

**WHITE TOWNSHIP PLANNING BOARD
555 CR 519, BELVIDERE, NEW JERSEY**

**MINUTES
JANUARY 14, 2014**

The reorganization and regular meeting of the White Township Planning Board was held on Tuesday, January 14, 2014. Present were: Timothy Matthews, Jeff Herb, Bryan Vande Vrede, Robert Mackey, Joseph Magnini, and David Pritchard. Board Member Absent: Sam Race, Michael Grossmann, and Joseph Phillips. Also present: Attorney Richard Dieterly, Engineer Paul Sterbenz, and Planner Joseph Layton.

CALL TO ORDER:

Secretary Alfia Schemm called the meeting to order at 7:34 p.m. She stated that the meeting is being held in accordance with the "Open Public Meetings Act", with adequate notice to the appropriate newspapers and posting on the Township bulletin board.

SWEARING IN OF BOARD MEMBERS:

Attorney Dieterly administered the oath of office to Jeff Herb, Robert Mackey, Timothy Matthews, and David Pritchard.

REORGANIZATION:

Election of Chairman

Mr. Herb stated that the Nominating Committee is recommending that Timothy Matthews be nominated as the Chairman and he made that motion. Motion seconded by Mr. Magnini. Attorney Dieterly asked if there were any other nominations. With there being no other nominations, the nominations were closed. In a roll call vote, all were in favor of the election of Timothy Matthews as Chairman.

VOTE: 5 AYES

The motion carried.

Chairman Matthews thanked the Board.

Election of Vice Chairman

Mr. Herb stated that the Nominating Committee is recommending that Joseph Magnini be appointed as Vice Chairman and he made that motion. Motion seconded by Mr. Vande Vrede. Chairman Matthews asked if there were any other nominations. With there being none, the nominations were closed. In a voice vote, all were in favor of the election of Joseph Magnini as Vice Chairman.

VOTE: 5 AYES

The motion carried.

Appointment of Board Professionals and Board Secretary

Mr. Magnini made the motion to appoint the same Board Professionals (Richard Dieterly, of Gebhardt & Kiefer, as the Board Attorney; Paul Sterbenz, of Maser Consulting, as the Board Engineer; and Joseph Layton, of Maser Consulting, as the Board Planner) and Alfia Schemm as Board Secretary. Motion seconded by Mr. Vande Vrede. In a voice vote, all were in favor.

VOTE: 6 AYES

The motion carried.

Designation of Meeting Date, Time and Place-Adoption of Resolution

Mr. Magnini made the motion to adopt the meeting, time, and place, as outlined in the Resolution. Motion seconded by Mr. Mackey. In a voice vote, all were in favor.

VOTE: 6 AYES

The motion carried.

Designation of Official Newspaper-Adoption of Resolution

Mr. Magnini made the motion to designate the Official Newspaper, as outlined in the Resolution. Motion seconded by Mr. Pritchard. In a voice vote, all were in favor.

VOTE: 6 AYES

The motion carried.

Notification of Fees-Adoption of Resolution

Mr. Herb made the motion to adopt the notification fees. Motion seconded by Mr. Vande Vrede. In a voice vote, all were in favor.

VOTE: 6 AYES

The motion carried

OPEN TO THE PUBLIC:

Chairman Matthews opened the meeting to the public for non-agenda items. With there being no public comment, the meeting was closed to the public

MINUTES OF PREVIOUS MEETING:

The minutes of the meeting of December 10th, 2013, were distributed to all the Board Members prior to the meeting.

Mr. Magnini made the motion to approve the minutes. Motion seconded by Mr. Mackey. In a voice vote, all were in favor.

VOTE: 6 AYES

The motion carried

COMPLETENESS:

#769 Trinacria LLC, Block 21, Lot 7.03-Preliminary and Final Site Plan

Jack Cornish, Esq. was present on behalf of the Application. Also present Pio Mannino, Mark Zgoda, and Jess Symonds. Mr. Mannino stated that he presently has a pizzeria on Route 519 and he would like to build one structure, out of the four, shown on the plan. Board Engineer Sterbenz stated that the Applicant is phasing the project and he is seeking Preliminary approval on the four buildings; however, only requesting Final on the one building. Architect Zgoda described and displayed a colored rendering of the proposed building. Engineer Symonds went on to briefly describe the waivers that they are requesting. Board Engineer Sterbenz addressed the sewer service area and the Landscape Rank Map. He stated that there are two sparrow species which are endangered/threatened according to the State. Mr. Symonds went on to describe the remainder of the waiver requests. Board Engineer Sterbenz stated that 1A, 1B, and 1C were addressed after his January 6th report. Board Secretary Schemm stated that the proof of payment of real estate taxes was provided. Board Engineer Sterbenz stated that all of the deficiencies have been addressed. Board Attorney Dieterly reviewed the waiver requests, which were discussed with the Board.

Mr. Magnini made the motion to grant the waivers for completeness and to deem the application complete. Motion seconded by Mr. Mackey. In a voice vote, all were in favor.

VOTE: 6 AYES

The motion carried

The Board and the Applicant discussed the timing of the hearing and whether the Applicant will wait to resolve the sewer issue, before proceeding with the application.

MEMORIALIZING RESOLUTIONS:

#767 Thomas & Deborah Balka, Block 48, Lot 1.01-Minor Subdivision-Extension

Mr. Magnini made the motion to adopt the Resolution. Motion seconded by Mr. Mackey. In a voice vote, all were in favor, except for Mr. Herb, who is ineligible to vote on this matter.

VOTE: 5 AYES

The motion carried

BILLS:

Maser-Tilcon	187.50	Escrow #50058
Maser-Tilcon	125.00	Escrow #50058
Maser-Flowerland	281.25	Escrow #00757
Maser-La Torre Plaza	1069.25	Escrow
Maser-La Torre Plaza	61.50	Escrow
Maser-La Torre Plaza	31.25	Escrow
Maser-General	31.25	PBOE
Gebhardt-Balka	80.00	Escrow
Gebhardt-Triarcia	32.00	Escrow
Gebhardt-General	386.00	PBOE

In a motion made by Mr. Mackey and seconded by Mr. Magnini, the bills were paid. In a voice vote, all were in favor.

VOTE: 6 AYES

The motion carried.

OTHER BUSINESS:

Master Plan Reexamination Report

Board Planner Layton stated that the last Master Plan was adopted in 2004 and the Board will need to work on a Master Plan Reexamination Report this year.

Highlands Update

Board Planner Layton stated that he received a telephone call from a Highlands Representative questioning the status of the Checklist Ordinance and it was suggested that the Township draft the Ordinance as they would like to see it written. The Board then discussed the issue.

Mr. Magnini made the motion to authorize Board Planner Layton to work on simplifying the Checklist Ordinance, for the Board's consideration. Motion seconded by Mr. Pritchard. In a voice vote, all were in favor, except for Mr. Mackey, who stated his anger over the Highlands Legislation/Procedure and he voted in opposition.

VOTE: 5 AYES

The motion carried.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 8:20 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary