



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  
(609) 652-3700 EXT. 218 FAX: (609) 652-2027

Heather Butler  
PLANNING / ZONING BOARD  
ADMINISTRATOR

**MINUTES**  
**ZONING BOARD**  
**JUNE 10, 2021**

Board Chairman Paul McColgan called the meeting to order at 6:33 pm.

Present: Salvatore Bancheri, Calvin Ferrara, Ken Kachnic, Bruce Kern, Paul McColgan,  
Josh Smith, Muhammad Umar

Absent: Haruner Bhuiyan

Approval of Minutes: April 8, 2021 (**Approved**)  
May 13, 2021 (**Approved**)

Approval of Decision & Resolution: #3-21, Risley Development, LLC (**Approved**)

New Appeals:

**#8-21 Michael Colon**  
**326 Clarks Landing Rd.**  
**B. 504, L. 21**

The applicant is represented by Mr. Tom Darcy.

Sworn in:  
Michael Colon

The property currently has an existing one-story single-family dwelling, an accessory garage, two accessory sheds and an 840 square foot accessory building. The property has frontage on both Clarks Landing Road and Gehring Street, which is an unimproved street. The applicant is proposing to construct a new single family dwelling that will have a front yard setback of 112 feet where 200 feet is required. They are also requesting a 3 inch deviation for the foundation in case there is an issue with the location at construction.

Mr. Darcy discussed both the positive and negative criteria of the application. The applicant agreed that there will be no driveway constructed with access to Gehring Street. The applicant is

requesting to live in the existing home while the new one is being constructed. Upon completion of the proposed dwelling the applicant will demolish the preexisting home.

**Board Questions/Comments**

None.

**Public Questions/Comments**

None.

A motion to approve application #08-21, Michael Colon was made by Smith and seconded by Ferrara.

All in favor: Bancheri, Kachnic, Kern, Smith, Umar, Ferrara, McColgan

Opposed: None

**#12-21 Edward Ewell**

**250 Aschwind Ct.**

**B. 940, L. 12.09**

The applicant is represented by Mr. Tom Darcy.

Sworn In:

Edward Ewell

The applicant is proposing to construct a 12 foot by 28 foot “covered bridge” accessory structure in their front yard. The structure will be for seasonal storage and have electric. A variance for having an accessory structures in the front yard is required and a variance for a side yard setback of 10 feet where 15 feet is required is being requested.

Mr. Darcy discussed the justifications for the requested variances and also the positive and negative criteria.

**Public Questions/Comments**

None.

**Board Questions/Comments**

Board member Smith asked about the driveway.

Chairman McColgan asked if there would be utilities ran to the structure.

*It will have electric.*

A motion to approve application #12-21, Edward Ewell, was made by Umar and seconded by Ferrara.

All in favor: Bancheri, Kachnic, Kern, Smith, Umar, Ferrara, McColgan

Opposed: None

**#14-21 Stephen Vernon**  
**352 S. Cologne Ave.**  
**B. 345, L. 14.02**

The applicant is represented by Mr. Tom Darcy.

Sworn in:  
Stephen Vernon  
Mike Kolchins, Architect

Mr. Kolchins discussed his qualifications and was accepted as an expert.

The property contains an existing one-story single-family dwelling and numerous accessory structures. The applicant is proposing to construct a new front porch onto the existing dwelling, an attached garage and a second story addition. The dwelling has an existing non-conforming front yard setback of 159 feet with the proposed improvements the setback will be 155 feet where a 200 foot setback is required.

The positive and negative criteria were then discussed.

Mr. Kolchins went over the architectural aspects of the project and stated that there would be no way to do the requested improvements to the home without a variance.

**Public Questions/Comments**

None.

**Board Questions/Comments**

Board member Ferrara asked how many additional bedrooms this would create.  
*It will increase by 1 bedroom.*

A motion to approve application # 14-21, Stephen Vernon was made by Kern and seconded by Smith.

All in favor: Bancheri, Kachnic, Kern, Smith, Umar, Ferrara, McColgan  
Opposed: None

**#15-21 Blue Sky Properties LLC.**  
**135 N. Leipzig Ave.**  
**B. 375.01, L. 14**

This application has been postponed to the July 8, 2021 Zoning Board meeting. No further noticing is required.

**#7-21 Mark Kleuser Jr.**  
**353 S. Knight Ave.**  
**B. 467.03, L. 12**

Mr. Kleuser Jr. will be representing himself and was sworn in.

The applicant gave testimony that he is proposing to construct a building addition on the existing single-family dwelling and also a 30 foot by 26 foot accessory garage on the site. There is a proposed driveway apron on Emerick Avenue to give access to the proposed garage. He has already obtained permission to do this with the Public Works department.

He is seeking variance relief to permit the expansion of an existing non-conforming structure with an existing front yard setback of 29.7 feet where 50 feet is required to add a future addition to the property that shall otherwise comply with all other bulk requirements and additionally, he is requesting variance relief for the side yard setback for the proposed accessory structure—garage—in the form of 20 feet where 25 feet is required, as well as the variance relief from the side yard setback for all structures in the form of 20 feet where 25 feet is required.

The positive and negative criteria were discussed.

The garage will be for his own person use and storage. There will eventually be electric ran to the proposed garage.

**Public Questions/Comments**

None.

**Board Questions/Comments**

None.

A motion to approve application #7-21, Mark Kleuser Jr., was made by Kachnic and seconded by Ferrara.

All in favor: Bancheri, Kachnic, Kern, Smith, Umar, Ferrara, McColgan  
Opposed: None

**#9-21 John Horrocks**  
**360 E. Ridewood Ave.**  
**B. 948, L. 17.02**

Mr. Horrocks will be representing himself and was sworn in.

The property currently contains an existing one-story dwelling and existing woodshed. He is proposing to construct a 32 foot by 32 foot accessory structure. The proposed structure will have a side yard setback of 5 feet where 15 feet is required and a rear yard setback of 7 feet where 15 feet is required.

The proposed structure will be for his personal work shop and for the storage of his motorcycles. There will only be electric ran to the structure.

Both the positive and negative criteria were discussed.

**Public Questions/Comments**

None.

**Board Questions/Comments**

Chairman McColgan asked what utilities would be ran to the structure.

*Electric.*

A motion to approve application #9-21, John Horrocks, was made by Ferrara and seconded by Smith.

All in favor: Bancheri, Kachnic, Kern, Smith, Umar, Ferrara, McColgan

Opposed: None

**#10-21 Amanda Ricciardi**

**175 S. Odessa Ave.**

**B. 475, L. 13.03**

Mr. Dominic Ricciardi will be representing himself and was sworn in.

The subject property contains an existing single family dwelling, accessory garage and two accessory buildings. The applicant is proposing to install an in-ground swimming pool which will be located within the required front yard setback. The dwelling has an existing non-conforming front yard setback of 30 feet from Odessa Avenue and the proposed swimming pool will be set back approximately 120 feet from the front property line where 200 feet is required.

The applicant discussed the positive and negative criteria of this request. He also discussed the safety concerns if the pool was set back to the required 200 feet.

**Public Questions/Comments**

None.

**Board Questions/Comments**

None.

A motion to approve application #10-21, Amanda Ricciardi, was made by Kachnic and seconded by Kern.

All in favor: Bancheri, Kachnic, Kern, Smith, Umar, Ferrara, McColgan

Opposed: None

**#11-21 Keith Montgomery**  
**860 Smith Bowen Rd.**  
**B. 1261, L. 16**

The applicant is represented by Rebecca Lafferty, Esq.

Sworn in:  
Robert Reid, PP  
Alyssa Provinzio, Representative of Vision Solar  
Keith Montgomery

The applicant is requesting variance relief to permit a structure within the front yard where it is otherwise not permitted and a 2.9 foot perimeter setback where 20 feet is required. The solar array has been constructed without the proper prior approvals.

Mr. Reid testified to the existing conditions of the property. He discussed the positive and negative criteria.

It was asked if the array could be repositioned to another conforming location

**Public Questions/Comments**

None.

**Board Questions/Comments**

Board member Kachnic asked if the fence was around the perimeter of the property.

*Not around the entire property.*

Would you be able to reposition the array so it is not so close to the property line?

*Ms. Provinzio, a representative from Vision Solar, stated that it would be possible but doing so would negate the purpose for the solar array to provide maximum productions.*

Board member Smith asked if original approvals were requested from the Township.

*Josh Grajewski, Esq., general counsel for Vision Solar stated that they had not seek permits prior to installation. Ms. Provinzio then stated that Vision Solar had previously applied for a Zoning Permit and were denied for the reasons they are at the Board. The company had made a mistake and the project was constructed*

A motion to approve application #11-21, Keith Montgomery, was made by Umar and seconded by Ferrara.

All in favor: Bancheri, Kachnic, Kern, Smith, Umar, Ferrara, McColgan  
Opposed: None

**#13-21 Millicent Smith**  
**323 Yam Ave.**  
**B. 601, L. 6.02**

Ms. Millicent Smith will be representing herself and was sworn in. Also sworn in was Mr. Tom Grygo, construction.

Mr. Grygo stated that the applicant is requesting to construct a 14 foot by 12 foot 3 season room on the rear of her home.

The applicant is seeking a variance to permit a rear yard setback of 25 feet where 40 feet is required. The positive and negative criteria was discussed.

**Public Questions/Comments**

None.

**Board Questions/Comments**

Board member Ferrara asked what utilities would be put it.

*Electric.*

Board member Kachnic asked how big the existing deck that is being demolished is.

*The same size as the proposed 3 season room.*

A motion to approve application #13-21, Millicent Smith, was made by Kern and seconded by Kachnic.

All in favor: Bancheri, Kachnic, Kern, Smith, Umar, Ferrara, McColgan

Opposed: None

Meeting adjourned 8:02 pm.