

## Zoning Commission

1 **Zoning Application #ZON-19-07**

May 5, 2020

2  
3 **Zoning Application #ZON-19-07, Nova Lands, LLC.** Requesting to rezone three (3) parcels totaling  
4 6.34 +/- acres from a Planned Commercial and Office (PCD) District and Neighborhood Commercial  
5 (C-2) District to a Planned Commercial and Office (PCD) District. The area being amended is located at  
6 6605, 6601 and \_\_\_\_\_ Columbus Pike having parcel numbers 318-220-  
7 04- 024-000, 318-220-04-023-000, 318-220-04-020-000.

8  
9 Ms. Boni: This meeting is being streamed on YouTube.

10  
11 Roll: Mark Duell, Adam Pychewicz, Dennis McNulty, Barrett Ault, Dustin Doherty-absent

12  
13 Ms. Boni: I'm not sure where Mr. Doherty is, but I did send him a message that we have started the  
14 meeting.

15  
16 Township Officials Present: Michael McCarthy, Township Counsel  
17 Michele Boni, Planning and Zoning Director

### 18 19 **MOTION TO RETURN FROM RECESS FOR APPLICATION #ZON-19-07**

20  
21 Mr. McNulty made a motion to return from recess for Zoning Application #ZON-19-07, Nova Lands,  
22 LLC; seconded by Ms. Ault.

23  
24 Vote on Motion: Mr. Duell-yes, Mr. Pychewicz-yes, Mr. McNulty-yes, Ms. Ault-yes

25  
26 Mr. Duell: We have the final submission from the applicant, and Mr. McCarthy has circulated some draft  
27 motions and Attachment A to go with the motion and Attachment B with the final stipulations. I don't  
28 know if the applicant has any comments on the new submission before we go through and confirm all the  
29 final stipulations.

### 30 31 **APPLICANT PRESENTATION/COMMISSION QUESTIONS & COMMENTS**

32  
33 Tony Eyerman, 1907 River Road, Delaware, Ohio, I've gone through all my notes, all 13 of the  
34 stipulations. Some of them are nothing more than a comma or changing a word here or there. For the most  
35 part we have no disagreement with any of these. The only item of any question is Item #7, the last phrase  
36 "to be replaced as soon thereafter as practicable". The trees that were removed along the east line were  
37 dead white ashes, elms, silver maples and cottonwoods, so replacing those is not something we are  
38 interested in. We've agreed to put the fence up. That phrase of replacement is the only question we have,  
39 and the corrections of commas and replacing words here and there we're fine with.

40  
41 Mr. Duell: Are there still trees along that line?

42  
43 Mr. Eyerman: Yes. There are 40' spruces along there and other trees that were kept. The lion's share of  
44 them was the swampy area that had ash, elm, silver maple and cottonwoods in them.

45  
46 Mr. Duell: I'm okay removing the phrase of "to be replaced as soon thereafter as practicable".

47  
48 All Commission members agreed.

49

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50 Mr. McCarthy: That was a carryover from 11 e) last time and I didn't know what to put in there, so that  
51 was in there because it was on the prior list, so we'll just say delete 7. The language as to dead, dying and  
52 undesirable trees shall be removed along the east property line is already in the text, correct?

53  
54 Mr. Eyerman: Yes.

55  
56 Mr. McCarthy: So all 7 was doing was adding the word, so is the Commission okay with that or do you  
57 want to just leave that crossed out?

58  
59 Mr. Duell: No, that's fine. It's already in there.

60  
61 Mr. Eyerman: The only other points of discussion we had, but Item #9, the exterior materials for  
62 permanent structures, I copied that directly from the approved Evans Farm Zoning Text. I'll add what you  
63 want but I just copied it because I thought it was already approved. Then Item #10, in discussions with  
64 Michele, she thought adding the phrase as far as earth tones would be acceptable, so that's what we did.  
65 I'm not interested in breaking copyright laws and making other copies of Munsell color charts and they're  
66 about \$150 apiece.

