



TOWNSHIP OF GALLOWAY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING BOARDS
300 E. JIMMIE LEEDS ROAD GALLOWAY, NJ 08205
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Heather Butler
Planning/Zoning Board Administrator

MINUTES
ZONING BOARD
NOVEMBER 14, 2024

Board chairman, Robert Bruno, called the meeting to order at 6:30 pm.

Present: Muhammad Ayub, Robert Bruno, James Delcane, Chirag Desai, Dan Gallagher, Dave Maxwell

Absent: Salvatore Bancheri, Ken Katchnic, Lisa Tilton

Approval of Decision and Resolution: #12-24 – Ryan Maffei (Approved)

A motion to approve application # 12-24 Ryan Maffei was made by Delcane and seconded by Gallagher.

All in favor: Bruno, Delcane, Maxwell
Opposed: None

Extension of Time: AB #2-23 SAC Cooper Folly – Churchill Galloway Self Storage Use Variance

Paul Kates requested extension and Pat Varga recommended granting approval.

A motion to approve extension #2-23 SAC Cooper Folly – Churchill Galloway Self Storage was made by Delcane and seconded by Desai.

All in favor: Bruno, Delcane, Desai, Gallagher, Maxwell and Ayub
Opposed: None

New Application #14-24
“D” Use Variance
JC Custom Builders
Crestview Ave
Block 934, Lot 1

Pat Varga presented an adjournment request for the new application #14-24, JC Custom Builders. Notice of the hearing will be re-mailed at the appropriate time.

A motion to postpone the application #14-24 JC Custom Builders, “D” Use Variance – was made by Delcane and seconded by Gallagher.

All in favor: Bruno, Delcane, Desai, Gallagher, Maxwell and Ayub
Opposed: None

Board questions/comments None

New Application #15-24

“C” Variance

Howard Berchtold
545 Buffalo Ave.
Block 129, Lot 6

Paul Stanton, Attorney, and Professional Planner Tom Darcy, spoke about the Howard Berchtold variance request.

Mr. Tom Darcy was sworn in and gave a history of the properties. Mr. Darcy shared photos, explained the variance requests, lot consolidation and building/garage proposal. Mr. Darcy explained the challenges with the current variances and setbacks. He also explained how the new buildings would be smaller than the existing units proposing to be demolished.

Mr. Darcy explained that approving this variance will not alter the character of the neighborhood. There were 4 non-conforming conditions, with this application they will eliminate the non-conforming buildings.

C1 standard or C2 standard.

Board members stated that Mr. Darcy answered all of the questions.

Mr. Howard Berchtold Jr. was sworn in

Mr. Berchtold introduced himself and gave a brief history of his property, his family and plans to remain in this home. Mr. Berchtold explained how the home he is demolishing has become very dangerous and unsanitary. The intention of this variance is to beautify the neighborhood.

Board questions were asked by Gallagher and Delcane and they received satisfactory answers.

Paul Stanton explained non-conformities, set-backs and explained the layout addressed driveway/sight concerns. Satisfied that there will be no sight restrictions with the driveway. All other approvals are required.

Public Comment – Mr. Berchtold’s neighbor Mr. Casiano was sworn in. Mr. Casiano explained that he is very happy about the changes and safety measures that are being proposed.

Motion to close public comment made by Bruno, seconded by Delcane.

All in Favor: Brunco, Delcane, Desai, Gallagher, Maxwell and Ayub

Opposed: None

Pat Varga summarized the application and variance requirements.

A motion to approve the New Application: Howard Berchtold “C” Variance #15-24 – was made by Maxwell and seconded by Gallagher.

All in favor: Bruno, Delcane, Desai, Gallagher, Maxwell and Ayub

Opposed: None

New Application #11-24

Galloway Self Storage

815 & 823 W. White Horse Pike

Block 323, Lot 11, 19, 28

Keith Davis with Nehmad, Davis, & Goldstein introduced Robert Churchill, an authorized member of this entity. Keith Davis provided a brief history of the property.

