



Heather Butler
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) 652-2027

MINUTES
ZONING BOARD
JUNE 13, 2019

Vice Chairman, Chris Coleman, called the meeting to order at 6:30pm.

Present: Bob Birch, Chris Coleman, Bruce Kern, Wayne Miller, and Muhammad Umar

Absent: Salvatore Bancheri, Chuck Filling, Paul McColgan, Ed Sperling

APPROVAL OF MINUTES: May 9, 2019 (Approved)

NEW APPEALS

4-19 Kevin Hodges
127 N. Vienna Ave.
B. 273.01, L. 5.02

This application has been postponed to the July 11, 2019 meeting. There will be no further noticing required.

NEW APPEALS

3-19 Home Scapes, LLC
233 Clarks Landing Rd.
B. 504, L. 22.01

The applicant is represented by Thomas Darcy, Esq., PP.

Sworn in:
Dan Boddy, applicant
Mr. Darcy, PP

The applicant is proposing to demolish an existing 1-story single family dwelling and construct a new single family dwelling.

There were originally three variances being requested.

1. Minimum front yard setback with a 3” flexibility to accommodate minor deviations during construction.
2. Principal building coverage
3. Site coverage

The applicant has agreed to use stone for the driveway and parking area instead of concrete. There will be no need for the site coverage variance.

The applicant is requesting a variance for an 82 foot front yard setback where 200 feet are required, and a variance for principal building coverage of 4% where not more than 3% is required.

Mr. Darcy discussed the positive and negative criteria of the application.

Board Questions

Board member Miller asked how long the property has been abandoned.

A long time.

Mr. Dennis, Zoning board engineer, read from his report dated June 4, 2019.

Board member Miller asked question about the Pineland Regulations.

Public Questions

None.

Mr. Schroeder, Zoning board solicitor, gave an overview of the application for a decision and resolution.

A motion to approve application 3-19, Home Scapes, LLC was made by Miller and seconded by Birch.

All in favor: Coleman, Kern, Miller, Umar, Birch

Opposed: None

Meeting adjourned 7:07