

**Minutes Open Session
White Township Zoning Board of Adjustment
October 16, 2014**

There was a regular meeting of the White Township Zoning Board of Adjustment on Thursday, October 16, 2014. Present were Board Members: Barry Wessner Alt #1, Elaine Reichart, Don Weidlick (arriving at 7:35 p.m.), Myron Rasley, James Cooper, Vincent Iacampo Alt. #2, and Joseph Magnini. Board Members Absent: Paul Mourry 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 7:30 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.

COMPLETENESS:

#460 Robert J. Matarazzo, Block 67, Lots 18 & 19

Robert Matarazzo was present and he described the proposal for a solar panel installation on his property. The Board briefly discussed the zoning denial, the jurisdictional issues, the conditions of a conditional use, and whether the proposal is considered a minor or major facility. They also noted Board Engineer Modzelewski's report of October 14th. Board Attorney Gold suggested that the Applicant review the definitions of both a minor and major facility. He felt that the Applicant may be able to file an appeal of the Zoning Officer's decision upon reviewing the definitions. Board Engineer Modzelewski stated that the Board may want to waive the checklist items at this time, so that a hearing can begin and additional information can be supplied if necessary. The Applicant provided additional information to supplement the application.

Mr. Cooper made the motion to grant the waivers for completeness only and to deem the application complete. Motion seconded by Ms. Reichart. In a voice vote, all were in favor.

#459 Lisa J. VanHorn, Block 21, Lot 3-Preliminary and Final Site Plan

Don Weidlick recused himself and sat in the audience. Alan Lowcher, Esq. was present on behalf of the Applicant and he briefly summarized the property in question and the proposal. He stated that they have withdrawn their variance amendment to request retail sales. He then reviewed Board Engineer Modzelewski's report of October 9th. Board Attorney Gold went on to review the completeness procedure and the Board continued to review the checklist items. He then read the notice that was provided by the Applicant and he reviewed the hearing procedure.

Mr. Cooper made the motion to grant the waivers for completeness only and to deem the application complete, as discussed this evening. Motion seconded by Mr. Rasley. In a voice vote, all were in favor.

NEW BUSINESS:

#459 Lisa J. VanHorn, Block 21, Lot 3-Preliminary and Final Site Plan

Alan Lowcher, Esq. was present on behalf of the Applicant and gave a brief review of their presentation and the requested design waiver and variance.

Wayne Ingram was sworn in and he provided his qualifications and experience. The Board accepted Mr. Ingram as an expert. The following were submitted and marked as exhibits:

- A-1 Colorized Rendering of the Submission, page 3
- A-2 Aerial photograph of the subject property
- A-3 Handout-Two colorized sheets, of other Kennel Facility

Engineer Ingram described the site and the proposed facility. He stated that in speaking with the County, they preferred that the access be off of Foul Rift Road. He stated that the property will continue to be farmed and he reviewed the proposed landscaping. He then addressed the design waivers for the number of parking spaces, curbing, width of driveway, and the size of parking stalls. He continued to review the storm water management, the operation of other kennel facilities in the area, and sound abatement measures.

Ms. Reichart distributed some sound barrier alternatives, which she found online and the Board discussed the Applicant's responsibility to provide sound attenuation. The document provided by Ms. Reichart was marked as an exhibit:

- B-1 ArtUSA, ArtVinyl Wall Ba-Silent Protector System

Engineer Ingram stated that they will look into the options. He went on to review the adjacent/area uses in the Industrial Zone.

The Applicant continued to review the proposed lighting and the staggered landscape. The Board discussed possibly visiting other kennels. Mr. Wessner stated that he has used one of the kennels and he stated that he could not hear the inside noise from outside.

The Applicant agreed to provide revised plans and they stated that they will be back for the November meeting.

Board Attorney Gold announced that this matter will be carried to the Board's November 20th meeting, without any further notice.

Several Members of the Public had procedural questions, which were answered by Board Attorney Gold.

Mr. Weidlick resumed his position on the Board.

MINUTES APPROVED:

The minutes of the September 18, 2014 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. Iacampo. In a voice vote, all were in favor, except for Mr. Cooper and Mr. Weidlick, who abstained.

PAYMENT OF BILLS: The following vouchers were submitted:

William Gold-General	375.00
William Gold-Van Horn	75.00
William Gold-Matarazzo	112.50

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

ADJOURNMENT:

In a motion made by Mr. Wessner and seconded by Mr. Rasley. The meeting was adjourned at 9:27 p.m. In a voice vote all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary