

**Minutes Open Session  
White Township Zoning Board of Adjustment  
November 20, 2014**

There was a regular meeting of the White Township Zoning Board of Adjustment on Thursday, November 20 2014. Present were Board Members: Barry Wessner Alt #1, Myron Rasley, James Cooper, Paul Mourry (arriving at 7:54 p.m.), Joseph Magnini. Board Members Absent: Elaine Reichart, Don Weidlick, Vincent Iacampo Alt. #2, 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 7:35 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.

**NEW BUSINESS:**

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

Chairman Magnini announced for the public that this application has been withdrawn.

**OLD BUSINESS:**

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

Alan Lowcher, Esq. was present on behalf of the Applicant. Board Attorney Gold described tonight's procedure for the public and he reviewed that there are four Board Members present at this time, which constitutes a quorum. Attorney Lowcher reviewed that tonight's hearing is a continuation of a hearing that began last month and he summarized where they left off at last month's meeting.

Wayne Ingram was present and he acknowledged that he was still under oath. The following was submitted and marked as an exhibit:

A-4 Noise Exhibit

Mr. Ingram addressed the noise standards and the study/review done and the several options available to abate noise. He stated that they did noise measurements at a local kennel and they are proposing a berm and a fence. The following were submitted and marked as exhibits:

A-5 Acoustic Guard Information

A-6 Acoustic Block Information

The Board continued to discuss the noise abatement issues with the Applicant and Board Engineer Modzelewski. Mr. Mourry arrived and confirmed that he listened to the audio of the October meeting. Mr. Ingram addressed the proposed turn offs, waiver of curbing, banking of parking, Stormwater Maintenance Plan, Exterior Security Lighting, and Landscaping,

The hearing was opened to the public:

Denise Read was sworn in and she stated her concern that the Engineer did not disclose the name of the Kennel where the noise survey was done. She went on to state her concern over the proposed noise and lighting and she also described the noise at the kennel where she volunteered in Ocean County. Mr. Ingram stated that the noise survey was taken at Four Paws and he went on to address the security lighting and he stated that they are proposing landscaping and fencing to attenuate the noise.

William Roseberry was sworn in and he questioned the density of the fence and the noise attenuation. He also questioned if doggie day care will be offered.

Ms. Van Horn who acknowledged that she was under oath, stated that she will not be offering doggie day care.

Mr. Roseberry stated his concerns over road safety and sight visibility. He questioned what the recourse will be if there is a noise problem. He also asked if there will be any noise testing prior to the issuance of a certificate of occupancy. The Board discussed the road safety and sight distance . They also discussed performing noise tests, under the issuance of a temporary certificate of occupancy, for three days, within a thirty day period, prior to the issuance of a certificate of occupancy.

Ms. Read asked if the noise attenuation barriers could be installed prior to construction. Engineer Ingram stated that he does not believe that the barrier could be installed prior to construction. He went on to review the noise survey information.

Michael Grossmann questioned the traffic that may be generated by the site. He also commented on the noise that he hears from the Quarry, Nature's Choice, the Power Plant, and the train.

Chairman Magnini asked if there was anyone else from the public who had any questions or comments. With there being no further public comment, the hearing was closed to the public.

Mr. Wessner made the motion to grant Preliminary and Final Major Site Plan as discussed this evening. Motion seconded by Mr. Rasley. Discussion on the motion: Attorney Lowcher summarized the items discussed this evening and the conditions of the approval that he noted. Both Mr. Wessner and Mr. Rasley agreed with Mr. Lowcher's summary. In a voice vote, all were in favor.

**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. Cooper. In a voice vote, all were in favor.

**PAYMENT OF BILLS:**

The following vouchers were submitted:

William Gold-General	375.00
William Gold-Van Horn	262.50
Hatch Mott-Matarazzo	570.00
Hatch Mott-Van Horn	780.00
Hatch Mott-Jacks Barn	225.00
Hatch Mott-Van Horn	2775.00

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

**OTHER BUSINESS:**

Board Attorney Gold stated that he withheld the recording of the VanHorn Variance Resolution, as they were originally requesting a modification of their approval. He stated that since they have withdrawn that modification, he will have the Chair and Secretary resign the Resolution so that it can be filed.

The Board then discussed the conditions of the Jack's Barn approval, as they are holding events. Board Attorney Gold stated that violations can be issued by the Municipality, if they are not in compliance and if they are violating their governmental approvals.

The Board also discussed the Rodata approvals.

**OLD BUSINESS:**

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

Board Attorney Gold reviewed the vote in regards to the VanHorn application. He stated that Mr. Mourry is ineligible to vote on the matter, because he missed some of the testimony provided earlier in the evening. Mr. Mourry stated that he will abstain from the vote.

**ADJOURNMENT:**

In a motion made and seconded, the meeting was adjourned at 9:20 p.m. In a voice vote all were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
12-15-14