

**Minutes Open Session
White Township Zoning Board of Adjustment
December 19, 2013**

There was a regular meeting of the White Township Zoning Board of Adjustment on Thursday, December 19, 2013. Present were Board Members: Barry Wessner Alt #1, Myron Rasley, Joseph Magnini, Vincent Iacampo Alt #2, Donald Weidlick, Elaine Reichart, Kyle Shoemaker, and Paul Mourry. Board Member Absent: James Cooper. Also Present: Board Attorney William Gold and Board Secretary Alfia Schemm. Chairman Magnini led the Board in the pledge to the flag and he called the meeting to order. 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. With there being no public comment the meeting was closed to the public.

NEW BUSINESS:

#456 Christopher Pozarycki and Darren Muso, Block 34, Lot 24

Alan Lowcher Esq. was present representing the Applicants. He confirmed that the Board Secretary has reviewed the Proof of Service. Board Secretary Schemm stated that she has reviewed the notice and finds it to be in order. Attorney Lowcher then went on to review the proposed Use Variance application. He stated that if the Applicant receives their approval this evening, they will then need to file a Site Plan application.

Christopher Pozarycki was sworn in and he presented their proposal to utilize their existing barn as a banquet venue. He stated that they are proposing at this time to host afternoon, early evening, weekend events, ending at 9 p.m. for outside events, and 11 p.m. for indoor events, allowing another hour for clean up/breakdown. He stated that they will be using outside food caterers and would not be doing any food preparation. He stated that the caterer would have the offsite events liquor license.

Wayne Ingram was sworn in and he provided his qualifications as an Engineer and Planner and the Board accepted his qualifications. The following items were submitted and marked as an Exhibit:

- A-1 Report
- A-2 Colorized version of the submitted plans
- A-3 Aerial Photograph of the Site

Mr. Ingram described the current site conditions and the proposed utilization of the site. He stated that they will be designing a new septic system and he described the parking circulation and the number of parking spaces. The Board continued to discuss, with the Applicants, the proposed number of seating both in the tent and the barn. Mr. Ingram reviewed the positive and negative criteria, which was discussed with the Board. Ms. Reichart questioned the possible need for overflow parking. Board Attorney Gold stated that parking will be a site plan item that will be reviewed by the Board Engineer during the site plan review.

Attorney Lowcher stated that they are requesting a D-1 variance to utilize Jack's Barn as a venue conditioned upon Site Plan Approval. He stated that the Antique Building would remain. He stated that because of Outside Agency Approvals he would ask that the Board entertain a longer approval compliance time frame. Board Attorney Gold stated that he would interpret the Ordinance to read that the variance time clock would begin once all Outside Agency approvals are granted.

The hearing was then opened to the public.

Gerald Magyar was present and he was sworn in and he stated that his questions are more site plan related. Board Attorney Gold stated that the application has been bifurcating and tonight's hearing is for the Use Variance portion of the application and the Site Plan issues will be heard during the Site Plan Hearing portion of the application, if the Use Variance is granted.

Mr. Mourry made the motion to grant the D-Variance relief requested, as discussed this evening. Motion seconded by Mr. Rasley. In a voice vote, all were in favor, except for Mr. Iacampo who is an Alternate this evening as ineligible to vote on this matter.

MINUTES APPROVED:

The minutes of the October 17, 2013 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. Absent and ineligible to vote: Ms. Reichart.

The executive session minutes of the October 17, 2013 were distributed to all Board Members. Mr. Iacampo made the motion to adopt the minutes. Motion seconded by Mr. Mourry. In a voice vote, all were in favor. Absent and ineligible to vote: Ms. Reichart

BUDGET

The Board reviewed the budget information that was distributed this evening. After a brief discussion it was agreed to request a budget of \$16,000.00, to also cover any possible litigation.

PAYMENT OF BILLS: The following vouchers were submitted:

William Gold- General	\$435.00
William Gold-Jack's Barn	112.50

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

ADJOURNMENT:

In a motion made and seconded, the meeting was adjourned. In a voice vote all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary