

JEFFERSON TOWNSHIP BOARD OF ADJUSTMENT

MONDAY, JANUARY 14, 2019

Presiding: Bob VanderPloeg
Secretary: Stephanie McCormack

Present:
Mr. Jacoby
Mr. VanderPloeg
Ms. Galfo
Mr. DiFrisco
Ms. Fallon

Also Present:
Kurt Senesky, Board Attorney
Bill Gregor, Board Engineer

Absent:
Mr. Bakera

REORGANIZATION MEETING:

Stephanie McCormack called the meeting to order at 7:30 p.m.

The Board then proceeded to hold their 2019 annual reorganization meeting.

APPOINTMENT OF CHAIRMAN:

Vice-Chairwoman Galfo moved to appoint Bob VanderPloeg as Chairman.
Mr. Jacoby seconded.
In Favor: All.

APPOINTMENT OF VICE-CHAIRMAN:

Mr. DiFrisco moved to appoint Pat Galfo as Vice-Chairwoman.
Ms. Fallon seconded the motion.
In favor: All.

APPOINTMENT OF SECRETARY:

Vice-Chairwoman Galfo moved to appoint Stephanie McCormack as Secretary.
Chairman VanderPloeg seconded the motion.
In favor: All.

APPOINTMENT OF BOARD ATTORNEY:

Vice-Chairwoman Galfo moved to appoint Kurt Senesky, Schenck, Price, Smith & King, LLP as Board Attorney.
Chairman VanderPloeg seconded the motion.
In favor: All.

Mr. Senesky stated that the applicant's Attorney, Mr. Hassing, had some concerns regarding some of the conditions in the resolution, so he recommended that Mr. Hassing attend the meeting in hopes of working out those concerns.

Mr. Hassing stated that after reviewing the resolution, he had some concerns regarding Conditions 1, 3, 4 and 12. He then explained that his client is under some time constraints due to his current lease at another location being terminated in July.

Mr. Senesky stated that the four conditions Mr. Hassing mentioned end with subject to approval by the Board Engineer.

Mr. Hassing stated that since the project has decreased in size, so has the size of the proposed vehicles on the site. It is their understanding that the turning radius will be sufficient with the change in size of the vehicles.

Mr. Gregor stated that he still has concerns even with the decrease in size of the vehicles. He still feels that the turning radius onto Taylor Road should be increased, and stated that Mr. Wunner could change this turning radius without having to change the entire site plan. This minor change would, in his opinion, be considered a field change. He then stated that the size and number of vehicles that were approved in the initial resolution still stand, and feels that unless this is addressed, the applicant will be able to increase the number and size of his vehicles in the future if we don't require the applicant to provide an updated list.

Mr. Hassing stated that Mr. Wunner will be increasing the turning radius. He then argued that if the resolution is approved as is, his client will not be allowed to do anything on the site.

Mr. Senesky stated that there are two ways of handling this; either treating the change as a minor field change, which takes little effort and time, or adding the changes to the site plan, which would be considered an amended site plan, taking more time and more effort.

Mr. Gregor stated that he is not comfortable with approving items such as drainage calculations and traffic study reports without reviewing them, and he has not had a chance to review these items.

Mr. Hassing stated that the architect is working on the items in Condition #3, and requests that this be provided at a later date. He would like to change this condition to read "prior to any permits being issued."

Mr. DiFrisco stated that architectural drawings are different than having to provide detailed information such as footings, etc.

Mr. Hassing stated that they would be able to submit architectural drawings in the next few days. He then requested that the storm water drainage management manual not be required until just before a temporary CO or CO are issued.

Mr. Dulio stated that Mr. Wunner is almost completed Condition #12, so that one is not an issue.

Mr. Senesky asked Mr. Hassing if he is okay with Condition #2.

Mr. Hassing stated that he does not feel this condition is an issue. With regard to Condition #1, he stated that he and the applicant's Engineer will continue to work with Mr. Gregor on this issue.

Mr. Senesky then stated that Conditions 1 and 3 will remain as is, Condition #4 will change slightly, and Condition #12 will remain the same.

Chairman VanderPloeg opened the meeting to the public.

Mr. Frank Cannon, a resident at 81 Taylor Road, came forward. He questioned the issue with the calculation of impervious coverage at the back of the property.

Mr. Senesky stated that this issue is covered in the resolution.

The public portion was closed.

Mr. Senesky felt that the Board could vote on the resolution with the condition of the change to Condition #4 as discussed.

Chairwoman VanderPloeg made a motion to approve the resolution with the change to Condition #4. **Vice-Chairwoman Galfo** seconded.

In Favor: Chairman VanderPloeg, Vice-Chairwoman Galfo, and Mr. Jacoby.

Abstained: Ms. Fallon and Mr. DiFrisco.

APPROVAL OF MINUTES DATED DECEMBER 10, 2018:

Vice-Chairwoman Galfo moved to approve the minutes. **Chairman VanderPloeg** seconded the motion.

In Favor: Chairman-VanderPloeg, Vice-Chairwoman Galfo, Mr. DiFrisco, Ms. Fallon and Mr. Jacoby.

ADJOURNMENT:

Mr. DiFrisco moved to adjourn the meeting at 8:21 PM.
Vice-Chairwoman Galfo seconded the motion.

In Favor: All.

Respectfully submitted,

Stephanie McCormack, Board of Adjustment Secretary