

February 22, 2017

A special meeting of the Board of Adjustment was held in the Municipal Complex at 7:00 p.m.

Present	Also Present
Harvey Langer	John Miller, Esq.
David Chadwick	Brian Boccanfuso
Mike Jamnik	Tara Paxton
Dawn Marie White	Sean Kinnevy
Stephen Leitner	Denise Sweet
Carl Anderson	
Louis Sorrentino	

Absent

Frank Mizer  
Raymond Claudio

Mr. Langer led the salute to the flag; and the roll was called.

The Board Professionals were sworn in.

Mr. Miller stated to the audience members that this meeting could not be recorded on any device.

John Jackson was present to represent the applicant.

Vincent Sanzone, Esq. was present to represent his family's estate.

Christine Nazaro Cafone was sworn in as a Planner.

The applicant does not meet the 5 acre minimum for the site. She stated this property is the last piece of the puzzle along Route 70. The application requires 3 D Variances and Bulk variances. The site is located at a major signalized intersection. Ms. Cafone stated this application:

- Promotes the general welfare
- Is situated at an appropriate location
- Will have a cross access easement
- Is an efficient use of the land

This application will cause no detriment to the area due to the fact that all the commercial uses on the site are located in the commercial zone not the R-7.5 zone. This proposed use is less intense than other uses that are allowed in that zone.

An 8 ft. sound barrier wall and 8 ft. evergreen trees will be located around the drive through window. There will be signs located on the front and back side of the Wawa building. No sign will be located on the canopy. The quick serving restaurant will have signs on all 4 sides. Gas prices will only be changed once a day.

Recess: 8:30 Meeting resumed: 8:40 p.m.

Mr. Ray stated that it is his opinion that the right turn into the neighborhood that was proposed is still a good idea.

Mr. Sanzone cross examined the applicant's professionals that gave testimony.

Maurice Zekiria who was previously sworn in stated that he offered to buy Mr. Sanzone's property for \$225,000 but Mr. Sanzone would not accept any less than \$400.00 for the property. He feels this is the reason Mr. Sanzone is objecting to this application. Mr. Zekiria offered to submit the listing information.

Mr. Sanzone stated this was a falsehood and he will not be selling the property at all now, he will be keeping it.

Mr. Langer announced that this application will be carried to March 8, 2017 for a special meeting. There will be no new notice. Mr. Jackson agreed to waive the time.

A motion was made to adjourn the meeting at 10:20 p.m. All member voted AYE.

Respectfully submitted,

Christine Papa, Secretary  
Planning Board/Board of Adjustment