

**Minutes Open Session
White Township Zoning Board of Adjustment
August 18, 2016**

There was a regular meeting of the White Township Zoning Board of Adjustment on Thursday, August 18, 2016. Present were Board Members: Barry Wessner Alt #1, James Cooper, Paul Mourry, Elaine Reichart, Myron Rasley, and Kyle Shoemaker. Board Members Absent: Donald Weidlick and Joseph Magnini. Also Present: Board Attorney William Gold, Board Engineer Joseph Modzelewski, Board Planner Joseph Layton, and Board Secretary Alfia Schemm. Vice Chairman Rasley led the Board in the pledge to the flag and he called the meeting to order at 7:36 p.m. He announced that notice of this meeting was given in compliance with the "Open Public Meetings Act."

OPEN TO THE PUBLIC:

Vice Chairman Rasley opened the meeting to the public. With there being no public comment, the meeting was closed to the public.

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 Applicant. Mr. Cooper stated his displeasure in receiving last month's adjournment request the day of the meeting. Attorney Selvaggi stated that he ended up having a conflict. He then reviewed where they left off at the last hearing.

Brian Shortino, Joseph Modzelewski and Joseph Layton acknowledged that they were still under oath. Engineer Shortino went on to review the proposed signs, the disturbance of slopes, lot area, buffer, lot coverage, setbacks, and the site access drives discussion with the DOT. The Board discussed requiring a traffic study. The Applicants continued to review and discuss Board Engineer Modzelewski's report of 6-14-16.

Ms. Reichart made the motion to have the Board Professionals provide their comments and concerns, to the DOT, in regards to the access drives, as the comment period is now open, which the Board discussed. Ms. Reichart withdrew her motion.

The Applicant s continued to review and discuss Board Engineer Modzelewski's report, with the Board. Mr. Cooper asked that the Applicant hold the Township harmless.

The Board took a brief recess at 8:42 p.m. The meeting resumed at 8:52 p.m.

Jasvinder Arjani was sworn in as an Architect and he reviewed the status of the DOT permit application, which the Board discussed. The Board continued to state their concerns with access in and out of the site.

The hearing was closed to open the public.

Robert Mackey was sworn in and he asked if the application should be reviewed by the Fire Companies. Mr. Cooper commented as to whether there is a conflict with Mr. Mackey asking questions before the Zoning Board of Adjustment.

With there being no further public comment, the hearing was closed to the public.

Mr. Mourry made the motion that site plan applications be submitted to the fire companies. Discussion on the motion: the Board discussed the policy to submit site plan applications to the fire companies for their comment. Motion seconded by Mr. Wessner. In a roll call vote, all were in favor, except for Mr. Cooper, who voted in opposition and Ms. Reichart, who abstained.

Architect Arjani continued to review and describe the Architectural drawings. The following was submitted and marked as an Exhibit:

A-7 Artist Rendering

Architect Arjani described the convenience store layout, which was discussed with the Board.

The hearing was opened to the public. With there being no public comment, the hearing was closed to the public.

Attorney Selvaggi stated that they plan on having an expert at the September 15th meeting to address the Board's traffic and safety concerns. The Board will also request that the absent Board Members listen to the audio of tonight's meeting. The Applicant continued to discuss the issues and concerns with the Board.

The Applicants agreed to grant an extension of time to the Board's October meeting, in case their expert is not available for the September meeting.

MEMORIALIZING RESOLUTION:

#464 Arnav Properties, Block 21, Lot 7.05

Ms. Reichart commented on the draft Resolution and the testimony that was provided. The Board continued to review the Resolution and two minor modifications were suggested.

Mr. Cooper made the motion to adopt the Resolution, as amended this evening. Motion seconded by Mr. Mourry. In a voice vote, all were in favor, except for Ms. Reichart and Mr. Wessner, who were not eligible to vote on the matter.

PAYMENT OF BILLS: The following vouchers were submitted:

William Gold- General	\$ 375.00
William Gold-Arn timer	\$ 600.00
William Gold -Cliff	\$ 58.00
William Gold-Cheema Oil	\$ 75.00

Mr. Cooper made the motion to pay the bills. Motion seconded by Mr. Mourry. In a voice vote, all were in favor.

MINUTES APPROVED:

The minutes of the July 21, 2016 meeting were distributed to all Board Members prior to this evening's meeting.

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

ADJOURNMENT:

In a motion made and seconded, the meeting was adjourned at 9:51p.m. In a voice vote all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary

11/14/16