

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

**MINUTES
JUNE 10, 2014**

The regular meeting of the White Township Planning Board was held on Tuesday, June 10, 2014. Present were: Timothy Matthews, Jeff Herb, Robert Mackey, Michael Grossmann, Joseph Phillips, and David Pritchard. Board Members Absent: Sam Race, Joseph Magnini, Bryan Vande Vrede. Also present: Board Attorney Richard Dieterly, Board Engineer Paul Sterbenz, and Board Planner Joseph Layton.

CALL TO ORDER:

Chairman Matthews called the meeting to order at 7:33 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 May 13, 2014, were distributed to all the Board Members prior to the meeting.

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

VOTE: 6 AYES

The motion carried

OLD BUSINESS:

#760 Moncada NJ Solar 301, LLC, DSM Nutritional Products, Block 52, Lot 10

Michael Steib, Esq. was present on behalf of Geo-Peak who wishes to proceed with the installation of the Solar Facility that was approved by the Planning Board for Moncada. He briefly reviewed the modifications that are being proposed.

David Wisotsky, PE was present and he was sworn in. He went on to provide his qualifications and then went on to review the modifications/re-engineering to the proposed plan. The following were submitted and marked as Exhibits:

A-1 Aerial Site Plan Drawing, dated 6-04-14

A-2 Sheet S-2, revision date of 11-9-11, Colorized approved site plan

A-3 Colorized Site Plan Exhibit, dated 6-04-14

Engineer Wisotsky reviewed the exhibits and he described the existing conditions, the approved plan, and the modifications to the plan. The Board discussed how to handle the modifications/reduction to the approved plan. The Applicant agreed to provide revised drawings, for the Board to review.

Mr. Grossmann made the motion to authorize Board Engineer Sterbenz to work with the Applicant. Motion seconded by Dr. Phillips. In a voice vote, all were in favor.

VOTE: 6 AYES

The motion carried

NEW BUSINESS:

#770 T & G Rental, LLC, Block 64, Lot 8.01

Glenn Williams, Esq. was present on behalf of the Applicant. Board Secretary Schemm stated that she reviewed the affidavit of notice and found it to be in order. Attorney Williams went on to review the request to pave a portion of the parking area. He stated that the application was deemed complete in April and he reviewed the pre-existing conditions.

Kevin Smith, Steven Cramer, Board Planner Joseph Layton and Board Engineer Paul Sterbenz, were all sworn in.

Mr. Smith went on to describe the property and the following were marked as an exhibit:

A-1 Plan submission, dated 3-5-14

A-2 T & G Rental, LLC, existing parking exhibit, dated 6-10-14

Mr. Smith continued to review the proposal and the County review. He stated that they can address the comments in Board Engineer Sterbenz's review letter of May 2nd, 2014.

Steven Cramer addressed the historical use of the property and the business conducted at the site. He then addressed the proposed use.

Mr. Smith then provided the planning testimony for the C-2 impervious coverage variance being requested.

The Board continued to address the proposal with the Applicant. Board Attorney Dieterly reviewed the variance request for the impervious coverage.

Mr. Grossmann made the motion to grant the Variance. Motion seconded by Mr. Pritchard. In a voice vote, all were in favor.

VOTE: 6 AYES

The motion carried

Mr. Grossmann made the motion to grant Preliminary and Final Major Site Plan Approval. Motion seconded by Mr. Mackey. In a voice vote, all were in favor.

VOTE: 6 AYES

The motion carried

MEMORIALIZING RESOLUTION:

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

Board Attorney Dieterly stated that the Resolution had been distributed to the Applicant. Board Planner Layton noted two corrections.

Mr. Mackey made the motion to adopt the Resolution as amended. Motion seconded by Dr. Phillips. In a voice vote, all were in favor, except for Mr. Pritchard, who was not present at the April Meeting.

VOTE: 6 AYES

The motion carried

CORRESPONDENCE:

Chairman Matthews noted the DSM correspondence received by the Board.

OTHER BUSINESS:

Master Plan Re-examination

Board Planner Layton reviewed, with the Board, the document that was emailed out.

Mr. Mackey made the motion to adopt the Reexamination Report. Motion seconded by Mr. Pritchard. Discussion on the motion: Board Secretary Schemm asked if notice was required. Board Attorney Dieterly stated that notice was not required. He stated that he will prepare a Resolution memorializing the Board's action.

VOTE: 6 AYES

The motion carried

BILLS:

Maser-La Torre Plaza	125.00	Escrow #50059
Maser-DSM	497.25	Escrow #60013
Maser-T & G Rental	398.75	Escrow #50060
Maser-T & G Rental	1147.25	Escrow #50060
Maser-Becrett	312.50	Escrow #50052
Maser-General	62.50	PBOE
Maser-General	62.50	PBOE
Maser-General	406.25	PBOE
Gebhardt & Kiefer-General	370.00	PBOE
Gebhardt & Kiefer-General	160.00	PBOE
Gebhardt & Kiefer-General	482.00	PBOE
Gebhardt & Kiefer-Trinacria	224.00	Escrow #50059
Gebhardt & Kiefer-Trinacria	208.00	Escrow #50059
Gebhardt & Kiefer-Trinacria	288.00	Escrow #50059
Gebhardt & Kiefer-Paintball Depot	16.00	Escrow
Gebhardt & Kiefer-T & G Rental	368.00	Escrow #50060

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

VOTE: 6 AYES

The motion carried.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 9:28 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary