



TOWNSHIP OF GALLOWAY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING BOARDS
300 E. JIMMIE LEEDS ROAD GALLOWAY, NJ 08205
(609) 652-3700 EXT. 218 FAX: (609) 652-2027

Cindy Baldino
Planning/Zoning Board Administrator

MINUTES
ZONING BOARD
MARCH 12, 2026

Chairman Bob Bruno called the meeting to order at 6:30 pm and made the announcements.

Present: Salvatore Bancheri, Bob Bruno, Jim Delcane, Chirag Desai, Dan Gallagher, Lisa Tilton, James Vuocolo, Mohammed Usman Kahn and Rick Cote

Absent: Dave Maxwell and Michelle Purdy

APPROVAL OF MINUTES: February 12, 2026 - APPROVED

COMPLETENESS AND NEW APPLICATION:

ZB 2-26 – Joel Sklarew
240 S. Cologne Ave.
B. 348 L. 8

Pat Varga swore in Brian Heun, Esq., Craig R. Hurless, PP and Engineer, and Joel Sklarew, applicant. Mr. Heun introduced the application and property, a proposed office for the applicant's business, Breeze Electric. The applicant is requesting variances.

Mr. Sklarew introduced his business. Mr. Heun examined Mr. Sklarew.

Mr. Hurless credentials were accepted. Mr. Heun examined Mr. Hurless.

Mr. Hurless discussed the location and existing conditions in detail. Mr. Hurless explained that this applicant will reduce the intensity of the use compared to the previous use as a meeting hall. He explained in detail the positive and the negative criteria.

Chairman Bob Bruno inquired about the parking for the existing use. Varga replied.

Board members asked various questions. Mr. Sklarew and Mr. Hurless replied.

Mr. Sklarew will use the existing sign. Varga confirmed, if he wants to add a sign in the future he would need to comply with local regulations or return to the Board.

Public Comment

None.

Pat Varga summarized the bifurcated application. No site plan waiver due to the variances requested, the applicant must return for a minor site plan.

A motion to conditionally approve the application was made by Delcane and seconded by Desai.

All in Favor: Bancheri, Bruno, Delcane, Desai, Gallagher, Tilton, Vuocoulo, Kahn and Cote

Against: None

Meeting adjourned at 7:05 pm