

**Minutes Open Session
White Township Zoning Board of Adjustment
May 31, 2018**

There was a special meeting of the White Township Zoning Board of Adjustment on Thursday, May 31, 2018. Present were Board Members: Donald Weidlick, Barry Wessner, James Cooper, Elaine Reichart, Kyle Shoemaker, Paul Mourry, and Jack Shade. Also Present: Board Attorney Tara St. Angelo, Board Engineer Joseph Modzelewski, Board Planner Joseph Layton, and Board Secretary Alfia Schemm. Chairman Shade led the Board in the pledge to the flag and he called the meeting to order at 7:31 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 Shade 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:

#470 DeSapio Real Estate Development, LLC, Block 63, Lot 8

Board Attorney St. Angelo reviewed that the Applicant noticed for the May 17th meeting and the notice was carried as the Board did not have a quorum of Board Members to act on a Use Variance. She also stated that Attorney Lowcher did renounce, for tonight's meeting, the property owners within 200 feet. She stated that the Board also deemed the application complete and granted the waivers at the May 17th meeting.

Alan Lowcher, Esq. was present on behalf of the Applicant. He stated that they are proposing to redevelop an existing site. The following individuals were sworn in: Jess Symonds, Anthony Viscuso, and Jim Kyle. Mr. Symonds then provided his qualification as an Engineer. The following was submitted and marked as an Exhibit:

A-1 Sheet 3 of 9, revised May 2, 2018

Mr. Symonds described the proposed onsite circulation, the parking, the entrances and driveways, and the stacking of cars. He stated that the proposed layout is similar to the Dunkin Donuts in Washington. He continued to describe the existing and proposed coverage and seating and parking, which was discussed with the Board. The Applicants stated that they will have to apply to the DOT. The following was submitted and marked as an Exhibit:

A-2 Sheet 9 of 9, dated May 2, 2018

Mr. Symonds went on to describe the landscaping, lighting, existing well, and the number of proposed drive thru trips. Mr. Shoemaker questioned the proposed curbing, which was discussed. Mr. Symonds then addressed Board Engineer Modzelewski's and Board Planner Layton's May 11th reports.

The hearing was opened to the public.

Danny Cornish questioned the drainage, which Mr. Symonds discussed and addressed.

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

Anthony J. Viscuso, owner of an existing Dunkin Donuts, reviewed the proposed hours of operation from 5 a.m. to 10 p.m., the number of employees and delivery truck deliveries.

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

Jim Kyle provided his qualifications as a Planner. The following was submitted and marked as an Exhibit:

A-3 Aerial Photograph, 2015

Mr. Kyle described the Exhibit and the existing conditions. He stated that they are reducing the impervious coverage and he reviewed the existing non-conforming conditions. The following were submitted and marked as Exhibits:

A-4 Colored Exterior Elevations-Front and Left

A-5 Colored Exterior Elevations-Rear and Right

Mr. Kyle described the proposed signage and variances. He went on to present the positive and negative criteria and the Goals of the Master Plan. The Board questioned whether a traffic study was done and the traffic circulation. Mr. Kyle stated that a traffic study was not done and he addressed the traffic counts. He also went on to described the Architecture of the building along with the finishes, which was discussed with the Board. He agreed with Board Planner Layton that drive thru windows are normally associated with fast food restaurants and are to be expected and are not unusual.

The hearing was opened to the public for questions.

Bob Mackey questioned the signage, which was discussed with the Board.

With there being no further public questions for Mr. Kyle, the hearing was closed to the public.

Attorney Lowcher stated that they are done with their presentation.

The meeting was opened to the public for general comments or testimony. With there being none, the hearing was closed to the public.

Attorney Lowcher provided his summation and he reviewed the variances being requested. He stated that the Applicant is requesting variance relief along with Preliminary and Final Major Site Plan. The Board stated that they are uncomfortable with granting Final approval.

Ms. Reichart made the motion to grant the variances and Preliminary Major Site Plan approval, as discussed and agreed upon this evening. Motion seconded by Mr. Mourry. In a roll call vote, all were in favor.

ADJOURNMENT:

In a motion made and seconded, the meeting was adjourned at 9:08 p.m. In a voice vote all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
6/18/18