

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

**MINUTES
APRIL 11, 2017**

The regular meeting of the White Township Planning Board was held on Tuesday, April 11, 2017. Present were: Timothy Matthews, Michael Grossmann (arriving at 7:47 p.m.), Robert Mackey, Sam Race, Jeff Herb, and David Pritchard. Board Members Absent: Joseph Phillips, Bryan Vande Vrede, Drew Kiszonak, and Joseph Magnini. 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 7:41 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

COMPLETENESS:

#781 Whitetown Realty, Block 30, Lots 8 & 11

Board Engineer Sterbenz reviewed that the matter is incomplete and a letter was received from the Applicant requesting that this matter be adjourned to the Board's May meeting. (Mr. Grossman arrived.) The Board will schedule completeness and a possible hearing for the May 9th meeting. Members of the Public indicated that Brookfield Glen did not receive notice. The Board and the Public discussed the certified 200 foot list prepared by the Tax Assessor. Board Secretary Schemm stated that members of the public can always call and confirm the agenda prior to the meeting date.

MINUTES OF PREVIOUS MEETING:

The minutes of the Regular Meeting of February 14, 2017 were distributed to all the Board Members prior to the meeting.

Mr. Grossmann made the motion to approve the minutes. Motion seconded by Mr. Pritchard. In a voice vote, all were in favor, except for Mr. Mackey and Mr. Herb, who were not present at the February meeting and they abstained.

VOTE: 4 AYES

The motion carried

COMPLETENESS:

#781 Whitetown Realty, Block 30, Lots 8 & 11

The Board questioned whether the Board should take some action on a completeness determination.

Mr. Pritchard made the motion to deem the application incomplete. Motion seconded by Mayor Race. In a voice vote, all were in favor.

VOTE: 6 AYES

The motion carried

#782 Geopeak Energy, Block 51, Lot 5

Mr. Grossman made the motion to deem the application incomplete as per Board Engineer Sterbenz's report of April 7th, 2017. Motion seconded by Mr. Pritchard. Discussion on the motion: The Board discussed the incompleteness items. In a voice vote, all were in favor.

VOTE: 6 AYES

The motion carried

Board Attorney Dieterly reviewed that the Applicant is under a time constraint and he stated that the Board may want to assist the Applicant and entertain a special meeting to adopt the Resolution if the Board were to approve the application at its regular May meeting. After a brief discussion, it was agreed to schedule a special meeting on May 16th at 5 p.m. to adopt a possible Resolution. It was noted that there are meetings scheduled to review the incompleteness items so hopefully the amended submission will be in compliance. The Board discussed the required screening and the assessment/property tax implications.

Mr. Herb made the motion to schedule a special meeting on May 16th at 5 p.m., if needed, to adopt a Resolution for #782 Geopeak Energy, Block 51, Lot 5. Motion seconded by Mr. Mackey. Discussion on the motion: Board Attorney Dieterly reviewed the noticing requirements. In a voice vote, all were in favor, except for Mr. Grossmann, who abstained.

VOTE: 5 AYES

The motion carried

#781 Whitetown Realty, Block 30, Lots 8 & 11

Mr. Herb asked if the Board needs to do anything in regards to the certified 200 foot list. Board Secretary Schemm stated that she can ask that the Tax Assessor confirm the list. The Board discussed the matter. Board Engineer Sterbenz stated that he can also review the matter with the Tax Assessor. Mr. Herb stated that he may not be present at the May 9th meeting.

OTHER BUSINESS:

Development Fee Ordinance

The Board discussed the draft Development Fee Ordinance that was distributed. Board Attorney Dieterly also distributed comments from his office, which were reviewed and discussed. The Board continued to review the draft Ordinance and the Township's Affordable Housing obligation, which was discussed at great length. It was agreed to review the draft and think about the subject matter, so that it can be addressed at a future meeting.

BILLS:

Maser-White Town Realty	374.00	Escrow	#00758
Maser-White Town Realty	139.75	Escrow	#00758
Maser-Beha	34.00	Escrow	#00765
Maser-Beha	34.00	Escrow	#00765
NJPO-Annual Membership	185.00	PBOE	
Gebhart & Keifer – General	429.50	PBOE	

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

VOTE: 5 AYES

The motion carried.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 9:00 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
5/03/17