

**Minutes Open Session  
White Township Zoning Board of Adjustment  
April 19, 2012**

There was a regular meeting of the White Township Zoning Board of Adjustment on Thursday, April 19, 2012. Present were Board Members: Elaine Reichart, Donald Weidlick, Paul Mourry, Myron Rasley, Barry Wessner, and Joseph Magnini. Board Members Absent: Jim Cooper and Kyle Shoemaker. Also Present: Board Attorney William Gold, Board Engineer Joseph Modzelewski, and Board Secretary Alfia Schemm. Chairman Magnini led the Board in the pledge to the flag and he called the meeting to order at 7:33 p.m. He announced that notice of this meeting was given in compliance with the "Open Public Meetings Act."

**OPEN TO THE PUBLIC**

Chairman Magnini opened the meeting to the public for non-agenda items. With there being no public comment, the meeting was closed to the public.

**OLD BUSINESS:**

**#446 Quick Check Corporation, Block 62, Lots 4 & 5-Amended Site Plan**

Debra Nicholson, Esq. was present on behalf of the Applicant and she stated that they are present this evening to present some modifications to the approved site plan addressing: lighting; number of columns and dispensers; curbing and bollards; and landscaping. Charles Olivo-Traffic Expert, Richard Lamont-Quick Check Real Estate Development Manager, and Dereck Jordan-Professional Engineer, were all sworn in.

Dereck Jordan provided his qualifications as a Professional Engineer and he presented the proposed modifications to the plan addressing: LED lighting, number of canopy columns and dispensers, raised concrete island and bollards, and re-located landscaping. The following was submitted and marked as an exhibit:

A-1 Rendered Site Plan Drawing, Sheet 3

Board Engineer Modzelewski, prepared a report dated April 12, 2012, and he stated his concerns in regards to the elimination of the raised island for the dispensers and the proposed bollards, addressed in his April 12, 2012 report.

The following was submitted and marked as an exhibit:

A-2 Site Plan Drawing

A-3 Site Plan Drawing, Sheet 3, Revision date of 7-21-10

Engineer Jordan continued to address the standards and elimination of the concrete island and the proposed bollards, with the Board as the Board was concerned with safety. Engineer Jordan stated that the Quick Checks are now being designed without raised concrete islands with bollards and he stated that the amended design adequately protects the pumps.

Mr. Mourry made the motion approve the Amended Site Plan. Motion seconded by Mr. Rasley. In a voice vote, all were in favor.

Board Attorney Gold stated that the Resolution will be adopted at next month's meeting. Board Engineer Modzelewski asked that the landscaping be incorporated into any revised drawings and that the signature block reflect the Board Engineer, instead of Township Engineer.

**MINUTES APPROVED:**

The minutes of the March 15, 2012 meeting were distributed to all Board Members prior to this evening's meeting.

Mr. Rasley made the motion to adopt the minutes. Motion seconded by Mr. Mourry. In a voice vote, all were in favor.

**PAYMENT OF BILLS:** The following vouchers were submitted:

|                                 |          |
|---------------------------------|----------|
| William Gold- General           | \$375.00 |
| William Gold- Quick Check       | 300.00   |
| William Gold-Litigation         | 3876.90  |
| Hatch Mott-McDonald-Quick Check | 569.80   |

Mr. Wessner asked when the Applicant has access to the Board Professionals as the Board Engineer had charged the Quick Check application prior to the latest submission. Board Engineer Modzelewski stated that those charges were his review of the prior approved application.

Mr. Wessner made the motion to pay the vouchers. Motion seconded by Mr. Reichart. In a voice vote, all were in favor.

**OTHER:**

Mr. Wessner questioned the procedure in regards to the escrow refunds. Board Secretary Schemm stated that Board votes on the escrow refunds so that the Board is aware that the escrow is being refunded back to the Applicant. She stated that there are many times where the Applicant owes the Township money, so there is no refund.

Board Attorney Gold briefly updated and reviewed the status of the Rodota litigation, which was briefly discussed by the Board.

**ADJOURNMENT:**

In a motion made and seconded, the meeting was adjourned at 8:12 p.m. In a voice vote all were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary