

**Minutes Open Session  
White Township Zoning Board of Adjustment  
November 19, 2015**

There was a regular meeting of the White Township Zoning Board of Adjustment on Thursday, November 19, 2015. Present were Board Members: Barry Wessner Alt #1, Kyle Shoemaker, James Cooper, Myron Rasley, Donald Weidlick, Paul Mourry, Elaine Reichart, and Joseph Magnini. Board Member Absent: Vincent Iacampo Alt #2. 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 7:30 p.m. He then 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.

**MINUTES APPROVED:**

The minutes of the October 15, 2015 meeting were distributed to all Board Members prior to this evening's meeting.

Mr. Mourry made the motion to adopt the minutes. Motion seconded by Mr. Wessner. In a voice vote, all were in favor, except for Mr. Weidlick, Mr. Rasley, and Mr. Shoemaker, who were absent at the October meeting, and they abstained.

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

William Gold- General	\$ 375.00
William Gold-Sandhu	\$ 187. 50
William Gold-Cheema	\$ 150.00
Hatch Mott MacDonald-Sandhu	\$ 735.00
Hatch Mott MacDonald-Van Horn	\$ 780.00

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

**NEW BUSINESS:**

**#462 Cheema Oil Corp., Block 39, Lot 10, Block 70.01, Lots 6 & 6.01**

The Board received a letter, from the Applicant's Attorney, Michael Lavery, requesting that this matter be carried to the Board's December meeting. Board Attorney Gold announced to the public that this matter is being carried to the Board's December 17th meeting.

**OLD BUSINESS:**

**#460 Paul Sandhu, Block 62, Lot 69**

Kyle Shoemaker stepped down and sat in the audience. William Edleston, Esq. was present on behalf of the Applicant and he addressed the research that was done, pertaining to the easements (access easement and utility easement) that were submitted to the Board. Also present Reza Hashemi and Paul Sandhu, who both acknowledged that they were still under oath. Ms. Reichart questioned the location of the easements, which was addressed by the Applicants. The following was submitted and marked as an Exhibit:

A-5 Revised Sheet 3 of 5, Site & Landscape Plan, revised 11-2-15

It was noted that the plans will be revised to reflect that the utility easement is not on the Applicant's property. The Applicants discussed the access easement and that it will be kept cleared. Engineer Hashemi reviewed the modifications to the plans, which was discussed with the Board. The Board and the Applicants continued to review the proposal.

The Applicants reviewed Board Engineer Modzelewski's report and the variances being requested, with the Board at great length.

Ms. Reichart stated that she would recommend that the Board grant the variances being requested, conditioned on receiving DOT verification/correspondence in regards to the access permit. She questioned whether the Applicants can do anything about the two foot buffer. She also questioned whether the proposed uses would be medical and/or retail, as that may impact the parking requirements. The Board took a brief recess at 8:30. The meeting resumed at 8:35 p.m.

Board Attorney Gold reviewed the permitted uses in the HD zone and Board Engineer Modzelewski reviewed the parking requirement for the uses, which was discussed with the Board and the Applicants. It was discussed whether a variance should be requested for parking, as additional parking may be required if all of the building space were to be considered medical.

Ms. Reichart made the motion to approve the variances listed in #2 of Board Engineer Modzelewski's November 13, 2015 report and the variance requested for 1 parking space if all of the building space spaces were to be utilized for medical purposes. Motion seconded by Mr. Cooper. In a roll call vote, all were in favor, except for Mr. Weidlick and Mr. Rasley, who did not hear all of the testimony and abstained.

The Applicants then continued to review Board Engineer Modzelewski's report and the waivers being requested, with the Board. The Board asked that the stormwater/drainage calculations pre-development and post-development for the entire site be submitted to the Board. The Board continued to review Board Engineer Modzelewski's report and they discussed onsite circulation and the traffic control measures.

Mr. Cooper made the motion to grant the design waivers #1, #2, #3, and #5. Motion seconded by Mr. Mourry. In a roll call vote, all were in favor, except for Mr. Weidlick and Mr. Rasley, who did not hear all of the testimony and abstained.

Attorney Edleston asked that the Board consider Preliminary and Final Major Site Plan approval. Board Attorney Gold clarified the variation in Mr. Sandu's first name.

Mr. Wessner made the motion to approve Preliminary and Final Site Plan as presented and discussed. Motion seconded by Mr. Mourry. In a roll call vote, all were in favor, except for Mr. Weidlick and Mr. Rasley, who did not hear all of the testimony and abstained.

**ADJOURNMENT:**

In a motion made and seconded, the meeting was adjourned at 9:16 p.m. In a voice vote all were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary