



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
April 9, 2026

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

Present: Salvatore Bancheri, Bob Bruno, James Delcane, Dave Maxwell, Lisa Tilton, James Vuocolo, Michelle Purdy and Rick Cote.

Absent: Chirag Desai, Dan Gallagher, Mohammed Usman Khan

ANNOUNCEMENTS were made by Bob Bruno

APPROVAL OF MINUTES: March 12, 2026 (**APPROVED**)

DECISIONS & RESOLUTIONS: ZB #2-26 JOEL SKLAREW (**APPROVED**)

COMPLETENESS AND NEW APPLICATION –

ZB #1-26 JOHN & DEBRA GARTH
261 Cologne-Port Road
B. 694, L. 1, 2, 3 and 5
C Variance

Chairman Bob Bruno introduced a new application: ZB 1-26, John & Debra Garth.

Board Attorney Joe Mackolin swore in Tom Darcy, Professional Planner, and applicants John and Debra Garth.

During Mr. Darcy's testimony he described and summarized the application and request for setback variances. Darcy detailed the challenges presented with this property and the Pinelands requirements. He also discussed the positive and negative criteria.

Board Questions:

Board members asked various questions including the deed consolidation, Density Transfer, taxing the lots, lot consolidation, setbacks, yard size, etc.

The Board agreed to reduce the front yard setbacks.

Engineer Paul Kates explained the setbacks, accessory structure alignment and he advised that compliance plans are required.

Public Questions/Comments: None

The Board Attorney, Joe Mackolin gave a summary.

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

All in Favor: Salvatore Bancheri, Bob Bruno, James Delcane, Dave Maxwell, Lisa Tilton, James Vuocolo, Michelle Purdy and Rick Cote

Against: None

Meeting was adjourned at 6:56 p.m.