



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

Antoinette Irwin
PLANNING / ZONING BOARD
SECRETARY

MINUTES
ZONING BOARD MEETING
July 11, 2024

Mr. Bruno called the meeting to order at 6:30 pm.

The Sunshine Law was read.

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

Absent: Muhammad Ayub, Salvatore Bancheri

APPROVAL OF MINUTES: June 13, 2024 (Approved)

COMPLETENESS & NEW APPLICATION

ZB 10-24 Richard Linden Prague Ave B. 431, L. 14 Planning Variance

Sworn in:

Richard Linden

The applicant is seeking a planning variance to build a new single family home on an unimproved street. The application contains no additional variances. The applicant has already received approvals from Pinelands.

Board engineer went over the conditions of approval and the public works report.

A discussion was had regarding contributions in lieu of sidewalk.

Questions/Comments from the Board:

Board Member Maxwell asked how far this lot is from the improved section of Prague.
Approximately 500 Feet.

Board Chair Bruno asked if there are other houses on the unimproved section.
Yes, there is a house right across the street from this lot and another way down past this one.

Board Member Maxwell asked if public works is currently maintaining the dirt road.
I really don't know. I have graded it a few times with my tractor, but I am just not out there enough to know.

Questions/Comments from the Public:

Ms. Harker expressed her displeasure of the street still being unimproved after 34 years.

Board Member Maxwell asked if Ms. Harker's money can be refunded.
No.

A motion to approve was made by Desai and seconded by Maxwell.
In Favor: Bruno, Delcane, Desai, Kachnic, Gallagher, Maxwell, Tilton
Opposed: None.

COMPLETENESS & NEW APPLICATION

ZB 4-24 City Wide Towing 451 S. Philadelphia Ave B. 528, L. 8 & 9 Use Variance

Sworn in:

Raphael Maldonado

Represented by Scott Macom, the applicant is seeking a use variance to operate a towing/impound on a lot currently being used as a maintenance facility. He is also seeking approvals for an already constructed fence. There is no new construction associated with this project. There is also no buffering, landscaping or lighting proposed.

Questions/Comments from the Board

Board Member Kachnic asked if the lot will be cleared.
The lot is already cleared and graded.

Board Member Tilton commented that without consolidating the lots, lot 8 will have an accessory lot with no primary structure.
Correct. The applicant is seeking a variance to make the accessory the primary structure.

Board Attorney Varga asked how high the fence is.
It's a six foot solid vinyl fence.

Board Chair Bruno asked if the lot will be manned 24 hours a day.
Probably about 12 hours a day. There will be security cameras.

Board Attorney Varga asked if the neighbors are residential or commercial.

Residential, but his variance will not have any negative impact on the surrounding neighborhood. The use is particularly suited for the lot as is the only commercial lot in this area.

The lot will hold up to 75 vehicles.

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

In Favor: Bruno, Delcane, Desai, Kachnic, Gallagher, Maxwell, Tilton

Opposed: None.

Meeting adjourned at 7:02 PM.