



PLANNING / ZONING BOARD  
ADMINISTRATOR

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

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300 E. JIMMIE LEEDS ROAD, GALLOWAY, NJ 08205  
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**MINUTES**  
**ZONING BOARD MEETING**  
**JUNE 14, 2018**

Board Chairman, Paul McColgan, called the meeting to order at 6:31pm.

**Present:** Chris Coleman, Chuck Filling, Paul McColgan, Wayne Miller

**Absent:** Salvatore Bancheri, Bob Birch, Bruce Kern, Ed Sperling and Muhammad Umar

**APPROVAL OF MINUTES:** April 12, 2018 (**Approved**)

**APPROVAL OF DECISION AND RESOLUTIONS:** 2-18 – Boney (**Approved**)

**NEW APPLICATIONS**

#3-18

DR Horton Inc.

Fay's Court

B. 866.02 L. 17.01-17.25

The applicant is represented by Todd Greene, Esq. DR Horton is the contract purchaser of this property.

Sworn In: Thomas Darcy, Professional Planner

Robert Fecso, VP of Land Development for DR Horton

Mr. Darcy went over the approved subdivision and explained the variances now being requested.

Variance 1: Relief to permit combined front and rear yard setback of 70 feet for lots 17.01-17.08 and 17.11, 17.12 and 17.14, 17.15 and 17.17-17.25.

Variance 2: Relief to reduce staggering increment from 5 foot to a minimum of 2 feet for lots 17.02-17.07.

Variance 3: Relief to eliminate 5-foot staggering on Lots 17.10-17.12 and 17.14-17.17.

Variance 4: Relief to permit flexibility in staggering up to 1-foot more or less, for lots with a 5-foot stagger requirement and flexibility in staggering up to 6-inches more or less for lots with a 2-foot stagger requirement.

Mr. Darcy explained the benefits of approving the requested variances.

Township Planner, Tiffany Morrissey, did review the plan with no comments.

Zoning Board Engineer, Deborah Wahl, had her concerns addressed.

### **Board Questions/Comments**

Board member Miller asked why this application came before the Zoning Board rather than the Planning Board and Mrs. Morrissey explained why. He then asked about affordable housing and Mrs. Morrissey addressed this question as well.

Board member Coleman asked for clarification on the request for flexibility and the tolerance regarding the staggering and setbacks.

Board Chairman McColgan made a comment on the tolerances with setbacks.

### **Public Questions/Comments**

Mr. Vince Rinaldo of 340 Ash Ave. asked for more clarification with regard to the setbacks.

A motion to approve application #3-18 DR Horton, was made by Miller and seconded by Coleman.

All in favor: Coleman, Miller, Filling, McColgan

Opposed: None

Meeting Adjourned 7:17