



TOWNSHIP OF GALLOWAY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING AND ZONING BOARDS

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Pamela K. Alleyne
Planning/Zoning Board Administrator

MINUTES
GALLOWAY TOWNSHIP
ZONING BOARD OF ADJUSTMENTS
SEPTEMBER 13, 2012

Swearing in of New Member: Chris Coleman

Present: Chris Coleman, Jerry Hauslet, Ronald Huber, Jim McElwee,
Mark Sykes, Bill Wrigley, John Forsythe,
Frank Gargione and Robert Mayer

Absent:

Approval of Minutes: May 10, 2012

Approval of Decision & Resolution:
#2-12 Leo & Kathleen Smith and Joseph Smith
#4-12 Randolph Merced

New Appeals:

#5-2012 Fine Shine Detailing

517 S. Pitney Rd

Zone: RC

B.997.02 L. 18

Use Variance and Site Plan Waiver

Proposed: The applicant is requesting a use variance to permit an auto detailing business at his residential home. The property is located on Pitney Road in the RC (Residential Compatibility) zoning district.

The property currently contains a single family dwelling, two garages, two sheds and a pool. The rear of the property is enclosed with a wooden fence. The previous owner utilized the property for his towing business, however this has been abandoned as it never received the appropriate approvals.

The applicant, Corey Baldwin is represented by Chris Baylinson

The applicant proposes car detailing. He will use the steel frame structure for business utilizing the three bays. The days of operation are M-S until 7pm by appointment only. Some of the clients will drop off their vehicles. He will detail one vehicle at a time and no more that 3-4 vehicles a day. He details autos and boats. The boats are detailed at the marina. The applicant also proposed a small ground mounted free standing. 12 sq ft sign requested. Will work with Tiffany to discuss the signage.

Public Comment

Anthony Mianulli, 508 S. Pitney Rd. Comments that the application will create additional traffic and it will be a traffic hazard. He is opposed to facility.

Professional Reports:

Tiffany CuvIELLO, Board Planner comments on her report dated August 2, 2012.

Finding and Facts:

Board member Forysthe: Will not impact area as long as you stay within the boundaries. The property does fit your needs. In favor of the application.

Board member Hauslet: Appreciate entrepreneurship. Especially in Galloway we need business. In favor of 2 employee limit. Four – Six cars a day. In favor of the application.

Board member McElwee: Does not believe that there will be impact to traffic. The site is on Pitney Road. (Tiffany interjects: 10.1 vehicle trips a day for residential. Pitney Rd is a County Road) In favor of the application.

Board member Wrigley: In favor of the application. In favor of business in today's economy.

Board member Coleman: It is duly noted that the Church is there, but it's on Pitney Rd. In favor of the application.

Board member Huber: As presented it will not be a detriment to the public good. Not adversary impact on the neighbors. In favor of the two employees. In favor of working with Tiffany concerning the sign.

Board member Mayer: The applicant presented positive criteria, concurs with the Board members.

Board member Sykes: In favor of application unless you take a hard look at the site and look at what's happening in the back you would never notice the business. In favor of the application.

Board member Gargione: Not a problem. It's a great property and a perfect fit for your business.

Motion to approve application #5-12 Fine Shine Detailing.

Use Variance and Site Plan Waiver was made by Gargione and Wrigley 2nd the motion.

Those voting in favor: Forsythe, Gargione, Hauslet, Huber, Mayer, Sykes and Wrigley

Motion to approve a sign of 10 sq ft (not backlit sign) was made by Huber and Gargione 2nd the motion

Those voting in favor: Forsythe, Gargione, Hauslet, Huber, Mayer, and Wrigley

Opposed: Sykes

Meeting Adjourned

7:30 pm

Pamela Alleyne, Administrator