67  
68 Mr. McCarthy: As far as the materials in #9, I know a lot of that language came from Evans. I would  
69 leave it to the Commission but the question gets to be what exactly and where a synthetic material can't  
70 be used there and is Ms. Boni going to have the ability to determine what was in place on May 5, 2020, so  
71 I know that's my concern, just to have some form of a little more enforceable language. As far as the  
72 Munsell, we have used other color charts in the past from manufacturers or other ascertainable standards  
73 which I believe was done in Evans.

74  
75 Mr. Eyerman: Yes. We could come in with a commercial level color chart and do that; that would be fine.

76  
77 Mr. McCarthy: Then there won't be any questions about it. If you could bring in some other color charts  
78 or other subjective standard like Sherwin Williams #\_\_\_\_.

79  
80 Mr. Eyerman: We can do that.

81  
82 Mr. McCarthy: On the detail, do you think you can do anything there?

83  
84 Mr. Eyerman: How about if we just limit those synthetic sidings to those items there instead of just  
85 including those?

86  
87 Mr. McCarthy: I would leave it to the Commission but that without limitation got my attention.

88  
89 Mr. Eyerman: We could just limit it to those.

90  
91 Mr. Duell: That's fine.

92  
93 Mr. Eyerman: Other than those three items, I don't think we have any other points of discussion but we'd  
94 be happy to answer any questions.

95  
96 Ms. Boni: Andy Wecker is on with us now.

97  
98 Mr. McCarthy: One issue that came up, I sent Lt. Clark the electronic version. Right now he's saying  
99 there's still a question with the north building. There's language in there saying the north and south  
100 accesses would conform to the Fire Department's standards, so that's the situation you're facing. A

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101 question on Item #13 that concerns the north drive on 23, in addressing that, I remember our conversation  
102 and it seemed it got to the point where everyone agreed that if we just deleted that reference that that  
103 would remove the consideration and it would be removed from the zoning plan and if it was going to be  
104 brought into the zoning plan, then they'd have to come back and that would maintain the ability of the  
105 applicant to enjoy the benefit of having acquired a drive in that location. So that was all okay with you  
106 two?

107  
108 Mr. Eyerman: Yes, the statement was originally put in there just as an acknowledgment that that drive  
109 was there and if we were to remove that statement it didn't remove that...

110  
111 Mr. McCarthy: It doesn't say there wouldn't be one, it just says we're not using it now; that's how I take  
112 it.

113  
114 Mr. Eyerman: Exactly.

115  
116 Mr. McCarthy: And you might well incorporate it in the future if your client is lucky.

117  
118 Mr. Wecker: I think someone may have hijacked our meeting.

119  
120 Ms. Boni: That's what I was thinking; is the screen blocked? Let me stop the live stream. The meeting has  
121 been paused and I apologize for the recess. I'm going to remove everyone on this.

122  
123 Mr. McCarthy: Tony, would you have access to the development text? Let's go to Page 7 and see if we  
124 can work this out during the interim. The second paragraph under that heading, if we took out "synthetic  
125 materials such as but not limited to" and just start with "wood and plastic composites shall correctly  
126 represent"; would that work for you?

127  
128 Mr. Eyerman: Yes.

129  
130 Mr. McCarthy: It still has that highest grade stuff but it reads as to which manufacturer you're limiting it  
131 to and wood and plastic composites.

132  
133 Mr. Eyerman: How about if we just delete that whole paragraph? That would probably take away a lot of  
134 the angst, wouldn't it?

135  
136 Mr. McCarthy: Yes, I think that it would. Then just delete that paragraph.

137  
138 Mr. Eyerman: So permitted materials include stone, manufactured stone, brick, wood, synthetic  
139 composition such as Hardy Plank, Smart Siding is another one of them, delete the next thing, synthetic  
140 siding materials include cultured stone; just delete that whole paragraph. That would probably make  
141 things easier for you.

