



**TOWNSHIP OF GALLOWAY  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
PLANNING AND ZONING BOARDS**

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Pamela K. Alleyne  
Planning/Zoning Board Administrator

MINUTES  
PLANNING BOARD MEETING  
March 21, 2013

The meeting was called to order at 7:00 PM. Ken Sooy chaired the meeting.

Present: Bob Bruno, Tony Coppola, Jim Cox, Tom Guercioni, Betty Mannis,  
Pat Moran, Ken Sooy and Charles Wimberg

Absent: Matt Geese, Dan Jones and Don Purdy

Approval of Minutes:                    January 17, 2013

Approval of Decision & Resolution: #7-12 Carl Seitz

Conditional Use:

#3-12 Bruno Warehouse  
235 Waveland Avenue  
Block 891 Lot: 10  
Zoning District: CH (Commercial Highway)  
Conditional Use

Proposed: The applicant is requesting a conditional use approval to permit automotive repairs in the existing warehouse building. In 2006 the Planning Board granted site plan approval to construct a 6,000 sq ft warehouse. The building is divided into three separate spaces. Currently one tenant includes a granite sales establishment and a landscaping business. The applicant wishes to permit the use of part of the warehouse for automobile repair.

The applicants are Robert and James Bruno.

There are four (4) parking spaces allotted for employees. All other vehicles will be stored in the interior of the building. There will be no outside storage of vehicles.

Professional Comments:

Tiffany CuvIELLO report is dated March 14, 2013. It should be noted that the ordinance was revised in 2007 to permit limited warehousing including contractor warehousing and storage facilities as a conditional use in the CH zone. The applicant received site plan approval in 2006 prior to the change to the ordinance. At that time the Township interpreted the ordinance to permit the use without any conditions. Therefore the property is permitted to be utilized for warehousing uses in accordance with the 2006 site plan approval. The proposal to add automotive repair as a permitted use would not impact the uses that were approved as part of the 2006 site plan.

In accordance with the CH permitted uses Transportation and related commercial uses are permitted conditional uses as long as the meet the following conditions:

- a) The storage of the vehicles shall be limited to the rear and side yard.
- b) All vehicles should be stored in a designated parking area.
- c) Landscaping and screening shall be provided around all vehicle spaces.

For the record the applicants wants to be able to use any portion of the warehouse for the automotive repair either all of or part of depending on how the tenants work out. This approval will not take away his ability to switch back and forth between uses depending on who he is leasing the spaces, it' s not identified as a single use, and it is something to add to the property to make it more marketable for now and in the future.

No Public Comments

Motion to approve application #4-13 Robert Bruno Conditional Use approvals was motioned by Cox and seconded by Mannis.

Those voting in Favor: Coppola, Cox, Guercioni, Mannis, Moran, Sooy and Wimberg

Recused: Bob Bruno

Meeting adjourned at 7:15pm