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
October 8, 2026

Dave Maxwell called the meeting to order at 6:30 p.m.

Present: Dan Gallagher, Dave Maxwell, Lisa Tilton, James Vuocolo, Mohammed Usman Khan, Michelle Purdy and Rick Cote.

Absent: Salvatore Bancheri, Bob Bruno, Jim Delcane, Chirag Desai

ANNOUNCEMENTS were made by Board Attorney, Pat Varga.

A motion was made to nominate Dave Maxwell as the acting Chairman. All in Favor.

APPROVAL OF MINUTES: September 10, 2026 (APPROVED)

DECISIONS & RESOLUTIONS:
ZB #5-26 SCIOTO PROPERTIES, LLC (APPROVED)

COMPLETENESS AND NEW APPLICATION:
ZB #7-26 DONE RIGHT LANDSCAPING, LLC
100 W. MOSS MILL ROAD
B. 671.01 L. 3
C Variance & Use Variance

Board Attorney Pat Varga made an announcement to carry the ZB 7-26, Done Right Landscaping, LLC, application to November 12, 2026 without further notice. A motion was made to carry the application.

Maxwell introduced the following application.

COMPLETENESS AND NEW APPLICATION:
ZB #10-26 MICHAEL PALAMARO
726 W. OAK STREET
B. 326, L. 2
Bulk C Variance

The applicant's attorney, Daniel Brown, summarized the application.

Board Attorney Varga swore in Michael Palamaro, property owner and applicant, and Bill McManus, Land Surveyor and Professional Planner.

Brown examined Mr. McManus. McManus presented the application in detail.

McManus marked Exhibit A1 an AI rendering of the proposed home. Plans will be updated for compliance.

Brown examined the applicant, Mr. Palamaro.

Mr. Palamaro agrees to the comments in the Board Engineers memorandum.

Board Member Questions:

Maxwell, Vuocolo and Tilton inquired about the project. The applicant answered.

Board Engineer: The applicant addressed the comments in the Board Engineers Memorandum. The applicant is required to obtain and comply with all other required approvals from state, county and local agencies and entities having jurisdiction over the project.

Public Comment: None

Board Attorney Varga summarized the application.

Tilton made a motion to approve the application, seconded by Maxwell.

All in Favor: Gallagher, Maxwell, Tilton, Vuocolo, Kahn, Purdy and Cote
Opposed: None
Abstain: None

COMPLETENESS AND NEW APPLICATION:

ZB #11-26 RUSSELL RUGGIERO
704 6TH Avenue
B. 914, L. 7.02
D Use Variance

Board Attorney Varga swore in the applicants Nicole and Russel Ruggiero, property owners. Russ Ruggiero introduced their application; a pole barn and two sheds.

Board members asked questions. The applicant replied. The Board Engineer confirmed the setbacks.

Varga specified the Use Variance request; the size of the accessory structure exceeds the size of the home.

Maxwell requested updated drawings. Varga: It can be a condition of approval.

Tilton, Gallagher, and Cote asked questions. The applicant, Russell Ruggiero, replied.

Tilton: Because it is a Use Variance, should the applicant be represented by an Attorney or Planner. Varga: *It is not required because he is not an LLC or Corporation, but, they must demonstrate the positive and negative criteria.*

At the Boards request Varga examined the applicant, Russel Ruggiero. The positive criteria substantially outweighs the negative criteria. The applicants has adequate light, air and open space. The oversized lot can accommodate the oversized structure. The impact to the neighborhood would be de minimis.

Ruggiero: A wooded buffer will be added; there will be no light spill. The pole barn will be aesthetically pleasing to the neighborhood.

Maxwell requested an updated drawing.

Are any utilities being added. Ruggiero: *Electric, no plumbing*.

Board Engineer: The applicant confirmed there will be no living space in the structure. The applicant is required to obtain and comply with all other required approvals from state, county and local agencies and entities having jurisdiction over the project.

Public Comment: None

Vuocolo made a motion to approve the application, seconded by Tilton.

All in Favor: Gallagher, Maxwell, Tilton, Vuocolo, Kahn, Purdy and Cote
Opposed: None
Abstain: None

COMPLETENESS AND NEW APPLICATION:

ZB #12-26 DONALD SEAMAN
416 S. Genoa
B. 526, L. 17
C Variance

Board Attorney Varga swore in the applicant and property owners, Donald and Eileen Seaman.

Donald and Eileen introduced the variance request.

Board member Tilton questioned the applicants. Eileen and Donald replied.

The Board Attorney, Varga examined the applicant. The applicants replied.

Board Engineer: The applicant is required to obtain and comply with all other required approvals from state, county and local agencies and entities having jurisdiction over the project.

Public Comment: None

Board Attorney Varga summarized the application.

Tilton made a motion to approve the application, seconded by Gallagher.

All in Favor: Gallagher, Maxwell, Tilton, Vuocolo, Kahn, Purdy and Cote
Opposed: None
Abstain: None

Jim Vuocolo stepped down from the dais.

COMPLETENESS AND NEW APPLICATION:

ZB #12-26 JAMES VUOCOLO
508 S. Cologne Avenue
B. 284, L. 8.02
C1 Bulk Variance

Board Attorney, Varga, swore in the applicant and property owner, James (Jim) Vuocolo.

Mr. Vuocolo introduced his application.

Board members asked questions about the project, Vuocolo answered. Varga clarified.

Board Engineer asked about the number of bedrooms. Vuocolo*: two.*
The applicant is required to obtain and comply with all other required approvals from state, county, local agencies and entities having jurisdiction over the project.

Public Comment: None

Board Attorney Varga summarized the application.

Tilton made a motion to approve the application, seconded by Kahn.

All in Favor: Gallagher, Maxwell, Tilton, Kahn, Purdy and Cote
Opposed: None
Abstain: None

A motion to adjourn was made at 7:18 p.m.