142  
143 Mr. McCarthy: So delete the second paragraph under the heading "Exterior Materials for Permanent  
144 Structures".

145  
146 Ms. Boni: We're back on YouTube.

147  
148 Mr. Eyerman: The next paragraph down says mat board siding and in parenthesis it says Hardy Plank. For  
149 the sake of commercial difference, can we add Smart Siding which is another name? Say Hardy Plank and  
150 Smart Siding. About half of the houses in Evans Farm are Hardy Plank and about half are Smart Siding.

151

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152 Mr. McCarthy: So we'd be deleting the second paragraph under the heading "Exterior Materials for  
153 Permanent Structures" and in the third paragraph adding to the parenthesis "Smart Siding".

154  
155 Mr. Eyerman: Right.

156  
157 Ms. Boni: I just want everyone to know we are back on YouTube and streaming. I'm not going to share  
158 my screen because I'm a little afraid of that but that wasn't Ryan Rivers texting me or whoever I thought  
159 it was, so it was a fake person.

160  
161 Mr. Wecker: We bumped up to 10 participants for a while but now it's down to 8.

162  
163 Ms. Boni: I've blocked people from coming in, so they have to watch it on YouTube now if they want to  
164 watch it.

165  
166 Mr. McCarthy: Would you like me to re-state what Tony and I discussed?

167  
168 Ms. Boni: Yes.

169  
170 Mr. McCarthy: It will be for Item 9, in the portion under the reply to Section 14.06 b)3), under the  
171 heading "Exterior Materials for Permanent Structures", delete the second paragraph under that heading  
172 and in the third paragraph under that heading, add "or Smart Siding" to the paren. Pursuant to our  
173 discussion, I'm going to cross out the Munsell reference intent or are you comfortable leaving it there and  
174 just using your other charts, Tony?

175  
176 Mr. Eyerman: It's your choice; I don't care.

177  
178 Mr. McCarthy: Just leave it there and then we don't get into word snipping. At this point does anyone  
179 have any questions?

180  
181 Commission: No.

182  
183 Mr. McCarthy: Michele, did you have any issue with the listing of items in Attachment A?

184  
185 Ms. Boni: No. I took a look at that and I'm fine with it.

186  
187 Mr. Duell: Are there any other outstanding issues?

188  
189 Mr. McCarthy: Outside from your dealing with the Fire, I can't see any once you resolve the others.

190  
191 Mr. Duell: The Fire Department is going to do what the Fire Department is going to do.

192  
193 Mr. McCarthy: In the end they are going to have to meet the standards.

194  
195 Ms. Boni: Yes, they have agreed they will comply with their standards but something might change as far  
196 as that goes but it won't affect the zoning at that point.

197  
198 Mr. Eyerman: And to ease a little bit of the concern, the measurement from the centerline of the revised  
199 drive to the southeast corner of the northern structure is 146', so the 150', we meet that, and I know that's  
200 been a primary concern.

201

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202 Mr. Duell: Just want to confirm that the applicant is okay with the listing of stipulations as amended, that  
203 is Attachment B.

204

205 Mr. Eyerman: With the inclusion of all the discussion points, yes.

206

207 **CONDITIONAL RECOMMENDATION OF APPROVAL OF ZONING APPLICATION**  
208 **#ZON-19-07 OF NOVA LANDS, LLC, WITH STIPULATIONS.**

209

210 Motion by Ms. Ault to conditionally recommend to the Board of Township Trustees the  
211 approval of Zoning Application #ZON-19-07 of Nova Lands, LLC, the owner, requesting the  
212 rezoning of 6.344 +/- acres of land (Delaware County Auditor permanent parcel numbers  
213 31822004020000, 31822004023000 and 31822004024000) to a new Planned Commercial and  
214 Office District (PC),

215

216 Further moved that the version of the application to be approved consists of those loose  
217 materials submitted by the applicant and listed in Attachment "A" of this Motion, attached hereto  
218 and incorporated herein by reference (collectively "Development Plan"), as modified by those  
219 stipulations listed for correction/modification in Attachment "B" of this Motion, also attached  
220 hereto and incorporated herein by reference, all of which stipulations have been agreed to by the  
221 owner/applicant.

