



**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 14, 2019**

Vice Chairman, Chris Coleman, called the meeting to order at 6:36pm.

James Schroeder swore in the following members: Chuck Filling

Present: Salvatore Bancheri, Chris Coleman, Chuck Filling, Bruce Kern, Paul McColgan (came in at 6:45) and Wayne Miller

Absent: Bob Birch, Ed Sperling and Muhammad Umar

**APPOINTMENT OF THE PROFESSIONAL STAFF: Planner (Tabled)**

**APPROVAL OF DECISION & RESOLUTIONS: (Approved)**

1A-19 – Solicitor      2A-19 – Engineer  
3A-19 – Conflict Engineer      4A-19 – Conflict Solicitor

**APPROVAL OF PROFESSIONAL CONTRACTS: (Tabled)**

**APPROVAL OF MINUTES: January 10, 2019 (Approved)**

**NEW APPEALS**

2-19 John Falivene  
13 Carvel Avenue  
B. 872, L. 19

The applicant is represented by Thomas Darcy. They are requesting a “C” variance for a front yard setback in order to demolish and re-build a single family dwelling.

Sworn In:  
John Falivene  
Tom Darcy

Exhibit A - Tree locations

Mr. Darcy explained the existing conditions of the property and what the applicant is proposing. Pre-existing nonconformities and grandfathering was then discussed. There is city water and city sewer. The new house will be setback 30 feet with 3 inch flexibility in the setback to accommodate minor construction deviations. The surrounding area was then discussed.

Mr. Ed Dennis went over the application as Planner and Engineer referring to his report dated March 7, 2019.

### **Public Questions/Comments**

Thea Snyder, 15 Carvel Avenue, stated her concerns about the noticing, it was proven that notice was mailed to the owners. She also stated her concerns about trees and the size of the house.

Mr. Falivene stated that most of the trees will be taken down.

### **Board Questions/Comments**

Board member Bancheri asked the dimensions of the existing house.  
*33ft x 20ft*

Board member Coleman asked what the existing house is on and what the new house will sit on and then asked about the set back.  
*Existing crawl space and proposed crawl space.*

Chairman McColgan asked if the house had any historical issues.  
*No.*

A motion to approve application 2-19, John Falivene, for a "C" variance was made by Miller and seconded by Coleman.

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

### **NEW APPEAL**

1-19  
520 Cornwall Drive  
B. 1173.15, L. 8

Sworn in:  
Jeremy Staats, applicant  
Richard Rossa, pool company

Mr. Staats stated he is requesting variances to install an in-ground pool in his rear yard.

The following variances are required:

- Lot Coverage - Required 30%, requesting 56.9%
- Side Yard Setback - Required 15 Feet, requesting 11.1 feet
- Rear Yard Setback - Required 15 Feet, requesting 10.5 feet

Mr. Rossa stated that the pool is smaller than the applicant originally wanted and that the plans were done by a licensed engineer. The existing fence meets the code but they need to replace the gates. The association has already approved the request for the pool.

Board engineer, Ed Dennis, read from his report dated February 7, 2019

The applicant discussed what is in the rear yard at this time and what they are proposing to do. If the applicant made the concrete area around the pool smaller there would not be enough room for chairs and entertaining. The applicant explained why there is not a better place to place the pool in order to meet the setbacks.

#### **Public Questions/Comments**

Robert Rann, 518 Cornwall, lives next door and has no issues.

Rami Pandent, 515 Cornwall, lived right across the street and has no issues.

#### **Board Question/Comments**

Board member Miller asked about the association pool.

*Mr. Staats stated he does not want to deal with the crowds and the bacteria.*

A motion to approve application 1-19, Jeremy Staats, variances for rear yard setback, side yard setback, and site coverage, was made by Miller and seconded by Kern.

All in favor: Bancheri, Coleman, Kern, Miller, Filling and McColgan.

Opposed: None

Meeting adjourned 8:23 pm.