoke in favor of the application.  
Brooke Bradley – 409 E. Great Creek Rd. spoke in favor of the application.  
Dave Kraly - 154 S. Pitney Rd. spoke in favor of the application.

### **Board Questions and Comments**

Board member Bancheri asked if this was Mr. Bradley's sole employment.  
*Yes.*

Board member Coleman asked if Mr. Bradley would be working on heavy equipment.  
*No.*

Board member Miller asked if the owner/occupant can be deed restricted.  
*They can attach the D&R to the deed.*

Board solicitor stated the following conditions of approval:

1. Only the owner/occupant will operate the business use.
2. Curb and sidewalk will be done according to the plan.
3. No outdoor or overnight parking over the weekend.
4. No outdoor storage of parts and/or trash.
5. One employee will be permitted.
6. The operation will be Monday to Friday 8:00am – 4:00pm.
7. No customers will come or go on Saturdays or Sundays.
8. No lighting will be required.
9. The plan will have the exact stone dimensions.
10. No signage.
11. No removal of trees.
12. Proper disposal of all waste must be met.
13. The deed will be recorded with the resolution.
14. No deliveries by large trucks.

A motion to approve the Use Variance for application 4-17 Robert Bradley was made by Miller and seconded by Sperling.

All in favor: Bancheri, Coleman, Kern, Miller, Sperling, Umar, McColgan  
Opposed: None

A motion to approve the bulk Variances for application 4-17 Robert Bradley was made by Coleman and seconded by Sperling.

All in favor: Bancheri, Coleman, Kern, Miller, Sperling, Umar, McColgan  
Opposed: None

A motion to approve the Minor Site Plan for application 4-17 Robert Bradley was made by Kern and seconded by Umar.

All in favor: Bancheri, Coleman, Kern, Miller, Sperling, Umar, McColgan  
Opposed: None

Meeting adjourned 9:43 pm.