222

223 Further moved that the condition of this recommendation is that the applicant submit a  
224 final revision of the Development Plan reflecting compliance with all items of Attachment "B"  
225 prior to the consideration of this application by the Board of Township Trustees and if that  
226 submittal does not fully comply with the same, the recommendation of the Zoning Commission  
227 is denial of Zoning Application #ZON-19-07 of Nova Lands, LLC.

228

229 Seconded by Mr. Pychewicz

230

231 Vote on Motion: Mr. Duell-yes, Mr. Pychewicz-yes, Mr. McNulty-yes, Ms. Ault-yes

232 Motion carried

233

234

### Attachment "A"

235

236 **Re: Zoning Application #19-07 of Nova Lands, LLC, requesting the rezoning of 6.344 +/- Acres to a**  
237 **new Planned Commercial and Office District (PC).**

238

239 • Rezoning Application [consisting of six pages, all being 8.5" x 11" in size and stamped RECEIVED  
240 with ORANGE TWP. ZONING above and DEC 16 2019 superimposed over RECEIVED by Orange  
241 Township Zoning]

242

243 • Development Text [consisting of 54 pages, all being 8.5" x 11" in size and stamped RECEIVED with  
244 ORANGE TWP. ZONING above and APR 28 2020 superimposed over RECEIVED]

245

246 • Development Plan [consisting of 1 page approximately 11" x 17" in size (stamped RECEIVED with  
247 ORANGE TWP. ZONING above and MAY 04 2020 superimposed over RECEIVED) and 1 page  
248 approximately 22" x 36" in size (stamped RECEIVED with ORANGE TWP. ZONING above and  
249 MAY 04 2020 superimposed over RECEIVED)]

