



TOWNSHIP OF GALLOWAY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING BOARDS
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Cindy Baldino
Planning/Zoning Board Administrator

MINUTES
ZONING BOARD
NOVEMBER 13, 2025

Board Chairman, Robert Bruno called the meeting to order at 6:30 p.m.

ANNOUNCEMENTS were made by Bob Bruno

Pat Varga swore in a new Board Member, Michelle Purdy.

Present: Robert Bruno, James Delcane, Chirag Desai, Mohammed Usman Kahn, Dave Maxwell, Michelle Purdy, Lisa Tilton, James Vuocolo

Absent: Salvatore Bancheri, Dan Gallagher

APPROVAL OF MINUTES: October 9, 2025 **(APPROVED)**

DECISION & RESOLUTIONS: ZB 5-25 ASHOK SINGH **(APPROVED)**

COMPLETENESS AND NEW APPLICATION - TAYLOR

Chairman Bob Bruno introduced a new application: ZB 8-25 Bailey & Kaitlynn Taylor, C Variance.

Board Attorney, Pat Varga swore in applicant and owner Bailey Taylor.

Mr. Taylor shared his plans for his addition.

Board Questions:
Tilton inquired about the size.

Kates Engineer, Nate, summarized the request.

Public Questions/Comments: None

Varga: Summarized the bulk variance requesting relief from the front yard setback.

Motion to approve this application was made by Desai and seconded by Delcane.

All in Favor: Bruno, Delcane, Desai, Maxwell, Vuocoulo, Kahn, Tilton and Purdy

Against: None

COMPLETENESS AND NEW APPLICATION - DEWECHTER

Bob Bruno introduced the new application ZB 6-25 ADAM DEWECHTER, D-Variance.

Attorney Kris Facenda introduced and summarized the application.

Bill McManus and Adam Dewechter were sworn in by Board Attorney Pat Varga.

Mr. Facenda questioned Mr. McManus.

Mr. McManus spoke to the Board and presented the application and D1 Use Variance. Mr. McManus stated that this *Advances the purpose of the zoning and general welfare, it is particularly suited for the area*. Mr. Dewechter has revived the building and has retained the residential character of the area. There is no substantial detriment. The positive and negative criteria are satisfied.

The applicant agrees with the comments in the Kate Schneider review memo.

Cheryl Mitchell was sworn in by Pat Varga.

Cheryl introduced her business and use of the building. There are approximately 13 clients at the building. There are five employees, clients are transported by vans.

Adam Dewechter will be retiring from the State Police and will reside in the proposed apartment.

Public Questions/Comments: None

Pat Varga summarized the application.

Motion to approve this application was made by Maxwell and seconded by Tilton.

All in Favor: Bruno, Delcane, Desai, Maxwell, Tilton, Vuocoulo, Kahn, and Purdy

Against: None

COMPLETENESS AND NEW APPLICATION – SOLAR LANDSCAPE

Bob Bruno introduced the new application ZB 4-25 SOLAR LANDSCAPE, LLC., Minor Site Plan Approval – D Use Variance.

Applicants' attorney, Donna Jennings summarized the application and requests.

Austin Corso from Solar Landscape was sworn in by Pat Varga. Austin introduced himself and was questioned by Ms. Jennings. Mr. Corso expects to complete construction by May if approved.

Board Questions:

Bruno asked about electricity. *Corso: Normal utility line.*

Vuocoulo: Inquired about the benefit to homeowners.

Vuocoulo: What if there are repairs needed? Corso: We work with the owner to get the repair completed.

Bruno: How does the Community know about the program. Corso, we do seminars, in local libraries, newsletters, township website, etc.

Bruno: Is Galloway Township the community that will benefit? How many homes can benefit? Corso, it is not exactly limited to Galloway but, it is a small range and limited to a couple of towns at most.

Varga: Encouraging renewable energy.

Tilton: Will the solar panels be constructed offsite? Or constructed onsite? *It will be made to fit this roof.*

Corso: We are happy to help get the word out to the community.

Residents getting applications in will help the solar benefits stay in Galloway.

Tilton: Are you inverters above ground. *Yes.* You have bollards protecting the inverters for any damage? *Yes, we do.*

The Panels are pitched, no more than 6" above the actual roof and they will not come past the roof bounds.

Jennings: We need a Use Variance because we are not powering this building.

Attorney Varga requested a five minute break to confer with counsel. Motion for a five minute break was made by Tilton and seconded by Delcane.

Varga confirmed the application type allowing the meeting to continue.

Pat Varga swore in Ryan Hollosi. Attorney, Jennings examined Ryan Hollosi, a licensed engineer. Ryan listed his exhibits for this application and testified on behalf of the applicant.

Board Questions:

Board member: Will there be visible panels on Shore Road. *No*

Board member: The road leading behind the facility? *It is a private road.* Is that where overhead wires will cross. *Those wires will be underground; the only overhead is the two connected on the proposed utility pole to the existing pole.*

Board engineer had no comments.

Public Questions: None

Barbara Ehlen, Professional Planner, was sworn in by Pat Varga.

Attorney Jennings proceeded with the examination of Ms. Ehlen and her credentials were accepted.

Ms. Ehlen gave an overview of the application as it related to the master plan.

Public Questions: None

Pat Varga summarized the application, a D1 and minor site plan application.

Board member question: Is there a front yard setback? *That is the side yard.* How many feet from the side yard is that? *About 71'*

Motion to approve this application was made by Desai and seconded by Tilton.

All in Favor: Bruno, Delcane, Desai, Maxwell, Tilton, Vuocoulo, Kahn, and Purdy
Against: None

Bruno - for the record Mrs. Purdy has stepped down from the Dais.

COMPLETENESS AND NEW APPLICATION – PURDY

Pat Varga swore in applicant Don Purdy and Joseph Maffei, P.E. and P.P.

Mr. Purdy summarized the plans for his property. Woods are deed restricted for future development, that will be put in the deed.

Mr. Maffei continued to introduce the application. He identified the positive criteria and that it outweighs negative criteria.

Mr. Purdy would like to make the address Odessa Ave. instead of Pestalozzi. He will work with the Township to make that change.

Tilton: What is the proposed height. *18'*

When the living quarters are removed will the building still be compliant for the height.
Yes

Will it be farmed? *No, it hasn't been farmed for many years.*

Board Questions: None

Public Questions: None

Pat Varga summarized the application.

Motion to approve this application was made by Delcane and seconded by Tilton.

All in Favor: Bruno, Delcane, Desai, Maxwell, Tilton, Vuocoulo, and Kahn

Against: None

Meeting was adjourned at 7:38 p.m.