Davis spoke of the proposal to construct an indoor/outdoor storage facility, and he referenced the site plan. Mr. Davis advised that the Use Variance has already been granted through resolution 2023-2 adopted on 4/13/23. They will be presenting the site plan application, seeking preliminary and final major site plan approval.

Witnesses were sworn in:

Robert Churchill, owner

Andrew Coursen, Engineer

Andrew Feranda, Traffic Consultant

Steve Mazur PP, remains consistent with use variance previously granted.

Andrew Coursen, Engineer

Andrew Coursen shared exhibits and prepared hard engineered plans. Reiterated existing conditions of the site. (Exhibit A1-property survey). Mr. Coursen explained the proposition and shared exhibits. (Exhibit A2-Phases 1 & 2). Item C (covered storage for large vehicles, boats, etc). Mr. Coursen explained the property, phases of the project, the structures and location.

Board member asked about lighting and landscaping, they were discussed in detail. Concern was raised about signage meeting compliance and Mr. Coursen ensured that all signs would meet compliance.

Exhibit 3 – showing the height of the 3 story buildings.

Board member asked about the Conditional Use in the HC Zone. Mr. Coursen affirmed that is correct. Mr. Coursen also confirmed that they were able to address the memorandum concerns from Mr. Kates.

Waivers were discussed in detail. The Electric Vehicle waiver is no longer necessary, they will comply with that state standard.

Board member asked about the waiver request regarding identifying specific trees. Mr. Coursen explained that they would do a sample study of a portion of the site to fulfill this requirement.

Mr. Coursen discussed the request for a Waiver to install curb and sidewalks, there is no anticipation of foot traffic to this storage facility therefore there is no need for sidewalks.

Pinelands Commissions approvals are required for environmental impacts.

Board questions were asked and answered regarding fencing around the storage, security measures, cameras, homes and lighting around the site. Board members also asked about how they could limit disturbances and timelines between phase 1 and phase 2.

If site plans are approved today they anticipate the timeline to be approximately 2 years.

Steve Mazur PP

In the professional opinion of Mr. Mazur, he believes there are no inconsistencies with the reviewed plans and they are consistent with the testimony. He believes the burden remains met.

There are no new C variances being requested. Mr. Mazur states agrees that all underlying ordinance requirements have been met and he requests board approval.

Board questions were regarding parking. The applicant explained the parking situation would meet the ordinance standard.

Board members asked about Flex space. Within the building the walls are moveable to adjust to meet the required space for clients.

Paul Kates stated that they are not seeking additional variances. The three waivers requirements have been address. Paul agreed that the tree study is an acceptable substitute and it will meet our ordinance requirements. As for the waiver of sidewalk he defers to the board. He has reviewed the application with our ordinance and found that they are in compliance, as well as, to what we previously accepted in the DNR. They are required to seek all other state/counties/local agencies approval that have jurisdiction.

Mr. Kates also stated that additional buffering has been done to meets our requirements. Exhibit 4. The Site plan was presented at the Use Variance Hearing.

Public Questions: Thomas Higgins was sworn in. His home is located behind this property. Questions regarding the hours of operation, lighting, buffering, fencing. Mr. Churchill and Mr. Coursen addressed Mr. Higgins concerns.

Mr. Varga summarized the Site plans for the board.

A motion to approve application # 11-24, Galloway Self Storage. Motion to approve made by Desai, seconded by Ayub.

All in Favor: Bruno, Delcane, Desai, Gallagher, Maxwell, Ayub.
Against: None

New Application #13-24

Germania Fire Co.
312 Cologne Ave.
B. 345, L. 25-28

Tom Darcy requested postponement with re-noticing

A motion was made to grant the postponement by Bruno, seconded by Maxwell.

All in favor: Brunco, Delcane, Desai, Gallagher, Maxwell and Ayub.
Opposed: None

Public questions/comments

None.

Meeting adjourned 7:37pm.