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- 250 • Landscape Plan [consisting of 1 page approximately 11" x 17" in size (stamped RECEIVED with  
251 ORANGE TWP. ZONING above and MAY 04 2020 superimposed over RECEIVED) and 1 page  
252 approximately 22" x 36" size (stamped RECEIVED with ORANGE TWP. ZONING above and MAY  
253 04 2020 superimposed over RECEIVED)]  
254
- 255 • Lighting Plan [consisting of 1 page approximately 11" x 17" in size (stamped RECEIVED with  
256 ORANGE TWP. ZONING above and MAY 04 2020 superimposed over RECEIVED) and 1 page  
257 approximately 22" x 36" size (stamped RECEIVED with ORANGE TWP. ZONING above and MAY  
258 04 2020 superimposed over RECEIVED)]  
259
- 260 • Details Plan 1/2 [consisting of 1 page approximately 11" x 17" in size (stamped RECEIVED with  
261 ORANGE TWP. ZONING above and APR 28 2020 superimposed over RECEIVED) and 1 page  
262 approximately 24" x 34" size (stamped RECEIVED with ORANGE TWP. ZONING above and APR  
263 28 2020 superimposed over RECEIVED)]  
264
- 265 • Details Plan 2/2 [consisting of 1 page approximately 11" x 17" in size (stamped RECEIVED with  
266 ORANGE TWP. ZONING above and APR 28 2020 superimposed over RECEIVED) and 1 page  
267 approximately 24" x 34" size (stamped RECEIVED with ORANGE TWP. ZONING above and APR  
268 28 2020 superimposed over RECEIVED)]  
269
- 270 • Nova - Location Map [consisting of 1 page approximately 8.5" x 11" in size and stamped  
271 RECEIVED with ORANGE TWP. ZONING above and MAR 17 2020 superimposed over  
272 RECEIVED by Orange Township Zoning]  
273
- 274 • Correspondence from Wells Septic and Drain Plumbing Repair dated April 2, 2020 and regarding on-  
275 site septic system at 6601 Columbus Pike [consisting of 1 page approximately 8.5" x 11" in size and  
276 stamped RECEIVED with ORANGE TWP. ZONING above and APR 28 2020 superimposed over  
277 RECEIVED]  
278
- 279 • Semi-Public Sewage Inspection Report re on-site septic system at 6605 Columbus Pike [consisting of  
280 1 page approximately 8.5" x 11" in size and stamped RECEIVED with ORANGE TWP. ZONING  
281 above and APR 28 2020 superimposed over RECEIVED]  
282
- 283 • Ohio Department of Transportation letter dated December 19, 2019 regarding traffic analysis review  
284 and driveway retention [consisting of 1 page approximately 8.5" x 11" in size and stamped  
285 RECEIVED with ORANGE TWP. ZONING above and APR 28 2020 superimposed over  
286 RECEIVED]  
287
- 288 • Ohio Mulch support letter dated February 12, 2020 [consisting of 1 page approximately 8.5" x 11" in  
289 size and stamped RECEIVED with ORANGE TWP. ZONING above and APR 28 2020  
290 superimposed over RECEIVED]  
291
- 292 • Del-Co Water Co., Inc. billing with billing date of January 29, 2020 [consisting of 1 page  
293 approximately 8.5" x 11" in size and stamped RECEIVED with ORANGE TWP. ZONING above  
294 and FEB 18 2020 superimposed over RECEIVED]  
295
- 296 • AEP Ohio billing with mailing date of January 6, 2020 [consisting of 1 page approximately 8.5" x  
297 11" in size and stamped RECEIVED with ORANGE TWP. ZONING above and FEB 18 2020  
298 superimposed over RECEIVED]  
299

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- 300 • Terrain Evolution Memorandum dated January 7, 2020 [consisting of 1 page approximately 8.5” x  
301 11” in size with two 11” x 17” exhibit pages, all stamped RECEIVED with ORANGE TWP.  
302 ZONING above and FEB 18 2020 superimposed over RECEIVED]  
303
  - 304 • Orange Township Fire Department correspondence dated January 2, 2020 re provision of fire service  
305 [consisting of 1 page approximately 8.5” x 11” in size and stamped RECEIVED with ORANGE  
306 TWP. ZONING above and FEB 18 2020 superimposed over RECEIVED]  
307
  - 308 • Orange Township Fire Department correspondence from Lt. Michael Clark, dated April 14, 2020  
309 [consisting of 2 pages, each approximately 8.5” x 11” in size and stamped RECEIVED with  
310 ORANGE TWP. ZONING above and APR 28 2020 superimposed over RECEIVED]  
311
  - 312 • Site Furnishing Examples, excepting those lighting examples which are not downlighting [consisting  
313 of 10 pages, each approximately 8.5” x 11” in size, each stamped RECEIVED with ORANGE TWP.  
314 ZONING above and FEB 18 2020 superimposed over RECEIVED]  
315
  - 316 • Deed, Legal Description of Property and Easement North to Lewis Center Road [consisting of 10  
317 pages each approximately 8.5” x 11” in size and stamped RECEIVED with ORANGE TWP.  
318 ZONING above and FEB 18 2020 superimposed over RECEIVED]  
319
- 320 Support email from Daniel Miller, sent March 23, 2020 [consisting of 1 page approximately 8.5” x 11” in  
321 size and stamped RECEIVED with ORANGE TWP. ZONING above and APR 28 2020 superimposed  
322 over RECEIVED]  
323

### Attachment “B”

324  
325  
326 **Re: Zoning Application #19-07 of Nova Lands, LLC, requesting the rezoning of 6.344 +/- Acres**  
327 **to a new Planned Commercial and Office District (PC).**  
328

