

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

**MINUTES
OCTOBER 14, 2014**

The regular meeting of the White Township Planning Board was held on Tuesday, October 14, 2014. Present were: Robert Mackey, Michael Grossmann, Sam Race, Timothy Matthews, Joseph Magnini, David Pritchard (arriving at 7:34 p.m.), and Jeff Herb. Board Members Absent: Joseph Phillips and Bryan VandeVrede. Also present: Board Attorney Richard Dieterly, Board Planner Joseph Layton, and Board Engineer Paul Sterbenz.

CALL TO ORDER:

Chairman Matthews called the meeting to order at 7:32 p.m. and he led the Board in the Pledge to the Flag. He 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.

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 September 9, 2014, were distributed to all the Board Members prior to the meeting. (Mr. Pritchard arrived.)

Mayor Race made the motion to approve the minutes. Motion seconded by Mr. Mackey. In a voice vote, all were in favor, except for Mr. Magnini, who was not present at the September meeting and he abstained.

VOTE: 6 AYES

The motion carried

COMPLETENESS:

#772 Daniel Thiede & Lorena A. Barofski, Block 42, Lots 2 & 3

Daniel Thiede was present and he summarized the lot line adjustment that is being requested. He stated that he understands a report was generated and he would like to discuss it with the Board. Board Engineer Sterbenz stated that he did distribute a report today and he stated that he will let Board Attorney Dieterly address the jurisdictional issue over the non-conformity. Board Attorney Dieterly reviewed the jurisdictional issue and he stated that because the lot line adjustment is de minimis, he feels that the Planning Board has jurisdiction to hear the application. Board Engineer Sterbenz stated that there are variances involved and he does feel that there are a number of waivers that can be granted; however, he would like to review the matter with the Applicant's Attorney. The Board agreed to consider completeness and hearing at the November meeting.

Mr. Magnini made the motion to deem the application incomplete and to authorize Board Engineer Sterbenz to deal with the Applicant's Attorney to address the incompleteness issues. Motion seconded by Mr. Mackey. In a voice vote, all were in favor.

VOTE: 7 AYES

The motion carried

#771 Paint Ball Depot, Block 62, Lots 12 and 20

Michael Slavery Esq. was present on behalf of the Applicant. He stated that there were two incompleteness items on Board Engineer Sterbenz's review letter of 8/29/14, which were now addressed. Board Engineer Sterbenz stated that he agrees that the application can be deemed complete.

Mr. Magnini made the motion to deem the application complete. Motion seconded by Mr. Grossmann. In a voice vote, all were in favor.

VOTE: 7 AYES

The motion carried

NEW BUSINESS:

#771 Paint Ball Depot, Block 62, Lots 12 and 20

Board Attorney Dieterly swore in Board Engineer Sterbenz, Board Planner Layton, Engineer Kevin Smith and the Applicant David Artler.

Michael Lavery provided an overview of the project. Engineer Smith then presented the plans and he went on to describe the proposed site plan and the variance to allow for an additional sign.

David Artler then described the paintball operation. He stated that he plans on having eight paintball fields, which will be delineated by ropes. He reviewed the rules and regulations pertaining to his Operation and he described the location of the wetlands. The following were submitted and marked as exhibits:

A-1 Rules and Regulations

A-2 Insurance Company Requirements for Operation of the Facility

Mr. Artler continued to review: the proposed operation and the way the games are played; the hours, days of the week, and months in which he proposes to operate. He stated that he purchased a decibel meter/reader and he addressed the amount of noise generated from the proposed operation along with the decibel readings from other sources, with the Board. The following was submitted and marked as an exhibit:

A-3 Chart of Decibel Readings taken by David Artler

He then testified to the number of employees he will employ and he stated that the property owner will continue with their woodland management plan on the property. The Applicants continued to discuss the noise readings that were taken and the proposed noise generated from the proposed operation. He stated that there will be some safety lighting proposed at the staging area/trailers. The Applicants continued to review the proposal and then addressed the Conditional Use and the variance for the proposed sign.

The hearing was then opened to the public.

Donna Trainello was sworn in and she stated her concern over the noise that will be generated from the proposal and she stated that she also has concerns over the proposed activity.

Leroy Meshach was sworn in and he asked if the dumpsters were going to be bear proof. The Applicant stated that they have garbage pickup once a week and they will monitor the situation.

Chairman Matthews asked if there were any further public comments. With there being no further public comments, the hearing was closed to the public.

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Board Engineer Sterbenz reviewed the design waivers being requested. Board Planner Layton stated that all of his issues were addressed, except for the overflow parking. The Applicant's addressed the parking and lighting.

Mayor Race asked if anyone has researched the Applicant's present operation. Chairman Matthews stated that he did speak with the West Milford Zoning Officer and there were no complaints. Mr. Artler described his prior location and he stated that the homes in that location were there before his operation was.

Board Engineer Sterbenz reviewed and summarized the design waivers being requested and the Board discussed the Conditional Uses permitted in the Zone.

Mr. Grossmann made the motion to grant Preliminary and Final Major Site Plan approval as discussed this evening, along with design waivers requested. Motion seconded by Mr. Magnini. In a voice vote, all were in favor. Mayor Race abstaining.

VOTE: 6 AYES

The motion carried.

Mr. Magnini made the motion to grant the Conditional Use. Motion seconded by Mr. Grossmann. In a voice vote, all were in favor. Mayor Race abstaining.

VOTE: 6 AYES

The motion carried.

Mr. Grossmann made the motion to grant the variance for the Sign. Motion seconded by Mr. Magnini. In a voice vote, all were in favor. Mayor Race abstaining.

VOTE: 6 AYES

The motion carried.

BILLS:

Maser-Geo-Peak	125.00	Escrow	#00760
Maser-Paintball Depot	468.75	Escrow	#50061
Maser-General	125.00	PBOE	
Maser-La Torre Plaza	343.75	Escrow	#50059
Maser-Paintball Depot	758.55	Escrow	#50061
Gebhardt & Kiefer-Paintball Depot	528.00	Escrow	#50061
Gebhardt & Kiefer-Geo-Peak	208.00	Escrow	#00760
Gebhardt & Kiefer-General	16.00	PBOE	
Gebhardt & Kiefer-General	562.00	PBOE	

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

VOTE: 6 AYES

The motion carried.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 9:45 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary