



PLANNING / ZONING BOARD
ADMINISTRATOR

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

300 E. JIMMIE LEEDS ROAD, GALLOWAY, NJ 08205
(609) 652-3700 EXT. 218 FAX: (609) 652-5259

MINUTES
ZONING BOARD MEETING
SEPTEMBER 13, 2018

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

Present: Salvatore Bancheri, Chris Coleman, Chuck Filling, Bruce Kern, Wayne Miller,
Ed Sperling, Muhammad Umar

Absent: Bob Birch, Paul McColgan

APPROVAL OF MINUTES: 08-09-2018 **(Approved)**

NEW APPLICATION

4-18 CSMI, LLC
110 S. New York Rd.
B. 1260.021, L. 24.02
Zone CC-2

The applicant is represented by Alfred Scerni, Esq. of Parker McCay P.A.

Mr. Cormac Morrissey of Dixon Associates was sworn in.

The applicant is requesting a use variance to permit a charter school for grades 6-8 in the existing Antique Center. Mr. Morrissey discussed all of the positive and negative criteria. The building and parking meet all of the zoning requirements. Mr. Morrissey then discussed the traffic pattern in the area.

The meals are outsourced so there will be none prepared on site. The building is served by septic and well. The signs will stay the same location and size. The application should be reviewed by the Fire Chief.

Board Questions

Board member Miller asked the age of the septic system.

10 years.

Will there be any mingling of staff or students between the proposed and existing charter school?

No.

John Frauhofer, CFO of CSMI, LLC was sworn in.

Board member Miller then asked about the food waste.
There will be a prep area. The trays are cardboard.

Board member Sperling asked if the students will be local or not, if there will be walkers and crossing guards
The children will be coming from surrounding districts. To the best of their knowledge there will be no walkers.

Board Engineer, Deborah Wahl, read from her report dated August 8, 2018.

Board member Miller asked about bus entrance.
The driveway is permitted by the DOT and the existing Charter School has the same entrance way.

Board Attorney James Schroeder asked about the number of students.
Approximately 165.
Hours of operation?
About 8:00 – 4:00
Will there be any tree clearing on site.
No.

Public Comments/Questions

None.

There will be revised plans submitted for placement of dumpsters and bus drop off locations ect.

A motion to approve application #4-18 for a Use Variance was made by Miller and seconded by Umar.

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

NEW APPLICATION

6-18 Carlton Ettlinger
500 Cologne Port Republic Rd.
B. 494, L. 11

The applicant is representing himself and was sworn in.

He is proposing to do a 20 x 40 addition of a bedroom, bathroom, 2 car garage and porch. The house was built around 1955. The applicant stated that with the existing configuration of the rooms and the location of the septic system this is the best placement for the addition.

Mrs. Wahl spoke about the application and the hardships.

Board Questions/Comments

Board member Miller asked about the septic.
The house is remaining at 3 bedrooms, he is taking one out.
How old is the septic?
Unknown

Vice Chariman, Coleman stated that no matter what kind of addition he wanted to build he would need a variance.

Public Questions/Comments

None.

A motion to approve application #6-18, Carlton Ettlinger was made by Miller and seconded by Sperling.

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

NEW APPLICATION

5-18 KPH Solar Farms, LLC
22 W. Jimmie Leeds Rd.
B. 866.01, L. 6
Zone PO/R-1

The applicant is represented by Tim Prime, Esq. They are requesting an amendment to a previously granted use variance and site plan to construct ground mount solar arrays. The site received s use variance and site plan approval for the existing Seashore Gardens independent living units. The proposed solar is a permitted accessory use, however since the site was subject to a previous use variance the proposed solar array requires an amendment to that variance with a site plan approval. The applicant had originally asked for a variance from the 100 ft buffer but has decided to no longer request it.

Richard Roseberry of Mazer Consulting, Professional Engineer and Planner was sworn in .

Exhibits: A-1 Site Plan (sheet 4)
A-2 Dimension Plan (rev. 8/31/18)
A-3

Mr. Roseberry discussed what the applicant is requesting, the existing and proposed conditions. A solar array is identified inherently beneficial use under the statue. Therefore the applicant meets the positive criteria. The negative criteria were then discussed.

Board Questions/Comments

Board member Miller asked for clarification of “inherently beneficial use”
Mr. Schroeder explained

Once the solar panels are done where do they end up?
Solar panels are still useable after 25 years.

Mr. Anthony Fotopoulos of KPH Solar was sworn in.

Once the end of the lease arrives the company has to remove the panels if Seashore Gardens no longer wants them. The panels are made of silver and glass ect. and have value after use.

Mrs. Wahl read from the Planners report and her own report.

Public Questions/Comments

None

A motion to approve application #5-18 Use Variance was made by Sperling and seconded by Kern.

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

A motion to approve application #5-18 Site Plan was made by Miller and seconded by Bancheri.

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

Meeting adjourned 7:49pm