- 329  
330 1) On page 2 of the development text, modify the fifth paragraph of the reply to Section 14.03  
331 a) to read:

332  
333 **No new permanent structures will be permitted in this zoning district.**  
334

- 335 2) Modify the first paragraph of the reply to Section 14.07 k) to read:

336  
337 **k) Outdoor display areas may be created in those locations shown on the**  
338 **Development Plan. Within these, backyard-like patio, play area, and other outdoor**  
339 **displays, with the use of the display materials as well as landscaping, landscape**  
340 **materials, and landscape mounding, may be installed. These displays, as well as the**  
341 **landscape materials that define and enhance these areas, may be designed to be**  
342 **seasonally redesigned and reconstructed. The displays and display materials may be**  
343 **relocated and reconfigured to other outdoor display areas around the site, subject to the**  
344 **limitations applicable within the US 23 setback area. See the Development Plan for the**  
345 **locations of the outdoor display areas.**  
346

- 347 3) Modify Note 2 of the Development Plan to read:  
348

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349 2. All outdoor displays and related landscape materials are portable and permitted  
350 to be moved to other outdoor display areas around the site, subject to the limitations  
351 applicable within the US 23 setback area. See Development Text for permitted site  
352 coverage percentages.

353  
354 4) Modify the reply to Section 14.07 h) to read:

<u>Setbacks</u>	<u>Permanent Structure</u>	<u>Pavement</u>
US 23 Corridor	80' from ROW	Outdoor display areas within 80' Setback - 15' from US 23 ROW All other pavement – 48' from US 23 ROW East
Property Line (PL)*	100' from PL	40' from PL
North PL	25' from PL	10' from PL
South PL	25' from PL	10' from PL**

364 \* - the east property line setback is defined along the property abutting adjacent residential uses.  
365 The east property line setback abutting commercially-zoned property shall be 25', with 10'  
366 pavement setbacks from the property line for all new pavement.

367  
368 \*\* - the existing pavement of and drive to the outdoor storage area shall be maintained.

369  
370 No permanent structure shall be located closer than eighty feet (80') from the US 23 right-of-way  
371 (ROW). The existing parking area is located outside of the ROW. The outdoor display areas are  
372 permitted to occupy up to 40% of the US 23 setback area, as shown on the Development Plan. The  
373 remaining 60%, being non-display area, shall be permanently landscaped. Display areas within  
374 the US 23 setback area shall have a 15' minimum pavement setback, but all other areas within the  
375 80' structure setback area from the US 23 right-of-way shall have a 48' pavement setback. See  
376 Section 14.07 k).

377  
378 No permanent structure shall be located within one hundred feet (100') of the east property line  
379 which abuts single family residential properties. As an existing commercial use, existing storage  
380 shall be maintained and continued to be used in areas along the east property line.

381  
382 Permanent structures shall not be located closer than twenty-five feet (25') to the north and south  
383 property lines.

384  
385 5) On the Development Plan:

386  
387 a) modify the label of the indicated 15' pavement setback from the US 23 right-of-way to read:

388  
389 **15' display area pavement setback.**

390  
391 b) add and label a 48' non-display area pavement setback line.

392  
393 6) Modify the second sentence of the fifth paragraph of the reply to Section 14.07 k) to read:

394  
395 **The display of sheds, barns, or solid structures that are 15' in height or greater, are**



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396 **prohibited within this US 23 structure setback area.**

397

398 7) Correct the minimum setbacks chart of Section 21.09 to include all of the grid lines of the  
399 chart separating the setback values.

400

401 8) In the portion of the reply to Section 14.06 b) 3) titled *Exterior Materials for Permanent*  
402 *Structures*, delete the second paragraph and, in the third paragraph add “or Smart Siding” to the  
403 statement in parens.

404

405 9) Specify the range of colors to be permitted for exterior materials and roofs. Use the Munsell  
406 Color Charts or other color chart(s) or ascertainable objective standard(s).

