

Minutes Open Session
White Township Zoning Board of Adjustment
April 17, 2014

There was a regular meeting of the White Township Zoning Board of Adjustment on Thursday, April 17, 2014. Present were Board Members: Kyle Shoemaker, Donald Weidlick, Barry Wessner Alt #1, James Cooper, Elaine Reichart, and Joseph Magnini. Board Member Absent: Vincent Iacampo Alt. #2, Paul Mourry, and Myron Rasley. Also Present: Board Attorney William Gold, Board Engineer 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."

NEW BUSINESS:

#458 Christopher Pozarycki & Darren Musso, Block 34, Lot 24-Preliminary and Final

Alan Lowcher, Esq. was present on behalf of the Applicant. He went on to review the prior variance approval granted and the completeness hearing held at the Board's March meeting. Board Secretary Schemm noted that adequate notice was provided. Board Attorney Gold reviewed that the revised plans were received by the Board on April 8th and he reviewed the statute, which was discussed with the Board and the Applicant.

Mr. Cooper made the motion to proceed this evening with the hearing. Motion seconded by Mr. Wessner. In a voice vote, all were in favor.

Attorney Lowcher stated that they have reviewed Board Engineer Modzelewski's April 15th report and they are prepared to discuss it this evening.

Christopher Pozarycki was sworn in and he reviewed the proposal to hold events/ functions, primarily weekends and holidays at this time, but they did not wish to be held to that restriction. Board Attorney Gold reviewed the adopted Resolution and the testimony provided. He stated that any modifications, to the Variance that was granted, needs to be done with notice. Mr. Pozarycki reviewed: the onsite circulation and the compacted gravel surface, the parking, and the number of occupants, which was discussed with the Board.

Wayne Ingram acknowledged that he is still under oath and gave a brief overview of the Site Plan. He displayed a colorized rendering of the Site Plan, dated 4-16-14 and he described the modifications to the revised plans as: changes to the angled parking, the relocation of the dumpster enclosure, and the location of the handicap parking stalls. He described the circulation pattern, landscaping, and lighting. Mr. Wessner asked if the Applicants met with the concerned adjacent property owner. Mr. Pozarycki stated that he did speak with him and they are proposing additional landscaping. Mr. Ingram reviewed Board Engineer Modzelewski's technical review comments: the calculation of the building floor area, the recalculation of the stormwater calculations, the calculation of the parking schedule, and the proposed parking/banked parking. Darren Musso was sworn in and the Board continued to discuss the ingress and egress and paving vs. non-paving, at great length.

Ms. Reichart made the motion to vote on each issue individually as it comes up. Motion seconded by Mr. Cooper. In a voice vote, all were in favor.

Mr. Wessner made the motion to waive the ordinance requirement for asphalt paving for the driveway and to allow the Applicant to make the improvements as described this evening and as the DOT requires. Motion seconded by Mr. Cooper. In a voice vote, all were in favor.

Mr. Ingram stated that he will provide the details to the satisfaction of the Board Engineer. He continued to review the Board Engineer's report: the striping and marking of the Handicap parking stalls, DOT highway access curb, the location of the portable bathrooms, the dumpster pad, retaining wall, ramp railing, lighting details, supplemental landscape screening to cover a gap in landscaping, limits of disturbance, tent area, amendment of contours, storm water management, construction estimate, bonds and escrows.

Ms. Reichart made the motion to approve the application for preliminary and final site plan, as presented and discussed this evening. Motion seconded by Mr. Cooper. In a voice vote, all were in favor.

MEMORIALIZING RESOLUTION:

#457 Lisa J. VanHorn, Block 21, Lot 3

Alan Lowcher, Esq. was present on behalf of the Applicant and he stated that the Applicant would like to be able to sell dog treats and dog toys. Board Attorney Gold suggested that the Applicant address that issue when they come back for their site plan approval. The Board took a few minutes, so that the Board Members could review the Resolution.

Mr. Cooper made the motion to approve the Resolution. Motion seconded by Ms. Reichart. In a voice vote, all were in favor, except for Mr. Weidlick, who is ineligible to vote on this matter.

#458 Christopher Pozarycki & Darren Musso, Block 34, Lot 24-Preliminary and Final

Board Attorney Gold reviewed the completeness Resolution. The Board discussed the language in regards to the requirement for the revised plans to be received at least 14 days prior to the meeting. The Board agreed to amend the language to reflect what actually transpired, which was 9 days.

Mr. Cooper made the motion to approve the revised Resolution. Motion seconded by Mr. Wessner. In a voice vote, all were in favor, except for Mr. Weidlick, who is ineligible to vote on this matter.

OTHER:

Recording of Resolution

Board Attorney Gold reviewed the acknowledgment on the Van Horn Resolution, where the Resolution will get recorded.

PAYMENT OF BILLS: The following vouchers were submitted:

William Gold-General	375.00
William Gold- VanHorn	862.50
William Gold-Pozarycki & Musso	337.50

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

MINUTES APPROVED:

The minutes of the March 20, 2014 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. Cooper. In a voice vote, all were in favor.

OTHER BUSINESS:

Ms. Reichart stated that she feels that there may be other Resolutions that should be recorded. The Board discussed the procedure and it was agreed to record all the Resolutions in the future and to also record the resolutions for SAMA properties and Rodata.

Ms. Reichart made the motion to authorize Board Attorney Gold to record every Resolution. Motion seconded by Mr. Cooper. In a voice vote, all were in favor.

ADJOURNMENT:

In a motion made by Mr. Cooper and seconded by Ms. Reichart. The meeting was adjourned at 9:30 p.m. In a voice vote all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary