

**Minutes Open Session  
White Township Zoning Board of Adjustment  
May 19, 2016**

There was a regular meeting of the White Township Zoning Board of Adjustment on Thursday, May 19, 2016. Present were Board Members: Barry Wessner Alt #1, James Cooper, Paul Mourry, Kyle Shoemaker, Elaine Reichart, Myron Rasley, Donald Weidlick (arriving at 7:47 p.m. ) and Joseph Magnini. Also Present: Board Attorney William Gold, Board Engineer Joseph Modzelewski, Board Planner Joseph Layton, and Board Secretary Alfia Schemm. Chairman Magnini led the Board in the pledge to the flag and he called the meeting to order at 7:39 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. With there being no public comment, the meeting was closed to the public.

**NEW BUSINESS:**

**#463 Eric & Mariann Cliff, Block 77, Lot3**

Carried to the Board's June meeting.

**#464 Arnav Properties, Block 21, Lot 7.05**

Board Attorney Gold reviewed that Attorney Lowcher was advised that the Cheema Oil application would most likely take a majority of tonight's meeting and he was not available for the special meeting that was offered. It was requested that this matter be carried to the Board's June 16, 2016 meeting.

Ms. Reichart asked that the Applicant renounce for the June meeting. Motion seconded by Mr. Rasley. Discussion on the motion: Ms. Reichart stated her concerns and she stated that as a courtesy to the community, the Applicant should be required to renounce. The Board discussed the prior procedure and whether the Applicant should be required to renounce. Mr. Wessner asked if the property taxes are now current. The Board Secretary stated that they are. In a voice vote, all were in favor, except for Mr. Cooper and Mr. Shoemaker, who voted in opposition. Chairman Magnini abstaining.

**OLD BUSINESS:**

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

Michael Selvaggi, Esq., was present on behalf of the Board. Mr. Weidlick arrived. Brian Shortino acknowledged that he was still under oath. Mr. Rasley acknowledged that he listened to the audio of the April 21st 2016 meeting. The following was submitted and marked as an Exhibit:

A-5 Rendered Landscape Plan, revised 5-19-16

Mr. Shortino described the most recent revisions to the proposed plan.

The following was submitted and marked as an Exhibit:

A-6 WD-67 Truck Turning Exhibit, dated 5-19-16

The Board discussed the traffic circulation and the amount of traffic that may be generated from the gas station.

Gurvinder Singh was sworn in and he stated that he will oversee the day to day operations and he testified to the number of employees that would be working per shift. The Board questioned the anticipated amount of traffic, parking, and the convenience store, and the truck traffic data from other gas stations owned by the Applicant.

The Board continued to discuss the configuration of the proposal, the safety of the vehicle circulation, and the operation of the gas station, with the Applicants.

At 8:29 p.m. the Board took a brief recess. The meeting resumed at 8:37 p.m. Chairman Magnini left for the evening.

The Board and the Applicant continued to review the proposal, the location of the septic system, the retaining wall, and the proposed landscaping. The following was submitted and marked as an Exhibit:

A-7 3-D Rendering, dated 5-18-16

The Applicants described the proposed lighting and signage, which was discussed with the Board. Board Attorney Gold stated that the threshold issue is the approval of the conditional use, which the Board and the Applicant discussed.

Attorney Selvaggi asked for a brief recess at 9:24 p.m. The meeting resumed at 9:25 p.m.

Attorney Selvaggi stated that they would like to adjourn the hearing at this time to get a traffic analysis of the project. They stated that they are requesting that there matter be carried to the Board's June 16, 2016 meeting.

Mr. Wessner asked about the access to the convenience store, which was addressed by the Applicant. Mr. Cooper stated that he feels that there is ample parking being proposed. Mr. Mourry stated his concern over people leaving the cars fueling and then running into the convenience store and the congestion that is causes, which was discussed with the Applicant. Attorney Selvaggi stated that a corrective deed still needs to be filed. Board Planner Layton commented on the amount of parking lost by the billboard.

The Board then discussed the possible agenda for next month's meeting and splitting of the meeting time. The Board agreed that all three applications will be on the agenda for the June meeting.

**OTHER:**

Mr. Wessner asked if the Board could request that the ABC attend a meeting, if needed. Outside agency approvals were than discussed.

**MINUTES APPROVED:**

The minutes of the April 21 , 2016 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 Ms. Reichart. In a voice vote, all were in favor. Abstaining: Mr. Rasley.

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

William Gold- General	\$375.00
William Gold-Arn timer	\$300.00
William Gold -Cheema	\$337.50

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

**ADJOURNMENT:**

In a motion made and seconded, the meeting was adjourned at 9:46 p.m. In a voice vote all were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
6-14-16