407

408 10) On page 9 of the Development Text, in the section of the reply to Section 14.06 b) 3) titled  
409 *Site Utilities and Structures*, specify the materials permitted to be utilized in the screening of  
410 mechanical equipment located outside of the storage and assembly area.

411

412 11) On page 27 of the Development Text, modify the third paragraph of the reply to Section  
413 21.12 to read:

414

415 **As a permitted retail use that will feature seasonally designed and arranged outdoor**  
416 **display areas that are focused on residential yard-scaled, patio and play area furnishings,**  
417 **exterior light fixtures/ light furnishings shall be permitted in the display areas. Post lamps,**  
418 **wall fixtures and bollards, that may be attached to structures, such as shed, and**  
419 **residential-scaled solar lamps and lights will be permitted light standards for display and**  
420 **sale. These light fixtures are permitted for display and use on the office/ retail structures,**  
421 **outdoor display areas and in the storage area.**

422

423 12) On page 20 of the Development Text, delete the last sentence of the second paragraph of the  
424 reply to Section 21.01, regarding the north drive on US 23.

425

### APPROVAL OF MEETING MINUTES

426

427  
428 Mr. McNulty made a motion to approve the minutes of the February 11, 2020 meeting of the Orange  
429 Township Zoning Commission for Rezoning Application #ZON-19-03, Evans Farm Development Co.  
430 LLC with the following corrections:

431

- 432 • Line 88: put space between “3” and “on”
- 433 • Line 91: “jointed” should read “joined”
- 434 • Line 94: “01-105” should read “15-0105”
- 435 • Line 207: should read “...so that does not prohibit transfer”
- 436 • Line 214: “balll” should read “ball”

437

438 Secoded by Ms. Ault

439

440 Vote on Motion: Mr. Duell-yes, Mr. Pychewicz-yes, Mr. McNulty-yes, Ms. Ault-yes

441 Motion carried

442

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443 Mr. Pychewicz made a motion to approve the minutes of the February 25, 2020 meeting of the Orange  
444 Township Zoning Commission for Rezoning Application #ZON-19-07, Nova Lands LLC with the  
445 following corrections:

446

- 447 • Change JBM to JDM throughout the entire document.
- 448 • Line 110: “100 feet” should read “150 feet”
- 449 • Line 251: “wrested” should read “wrestled”
- 450 • Line 302: “have” should read “has”
- 451 • Line 362 should read “...that otherwise shall remain...”
- 452 • Line 495 should read “...exterior materials, four –sided architecture...”
- 453 • Line 498: take out extra comma
- 454 • Line 555: “mach” should read “mock”
- 455 • Line 630: take out the word “driveway”
- 456 • Line 651 should read “They say you get to keep the south; they didn’t say you get to keep the  
457 northern one too”.
- 458 • Line 738: “is” should read “was”

459

460 Seconded by Ms. Ault

461

462 Vote on Motion: Mr. Duell-yes, Mr. Pychewicz-yes, Mr. McNulty-yes, Ms. Ault-yes

463 Motion carried

464

465

466 Meeting adjourned at 7:40 p.m.

467 Minutes prepared by Cindy Davis, Zoning Secretary

468

469 On June 2, 2020, Mr. McNulty made a motion to approve the May 5, 2020 meeting minutes of the Orange  
470 Township Zoning Commission for Zoning Application #ZON-19-07, Nova Lands LLC, with the  
471 following corrections:

472

- 473 • Line 71 should read: “I know that was my concern...”
- 474 • Line 183 should read: “...should add to the parenthesis “Smart Siding”

475

476 Seconded by Mr. Pychewicz

477

478 Vote on Motion: Mr. Duell-yes, Mr. Pychewicz-yes, Mr. Dove-abstain, Mr. McNulty-yes, Mr. Doherty-  
479 yes

480 Motion carried

481

482

483