



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

300 E. JIMMIE LEEDS ROAD, GALLOWAY, NJ 08205
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Antoinette Irwin
PLANNING / ZONING BOARD
SECRETARY

MINUTES
ZONING BOARD MEETING
February 8, 2023

Board Chair, Bob Bruno, called the meeting to order at 6:30 pm.

The Sunshine Law was read.

Present: Muhammad Ayub, Salvatore Bancheri, Robert Bruno, James Delcane, Chirag Desai,
Dan Gallagher, Ken Kachnic, Dave Maxwell, Lisa Tilton

Absent: None.

APPROVAL OF MINUTES: January 11, 2024 (**Approved**)

DECISION AND RESOLUTION: 2024 Professional Appointments (**Approved**)

NEW APPLICATION:

#2-24 Narges Ansary
445 Redwood Ave
B. 719, L. 6.02
“C” Variance

Exhibits:

A1 – Bulk Variance Plan

Sworn in:

Ray Persia
Tiffany Morrissey

Represented by David Snyder Esq. and accompanied by Tiffany Morrissey PP, the applicant is seeking three variances for a proposed new single family home in the Residential-1 zoning district. The lot is undersized with a width of 50 feet where 60 are required. Variances requested include side yard setback, combined side yard, and maximum building height.

The applicant is proposes a side entry with a covered porch which will extend 5 feet into the 10 foot setback. The proposed porch also triggers the need for a combined side yard variance. Finally, the applicant requests a building height of 27.5 feet where 25 feet is the maximum. The applicant states that the water table in this area was higher than expected, forcing the foundation of the home two feet off the ground, and lifting the structure two feet higher than anticipated.

Tiffany Morrissey, PP. gave testimony on the variance. The porches of the homes will alternate so that no two porches are facing each other, which will promote light, air, and open space. The side facing porches are designed to deter theft by hiding packages out of the view of the road. She also noted that even with the height variance the homes will still be of conforming height with the neighborhood. She states there is no substantial detriment to public good.

The board engineer noted that the application and the plan show contrasting information. He deemed the application complete, commenting that all approvals have been and should be based on the plan, not the application.

Questions/Comments from the Board:

Board Member Katchnic asked if there are neighbors in the vicinity who are not part of this project. *I (Persia) own all the houses on the block aside from two other neighbors. The neighbors will be against the larger side yards of my homes.*

Board Member Bruno asked if there are paper streets in the area. *Yes, Garfield is a paper street.*

Board Member Tilton asked what type of storm water drainage will be utilized with the down spouts 5 feet from the next property. *We are grading everything to the sides, back, and front. The gutters are pointed towards the street.*

Questions/ Comments from the Public:

None.

A motion to approve was made by Desai and seconded by Bancheri.

Approve: Ayub, Bancheri, Cox, Delcane, Desai.

Deny: None.

Motion passes.

NEW APPLICATION:

#3-24 Christopher Schuler
442 Redwood Ave
B. 723, L. 2.02
“C” Variance

Exhibits:

A1 – Bulk Variance Plan

Sworn in:

Ray Persia
Tiffany Morrissey

Represented by David Snyder Esq. and accompanied by Tiffany Morrissey PP, the applicant is seeking three variances for a proposed new single family home in the Residential-1 zoning district. The lot is undersized with a width of 50 feet where 60 are required.

Variances requested include side yard setback, combined side yard, and maximum building height.

The applicant is proposing a side entry with a covered porch which will extend 5 feet into the 10 foot setback. The proposed porch also triggers the need for a combined side yard variance. Finally, the applicant requests a building height of 27.5 feet where 25 feet is the maximum. The applicant states that the water table in this area was higher than expected, forcing the foundation of the home two feet off the ground, and lifting the structure two feet higher than anticipated.

Tiffany Morrissey, PP. gave testimony on the variance. The porches of the homes will alternate so that no two porches are facing each other, which will promote light, air, and open space. The side facing porches are designed to deter theft by hiding packages out of the view of the road. She also noted that even with the height variance the homes will still be of conforming height with the neighborhood. She states there is no substantial detriment to public good.

The board engineer noted that the application and the plan show contrasting information. He deemed the application complete, commenting that all approvals have been and should be based on the plan, not the application.

Questions/Comments from the Board:

Board Member, Bob Maxwell, asked if the testimony given can apply to the rest of the applications in tonight's agenda.

No. Even though the information is all the same they are separate applications and need to be heard as such.

Questions/ Comments from the Public:

None.

A motion to approve was made by Delcane and seconded by Smith.

All in favor. Motion passes.

NEW APPLICATION:

#5-24 Amy Sabouri

440 Redwood Ave

B. 723, L. 3.02

“C” Variance

Exhibits:

A1 – Bulk Variance Plan

Sworn in:

Ray Persia

Tiffany Morrissey PP

Represented by David Snyder Esq. and accompanied by Tiffany Morrissey PP, the applicant is seeking three variances for a proposed new single family home in the Residential-1 zoning district. The lot is undersized with a width of 50 feet where 60 are required.

Variances requested include side yard setback, combined side yard, and maximum building height.

The applicant is proposes a side entry with a covered porch which will extend 5 feet into the 10 foot setback. The proposed porch also triggers the need for a combined side yard variance. Finally, the applicant requests a building height of 27.5 feet where 25 feet is the maximum. The applicant states that the water table in this area was higher than expected, forcing the foundation of the home two feet off the ground, and lifting the structure two feet higher than anticipated.

Tiffany Morrissey, PP. gave testimony on the variance. The porches of the homes will alternate so that no two porches are facing each other, which will promote light, air, and open space. The side facing porches are designed to deter theft by hiding packages out of the view of the road. She also noted that even with the height variance the homes will still be of conforming height with the neighborhood. She states there is no substantial detriment to public good.

The board engineer noted that the application and the plan show contrasting information. He deemed the application complete, commenting that all approvals have been and should be based on the plan, not the application.

Questions/Comments from the Board:

Board Member Delcane commented that the rear setback on the application does not match the plan.

The houses will be staggered so distance will defer. The application represents the minimum distance. The plans show the actual distance, that is why the engineer is saying that approvals should be based on the plan and not the application.

Questions/ Comments from the Public:

Christine Jeanty, 440 Spruce, asked how the project would affect her adjacent property.

The applicant is here because he wants to build a porch on the property next to yours. We will not be touching your property.

A motion was made by Bancheri and seconded by Kachnic.

All in favor.

Motion passes.

NEW APPLICATION:

#6-24 Michael Ayoub

437 Redwood Ave

B. 719, L. 8.01

“C” Variance

Exhibits:

A1 – Bulk Variance Plan

Sworn in:
Ray Persia
Tiffany Morrissey

Represented by David Snyder Esq. and accompanied by Tiffany Morrissey PP, the applicant is seeking three variances for a proposed new single family home in the Residential-1 zoning district. The lot is undersized with a width of 50 feet where 60 are required. Variances requested include side yard setback, combined side yard, and maximum building height.

The applicant is proposes a side entry with a covered porch which will extend 5 feet into the 10 foot setback. The proposed porch also triggers the need for a combined side yard variance. Finally, the applicant requests a building height of 27.5 feet where 25 feet is the maximum. The applicant states that the water table in this area was higher than expected, forcing the foundation of the home two feet off the ground, and lifting the structure two feet higher than anticipated.

Tiffany Morrissey, PP. gave testimony on the variance. The porches of the homes will alternate so that no two porches are facing each other, which will promote light, air, and open space. The side facing porches are designed to deter theft by hiding packages out of the view of the road. She also noted that even with the height variance the homes will still be of conforming height with the neighborhood. She states there is no substantial detriment to public good.

The board engineer noted that the application and the plan show contrasting information. He deemed the application complete, commenting that all approvals have been and should be based on the plan, not the application.

Questions/Comments from the Board:

Board Member Tilton asked if these houses have basements.

Yes.

Questions/ Comments from the Public:

None.

NEW APPLICATION:

#7-24 Paul Olah
441 Redwood Ave
B. 719, L. 7.02
“C” Variance

Exhibits:

A1 – Bulk Variance Plan

Sworn in:
Ray Persia
Tiffany Morrissey

Represented by David Snyder Esq. and accompanied by Tiffany Morrissey PP, the applicant is seeking three variances for a proposed new single family home in the Residential-1 zoning district. The lot is undersized with a width of 50 feet where 60 are required.

Variations requested include side yard setback, combined side yard, and maximum building height.

The applicant is proposing a side entry with a covered porch which will extend 5 feet into the 10 foot setback. The proposed porch also triggers the need for a combined side yard variance. Finally, the applicant requests a building height of 27.5 feet where 25 feet is the maximum. The applicant states that the water table in this area was higher than expected, forcing the foundation of the home two feet off the ground, and lifting the structure two feet higher than anticipated.

Tiffany Morrissey, PP. gave testimony on the variance. The porches of the homes will alternate so that no two porches are facing each other, which will promote light, air, and open space. The side facing porches are designed to deter theft by hiding packages out of the view of the road. She also noted that even with the height variance the homes will still be of conforming height with the neighborhood. She states there is no substantial detriment to public good.

The board engineer noted that the application and the plan show contrasting information. He deemed the application complete, commenting that all approvals have been and should be based on the plan, not the application.

Questions/Comments from the Board:

Board Member Bruno asked what the correct distance is from the house to the rear setback.

The houses will be staggered so distance will defer. The application represents the minimum distance. The survey has the correct distance.

Questions/ Comments from the Public:

None.

A motion to adjourn was made. All in favor.

Meeting Adjourned at 7:45 pm.