

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

**MINUTES
FEBRUARY 10, 2015**

The regular meeting of the White Township Planning Board was held on Tuesday, February 10, 2015. Present were: Timothy Matthews, Jeff Herb, Sam Race, Michael Grossmann, Robert Mackey, Joseph Phillips, Bryan Vande Vrede, and David Pritchard. Board Member Absent: Joseph Magnini. Also present: Board Attorney Richard Dieterly, Board Engineer Paul Sterbenz, and Alternate Board Planner Dan Bloch.

CALL TO ORDER:

Chairman Matthews called the meeting to order at 7:30 p.m. 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 January 13, 2015, were distributed to all the Board Members prior to the meeting.

Mr. Mackey made the motion to approve the minutes. Motion seconded by Mr. Grossmann. In a voice vote, all were in favor, except for Mr. Vande Vrede and Mr. Phillips, who were not present at the Board's January 13, 2015 meeting.

VOTE: 6 AYES

The motion carried

COMPLETENESS:

#773 Donald Ippolito, Block 17, Lots 28 & 30-Minor Subdivision

Board Engineer Sterbenz reviewed the email that was received today from Attorney Roger Skoog. He stated that proof of property taxes being paid is outstanding. He recommended that the Board deem the application incomplete for the outstanding property tax certification and waive the remainder of the items for completeness. He stated that the Board can then act on completeness and schedule a hearing for the next meeting as long the Board receives the tax certification.

Mr. Phillips made the motion to deem the application incomplete for the tax certification and to waive the remainder of the items. Motion seconded by Mr. Vande Vrede. Discussion on the motion: Mr. Grossmann commented again on his concerns that the lot line adjustment process seems to be too complicated. Chairman Matthews stated that the Board does have guidelines to follow and they may want to revisit the Ordinance and make changes if necessary. Board Engineer Sterbenz stated that he is working with Attorney Skoog to move the application along. In a voice vote, all were in favor.

VOTE: 8 AYES

The motion carried

OLD BUSINESS:

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

Michael Lavery, Esq. was present on behalf of the Applicant. He stated that one of the outstanding issues was the title work in regards to Village Drive. The following were submitted and marked as Exhibits:

- A-2 Minor Subdivision Resolution & Variance Approval, 10-10-01, B 21, L 7.01
- A-3 Deed, dated 5-14-01, CVV LLC to FGF Associates, B 21, L 7.03 and 7.04
- A-4 Deed dated 10-1-04, FGF Associates to Medfac, LLC and Deed dated 3-13-07 from Medfac, LLC to Branch Packaging Group
- A-5 Deed dated 7-15-13 from Branch Packaging Group to Pio Mannino
- A-6 Access, Utility, and Maintenance Agreement, 10-10-00, re: perpetual easement over Village Drive for ingress and egress to and from CR 519 and B 21, L 7.03 and 7.04

Attorney Lavery stated that they are in agreement with the draft Resolution that was provided to them by Board Attorney Dieterly. Board Attorney Dieterly stated that he reviewed the submitted documentation and he feels that the roadway issue has been addressed. Chairman Matthews had a recommendation in regards to the Phase I line and the water flow to the catch basin. The Board went on to review the draft Resolution prepared and several corrections/modifications were noted. Board Planner Bloch questioned the dumpster enclosure, which was discussed with the Board. The Applicant then reviewed the status of their County Review.

The hearing was opened to the public. With there being no public comment, the hearing was closed to the public.

Mr. Mackey made the motion to approve the application as discussed this evening. Motion seconded by Mr. Grossmann. In a voice vote, all were in favor, except for Mr. Phillips and Mr. Vande Vrede, who were not present at the January meeting.

VOTE: 6 AYES

The motion carried

MEMORIALIZING RESOLUTION:

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

Board Attorney Dieterly reviewed the modifications being proposed to the draft Resolution.

Mr. Mackey made the motion to adopt the Resolution as discussed and amended this evening. Motion seconded by Mr. Grossmann. In a voice vote, all were in favor, except for Mr. Phillips and Mr. Vande Vrede, who were not present at the January meeting.

VOTE: 6 AYES

The motion carried

Attorney Lavery thanked everyone for their assistance in this process. Board Attorney Dieterly stated that he feels that this Board is very helpful and cooperative.

OTHER:

Mr. Race advised the Board that he spoke with Mr. Magnini who was in the hospital and is home now. He stated that Mr. Magnini is very appreciative about being elected as Vice Chairman.

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Mr. Race stated that he attended the County Meeting regarding providing comments to the Highlands Regional Master Plan. He stated that he will be recommending that the Township provide a response/comments. Board Engineer Sterbenz stated that the Plan lacks goals and objectives in regards to Economic Development for the County and the mapping is deficient. He stated that he can provide the Township with his thoughts.

Mr. Matthews asked whether an existing lot sold after 2004, can be built on. Board Engineer Sterbenz touched on the exemptions and the impervious coverage was discussed. Mr. Matthews stated his concerns and he stated that there needs to be changes made and the Council should urge the DEP to make those changes.

BILLS:

Maser-General	125.00	PBOE	
Maser-General	156.25	PBOE	
Maser-Trinacria-La Torre Plaza	1443.20	Escrow	#50059
Maser-Trinacria-La Torre Plaza	406.25	Escrow	#50059
Maser-Paintball Depot	31.25	Escrow	#50061
Maser-Thiede/Barofski	31.25	Escrow	#00761
Maser-Thiede/Barofski	93.75	Escrow	#00761
Maser-Ippolito	156.25	Escrow	#00762
Gebhardt & Kiefer-Thiede/Barofski	544.00	Escrow	#00761
Gebhardt & Kiefer-General	386.00	PBOE	
Gebhardt & Kiefer-Trinacria	272.00	Escrow	#50059

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

VOTE: 8 AYES

The motion carried.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 8:15 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
3-6-15