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

MINUTES
ZONING BOARD
July 9, 2026

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

Present: Bob Bruno, Jim Delcane, Chirag Desai, Dan Gallagher, Dave Maxwell, Lisa Tilton, James Vuocolo, Michelle Purdy and Rick Cote.

Absent: Salvatore Bancheri, Mohammed Usman Kahn

ANNOUNCEMENTS were made by Bob Bruno

APPROVAL OF MINUTES: **June 11, 2026 (APPROVED)**

DECISIONS & RESOLUTIONS: **ZB #3-25 CLARITY PROPERTIES**
EXTENSION OF TIME **(APPROVED)**

COMPLETENESS AND NEW APPLICATION
ZB #3-26 ROBERT J. LEEDS
901 W. CLARKS LANDING RD.
B. 282 L. 4
C & D Use Variance

The Chairman, Bob Bruno, introduced the application

The applicant's attorney Tom Darcy and PP introduced and summarized the application to discontinue the use of the existing dwelling and construct a new single-family dwelling within the preservation zone.

Board Attorney Pat Varga swore in Tom Darcy, Robert Leeds, and Keeley Sullivan. The Board accepted Mr. Darcy's credentials.

Mr. Darcy discussed the application request in detail, including the conversion of the existing dwelling into an accessory structure and the construction of a new home.

Mr. Darcy shared a condition, and what is allowed, with Pinelands to reconstruct a new home. The new home is proposed further away from the wetlands and outside of the flood hazard zone of FEMA.

Mr. Darcy explained the variance requests in detail. Mr. Darcy and Varga determined it is a D1 variance.

Board member Gallagher inquired about the demolition of the existing home. Varga replied: *The existing structure is being abandoned.* Darcy: The existing dwelling will be converted into an accessory structure.

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Mr. Darcy testified that this is a classic hardship case. He detailed the positive and negative criteria. The Master Plan encourages development.

The applicant will live in the existing dwelling until the new dwelling is ready. As a condition, a Certificate of Occupancy will not be issued until the Zoning Officer and Construction Official approve of the conversion of the existing dwelling to an accessory structure.

Board Member Questions:

Bruno inquired about the existing home and potential variances. Darcy replied: *Yes a variance would be needed for an expansion of the existing non-conforming use.*

Delcane inquired about the survey and the tax map. Darcy researched the Deeds back to 1842 and detailed his findings. Darcy testified that he had a zoom meeting with Egg Harbor City (EHC) and he is satisfied that EHC will be removing any reference to EHC streets, blocks, and lots within the limits of the property owned by Leeds. Taxes have never been paid to EHC.

Maxwell asked about the mapping decisions of EHC. Darcy replied*: explaining the plans were made in the late 1800's and it was left to future generations to sort out.*

Gallagher asked if the streets should be removed prior to approval. Darcy replied, *No, it was a paper mistake, and it does not affect the title of this property. Darcy will work with EHC to fix the maps. Updated Maps will be provided to the Galloway Zoning Officer and Tax Accessor so the current tax maps can be updated.*

Tilton inquired about the conversation of the current dwelling (future accessory structure). Mr. Leeds: *It may be a workshop for personal use.* Tilton: Different from your existing accessory structure? Leeds: *Yes, the existing structure is an old horse barn, I would like to keep it.* Tilton added on the record that the accessory structure will be for personal use, not a business. Is a time limit required for the TCO and the accessory structure? Varga *replied that adding a time limit is difficult because there could be delays, material shortages. I would be comfortable with the TCO and leaving it to the Construction Officials discretion.* Tilton: I want to make sure it doesn't run into a two

principal structure. Varga: *It will be clear.* Darcy*: The applicant will have a discussion with the zoning and construction officials.*

Desai inquired about the new construction and existing dwelling.
Darcy*: Pinelands would not have an issue, this is an existing family dwelling, the new construction will not be considered a new single family home until a CO is issued.*

Tilton: the driveway access is coming off the adjoining property? Is there a current easement? Do we need an easement. Darcy: *The driveway will stay in the current location. The applicant owns the property*. Varga: An easement is not required since the applicant owns the property. If he were to sell that property he would need an easement.

Board Engineer stated that the applicant has addressed all comments. For the record the applicant must comply with and seek all approvals from all other state, local and county agencies having jurisdiction over this property.

Varga: I need clarification on the accessory structure, will there be any utilities for the accessory structure? Darcy: *There are no restrictions for having utilities. They would like to keep the utilities for water, wash basins, bathroom*.

Public Comment: None

Varga summarized the use variance relief application. Varga summarized the conditions.

A motion was made to conditionally approve the application by Maxwell and seconded by Tilton.

All in Favor: Bob Bruno, Jimmy Delance, Chirag Desai, Dan Gallagher, Dave Maxwell, Lisa Tilton, James Vuocolo, Michelle Purdy and Rick Cote.

Against: None

Meeting was adjourned at 7:13 p.m.