



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

Heather Butler
PLANNING / ZONING BOARD
ADMINISTRATOR

MINUTES
ZONING BOARD MEETING
FEBRUARY 11, 2021

Board Chairman, Paul McColgan called the meeting to order at 6:32 pm.

Present: Jason Babin, Salvatore Bancheri, Haruner Bhuiyan, Calvin Ferrara, Ken Kachnic, Bruce Kern, Paul McColgan and Josh Smith

Absent: Muhammad Umar

APPROVAL OF DECISION AND RESOLUTION: #09-20 Risley Dev., LLC (Approved)

APPROVAL OF MINUTES: January 14, 2021 (Approved)

NEW APPEAL

#04-21 Pamela Foulke
302 Crestview Ave.
B. 914, L. 9
“C” Variance

Sworn In:
Pamela Foulke

Mrs. Foulke state that they want to build and accessory structure for storage due to not having a basement, attic or garage. The applicant stated there will be no negative affect to the approval of this application. Approval would also allow the yard to look better.

Jen Heller asked if there would be a new driveway installed to the new structure and if so a permit may be needed for that. The applicant must also apply for building permits for the proposed structure. Mrs. Foulke stated there is no driveway proposed at this time just some small stone.

Public Comment
None.

Board Comment

Board Chair McColgan asked if there would be any utilities ran to the structure.
No plumbing, just electric.

A motion to approve application # 4-21, Pamela Foulke, was made by Bancheri and seconded by Kachnic.

All in favor: Babin, Bancheri, Kachnic, Kern, Smith, Bhuiyan, McColgan.
Opposed: None

NEW APPEAL

#01-21 Michael Sicurella
319 W. Herschel St.
B. 476, L. 15
“C” Variance

Sworn In:

Michael Sicurella, Owner
Rich Rosa, Owner/President of Integrity Pool & Spa

Mr. Sicurella stated that they would like to have a pool installed next to the house. Mr. Rosa explained that they cannot meet the setback requirements due to safety issues. There are no grading or drainage issues at the property. There will also be some landscaping done.

Jen Heller has no comments regarding the pool application but would like the owner to discuss the proposed addition that is also part of the application.

Mr. Sicurella stated that it would be an extension of a kitchen and adding a dining room. This is a future plan.

Mrs. Heller recommended that they screen in the pool equipment with landscaping. The proposed building addition was then discussed.

Mr. Sicurella stated that the proposed addition will have the same material as the existing house. The addition is proposed to be in the rear of the home.

Mr. Rosa stated there would be no negative affect in the surrounding area.

Public Comment

None.

Board Comment

Board member Smith asked if the pool equipment will be out in the open or require a shed
Out in the open with some shrubs around it.

Board member Kachnic asked about the location of the pool equipment location, and the overall location of the pool

That is where the equipment can be and the location of the pool is for safety.

Board member Ferrara asked if the area of the pool will be closer to sea level than the home.

There is not really any grade elevation.

A motion to approve application 1-21, Michael Sicurella, was made by Bancheri and seconded by Smith.

All in favor: Babin, Bancheri, Kachnic, Kern, Smith, Bhuiyan, McColgan

Opposed: None

NEW APPEAL

#05-21 Dominick Moretti

565 Yarmouth Ct.

B. 1173.18, L. 23

“C” Variance

Sworn In:

Dominick Moretti, Owner

Mr. Moretti stated that he is requesting to construct a sunroom in the rear of his home. There is no negative effect on the neighborhood scheme. The HOA has already approved the construction of the sunroom. They are requesting a 9 foot setback where 10 feet is required.

Jen Heller has no questions for the applicant.

Public Comments

None.

Board Comments

Board member Ferrara asked if there would be any utilities installed.

Some outlets and maybe a hose bib.

Board member Kachnic asked if the existing patio is the same size as the proposed sunroom.

Yes.

A motion to approve application 5-21, Dominick Moretti, was made by Bancheri and seconded by Kern.

All in favor: Babin, Bancheri, Kachnic, Kern, Smith, Bhuiyan, McColgan

Opposed: None

Meeting adjourned 7:09 pm.