



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
JUNE 12, 2025

Board Chairman, Robert Bruno called the meeting to order at 6:30 pm.

Present: Salvatore Bancheri, Robert Bruno, James Delcane, Dan Gallagher, Mohammed Usman Khan, Dave Maxwell, Lisa Tilton, James Vuocolo

Absent: Chirag Desai

ANNOUNCEMENTS were made by Bob Bruno

DECISION & RESOLUTIONS: 2025 Professional Appointment
3A-25 Engineer/Planner (**Approved**)

APPROVAL OF PROFESSIONAL CONTRACTS:
3A-25 Engineer/Planner (**Approved**)

APPROVAL OF MINUTES: March 13, 2025 (**APPROVED**)

NEW APPLICATION **#3-25 CLARITY CONTRACTORS**
Final Major Site Plan, Use Variance, "D" Variance
Aloe St., Mays Landing, NJ
B 251 L 4

Robert Campbell, Attorney, introduced the application and witnesses.

Pat Varga swore in Thomas Sidrane, Architect, Peter Mitt, Licensed Planner, and Chris Comer, owner of Clarity Contractors.

Mr. Sidrane, Architect, credentials were accepted. Mr. Varga marked Exhibit - A1 for the record. Mr. Sidrane gave an overview of the building and responded to questions from the Attorney.

Board Member Tilton asked about the height of the building. *Approximately 32'. It's an all Metal Frame? It is primarily metal except for the around the perimeter.*

Bruno: Will you be storing shingles inside the building? *I would direct that to the client to answer.*

Gallagher inquired about Fire Suppression. *Fire Suppression isn't required due to the size of the building.*

Delcane asked about the foundation. *It will be concrete*

Mr. Mitt, Planner, introduced himself and provided a summary of the project site plan, landscaping and fence placement. Mr. Varga marked Exhibit A2 for the record.

Gallagher asked about gates. *We will have one gate.*

Bruno inquired about access requirements for fire and police. *The gate will be locked, we will make sure that a key or combination be provided to the Fire Department/Police.*

Pat Varga stated that the applicant did send a letter agreeing to provide both the Fire Department and Police Department with the code to the gate. A Knox Box will be provided too. *We have agreed to all of the Professionals recommendations.*

Gallagher: In your professional opinion will the area be wide enough for a fire truck? *Yes, there will be 30'*

Mr. Mitt detailed the positive criteria versus the negative criteria for the Use Variance request. There is no detriment to the public. There is no detriment to the Zone.

Gallagher: Will the lights be on 24 hours or a timer? *We could do it either way. Will you have free standing or flood lights. We will have both. Mr. Comer will speak on the lights.*

Maxwell inquired about the landscaping. Mr. Mitt detailed the proposed landscaping.

Vuocolo: What kind of equipment will you have on the site, will it be visible from the road. *Mr. Comer will address the equipment.*

Mr. Comer, owner, answered questions from attorney Campbell, giving a brief overview of his background, his business and the requirements of his new building.

Attorney Campbell inquired about the equipment. *Our equipment is limited now. We have pickup trucks and service vans. We do not have our own 18 wheelers. We have a couple of dump trailers. All of that would be stored out of sight and in back. Some equipment may be parked inside the building for security and weather purposes. Hours of operation are generally Monday through Friday 7 am -5 pm. We have 18 employees,*

half full-time, half part-time. I plan to have lighting on 24 hours a day for security purposes. I would like to have wall-packs on at night.

Attorney Campbell: What kind of noises can you anticipate a passersby hearing? *I hope none. Are there any activities outside the building that would generate excessive noise? We do not expect excessive noise outside of trucks entering and exiting the site, fork lift, and the possible sound of backup indicators. Are you fully insured? Yes*

Tilton mentioned lighting, would you have dusk to dawn sensors? *Mr. Comer: Dusk to dawn would be ideal.*

Tilton: What is the height of the fence? *6', cap posts, aesthetically pleasing.*

Vuocolo: Mentioned concerns he had about visible equipment, noise, asphalt. Those concerns were addressed in previous testimony.

Gallagher: Fabricating will be done inside? *Yes, if any, it will be done inside. What kinds of tools do you use for that, will they generate sparks? No, we will use a computerized brake and sheer, they do not generate sparks.*

Maxwell: I did see notes about trash enclosures. *We have discussed that with the Engineer.*

Tilton: Will you have any vehicles with roll-off dumpsters with debris coming back to this site? *It is possible they may need to come back to the yard. Most of the jobs are completed at the job site, we generally use off site dumpsters and do not bring it back to the site. We do not want to triple handle trash.*

Vuocolo: The warehouse is exclusively for you. *Yes, we are not a wholesale operation.*

Attorney Campbell inquired about the office space. *We have about 800 square feet office space for our in-house employees such as, estimator, project manager, bookkeeper.*

Campbell: How is the parking going to be used? *We do not have a retail show room, our office space is for our employees. We generally go to the client.*

Board Engineer: Nate addressed the comments and requirements outlined in the engineering report. He referenced the code and summarized the variance requests. He mentioned the waiver for curbing/parking lot? *We will direct the storm water to the storm water basin without the use of the curbs.*

Tilton: Is the whole parking lot stone, or just the rear? *Front is asphalt, the rear is stone.*

Nate inquired as the reasoning for using stone in the rear of the building. *If we were to asphalt the entire area we would need to increase the size of the storm water basins and that would require clearing additional trees.*

Attorney Campbell: Could you address the use of that stone area, will anybody from the public be using that area. *No. It is for the employees.*

Board Engineer: A pre-and-post development drainage area plan showing flow paths is required. *We have no problem providing that. We will make that a condition of approval.*

Signage and lighting. *We will provide sign details on the plan. Lighting details are included in the plan.*

No additional clearing of trees. *That is the intent of the applicant to not clear any additional trees.*

Trash Enclosure: You are proposing that all trash will be inside the building? *Yes, general trash and recycling will be inside the building. We will have a weekly service.*

Attorney Campbell, summarized current approvals, submissions and pending applications with local agencies, etc.

Campbell agreed to comply with all items outlined in the Engineers report and to provide the Fire Official with whatever is required.

Bruno confirmed that the applicant will just have small trash cans and recycling inside the building. *Yes*

Board members clarified the Engineers request regarding the storm water management plan. *Storm water management plan has also been submitted to Pinelands.*

Tilton: Are you leasing the property. Campbell addressed her question.

Board Questions/Comments: None

Public Questions/Comments: None

Board Attorney, Pat Varga, summarized the application, variance and waiver request. The applicant has agreed to comply with all conditions.

Motion to approve was made by Maxwell and seconded by Delcane.

All in Favor: Bancheri, Bruno, Delcane, Gallagher, Maxwell, Tilton, Vuocolo
Against: None

Meeting Adjourned 7:33