

**Minutes Open Session  
White Township Zoning Board of Adjustment  
November 18, 2021**

There was a regular meeting of the White Township Zoning Board of Adjustment on Thursday, November 18, 2021. Present were Board Members: Donald Weidlick, Kyle Shoemaker, Paul Mourry, Dennis Smith, James Finamore, James Cooper, Barry Wessner, and Jack Shade. Absent: Elaine Reichart. Also Present: Board Attorney Tara St. Angelo and Board Engineer/Planner Paul Sterbenz. Chairman Mourry led the Board in the pledge to the flag and he called the meeting to order at 7:01 p.m. He announced that notice of this meeting was given in compliance with the "Open Public Meetings Act." Ms. St. Angelo announced that masks/face coverings are required in the school building and she thanked everyone for complying.

**OPEN TO THE PUBLIC:**

Mr. Mourry opened the meeting to the public for non-agenda items. With there being no public comment, the hearing was closed to the public.

**NEW BUSINESS:**

**#478 Christopher Pozarycki & Darren Muso, Block 34, Lot 24**

It was announced that this matter will not be heard this evening as there was an issue with the notice that was provided and it will be renoticed.

**OLD BUSINESS:**

**#473 Skoog Holdings, LLC, Block 54.01, Lot 2**

Dennis Smith recused himself (he resides within 200 feet) and he sat in the audience. Michael Selvaggi, Esq. was present on behalf of the Applicant. The Board reviewed where they left off at the last meeting and the hearing was opened to the public.

Jay Bohn, Esq. was present representing Albert and Susan Krouse and he questioned Mr. Skoog on the proposed project, the site improvements, and the self storage facility operations. Mr. Sterbenz provided some clarifications on the driveway submission and fencing for an agricultural use. Ms. St. Angelo acknowledged that both Mr. Skoog and Mr. Ferriero were still under oath.

Mr. Bohn then went on to question Paul Ferriero as to the proposed project, the site design, the preparation of the plans and submission, and the Township Ordinances. Ms. St. Angelo and Mr. Sterbenz noted the submission materials and the testimony that was provided in regards to the facade/materials for the proposed self storage facility. Mr. Bohn continued to have questions on the landscaping, traffic, and the view from neighboring properties. Ms. St. Angelo had some questions and she reviewed the possible plan revisions (address correction, the berms and fencing, and signage) She also questioned whether a variance is needed for the driveway and buffer, which was discussed.

Mr. Bohn stated that he would now like to make his presentation. Susan Krouse was sworn in and she described the modifications/changes that were made to the subject property. The following were submitted and marked as Exhibits:

- K-1 Photograph, dated 10-13-21
- K-2 Photograph, dated 9-10-21
- K-3 Photograph, dated 10-14-21
- K-4 Photograph, dated 8-4-20
- K-5 Photograph, dated 11-3-20

Ms. Krouse went on to describe the photographs and state her concerns over flooding (water pooling), screening, privacy, noise, lighting, and security. She stated that she is not opposed to a self

storage facility; however, she is just asking that it is done right and that there are reasonable protections. She stated that she is opposed to the proposed commercial driveway. Ms. St. Angelo suggested that the Engineers conduct a site visit to review any drainage issues. The Board briefly reviewed the possible variances. Mr. Selvaggi had several questions of Ms. Krouse pertaining to the submitted Exhibits and the status of their litigation.

Thomas Bodolsky was sworn in and he provided his qualifications as a Professional Engineer and Planner. The Board accepted Mr. Bodolsky as a qualified expert. The following were submitted and marked as Exhibits:

K-6 Driveway Feasibility Evaluation, dated 9-16-21, sheet 1 of 2

K-7 Driveway Feasibility Evaluation, dated 9-16-21, sheet 2 of 2

Mr. Bodolsky described the Exhibits and he stated that other access options do exist. Mr. Lavery had several questions for Mr. Bodolsky in regards to access. It was agreed that Mr. Sterbenz will review the submitted documents to determine their feasibility.

Eric Snyder was sworn in and he provided his qualifications as a Professional Planner. The Board accepted Mr. Snyder as a qualified expert. The following were submitted and marked as Exhibits:

K-8 White Township Master Plan Map 4, dated October 2020

K-9 Photograph of Lopatcong Self Storage Facility

K-10 Transcript dated 9-10-19 White Township Planning Board

K-11 Transcript dated 11-12-19 White Township Planning Board

Mr. Snyder described and reviewed the submitted exhibits and the testimony that was provided at the White Township Planning Board Meetings. He then provided planning testimony on the conditional use conditions, the proofs that are necessary, and the public health, safety, and welfare of his clients. He stated that he does not think the Board has all of the information that is needed to grant all the variances. He concluded by stating that the application is lacking in needed detail, does not meet the Township Code, and works against the purposes of planning and zoning. He stated that the proposal impacts his client. Mr. Cooper asked if the Board could receive a copy of the Planning Board transcripts. Ms. St. Angelo stated that she believes that she has them and can have them distributed. Mr. Sterbenz stated that the Master Plan process took place over 16 months and the issues were reviewed numerous times. He stated that ultimately the Master Plan and Ordinances were adopted and he does not know if there is anything to be gained by going back to September of 2019. There was continued discussion on the conditions of the conditional use. The Board discussed possible plan revisions (drainage, driveway, signage, gate, berms and fencing) that may need to take place prior to the next meeting. Mr. Selvaggi had several questions of Mr. Snyder about the appropriateness of a building ( similar to the Lopatcong facility) on the subject site, and the standard of the conditions of a conditional use. Mr. Selvaggi stated that he has no further questions.

Ms. St. Angelo announced that this matter is being carried to the Board's December 16th meeting, without the need for further notice, and she reviewed a possible outline, of what may be presented at the next meeting. Mr. Bohn acknowledged that he had no further witnesses to present.

**MEMORIALIZING RESOLUTIONS:**

**#477 Amanda Smith, Block 10, Lot 10**

Ms. St. Angelo noted two minor amendments.

Mr. Cooper made the motion to adopt the Resolution as amended. Motion seconded by Mr. Shade. In a voice vote, all were in favor, except for Mr. Weidlick, who abstained.

**MINUTES APPROVED:**

The minutes of the October 21, 2021 meeting were distributed to all Board Members prior to this evening’s meeting.

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

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

Gebhardt & Kiefer-Skoog	198.00
Gebhardt & Kiefer-Skoog	594.00
Gebhardt & Kiefer-Smith	132.00
Colliers Engineering-Skoog Holding	2294.94
Colliers Engineering-Skoog Holding	1304.47
Steven P. Gruenberg- Pozarycki /Muso	231.00

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

**ADJOURNMENT:** In a motion made and seconded, the meeting was adjourned at 9:55 p.m. In a voice vote all were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
12/13/21