

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

**MINUTES
JULY 14, 2015**

The regular meeting of the White Township Planning Board was held on Tuesday, July 14, 2015. Present were: Timothy Matthews, Jeff Herb, Michael Grossmann (arriving at 7:35 p.m.), Sam Race, Joseph Magnini, David Pritchard, and Robert Mackey. Board Members Absent: Joseph Phillips and Bryan Vande Vrede. Also present: Attorney Tara St. Angelo, Board Engineer Paul Sterbenz, and Board Planner Joseph Layton

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.

COMPLETENESS:

#774 MAM Enterprises, Block 46, Lot 27-Preliminary and Final Major Site Plan

Michael Lavery Esq. was present on behalf of the Applicant. Also present John Hanson and Thomas Schiano, who were both sworn in. Attorney Lavery reviewed the proposed project and Engineer Hanson reviewed the waiver requests. Board Engineer Sterbenz stated that additional information was submitted and he would recommend that the matter be deemed complete.

Mr. Magnini made the motion to grant the waivers being requested 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

(Mr. Grossman arrived)

NEW BUSINESS:

#774 MAM Enterprises, Block 46, Lot 27-Preliminary and Final Major Site Plan

Michael Lavery Esq. was present on behalf of the Applicant. Both Attorney and Engineer Hanson touched on the proposed project. The following was submitted and marked as an Exhibit:

A-1 Preliminary & Final Major Site Plan, revised 6-09-15

Engineer Hanson went on to describe the proposed project and he stated that they can comply with the Board Professional's reports. He stated that the proposed project will not increase any parking, employees, or seating. The following was submitted and marked as an Exhibit:

A-2 Architectural Drawing/Rendering, dated 3-18-15

Engineer Hanson reviewed the Architectural drawings.

Mr. Grossman questioned the stream corridor, which Engineer Hanson addressed.

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

Mr. Magnini made the motion to approve the application as discussed this evening. Motion seconded by Mr. Mackey. In a voice vote, all were in favor.

VOTE: 7 AYES

The motion carried

#775 John Walburn, Block 13, Lot 22-Lot Line Adjustment

Dominick Santini, Esq. was present on behalf of the Applicant. He went on to describe the prior approvals granted by the Board and the gore that existed. He provided the following information which were marked as Exhibits:

- A-1 Survey Plat, Block 13, Lot 22, dated 12-17-14
- A-2 Widenor and Walburn Deed
- A-3 Walburn Deed
- A-4 Walburn Agreement
- A-5 Release of Driveway Easement

The Applicants and the Board reviewed the proposed Lot Line Adjustment to address the gore.

Mr. Race made the motion to approve the Lot Line Adjustment. Motion seconded by Mr. Magnini. In a voice vote, all were in a favor.

VOTE: 7 AYES

The motion carried

MEMORIALIZING RESOLUTIONS:

#775 John Walburn, Block 13, Lot 22-Lot Line Adjustment

Mr. Herb made the motion to adopt the Resolution as modified and discussed this evening. Motion seconded by Mr. Magnini. In a voice vote, all were in favor.

VOTE: 7 AYES

The motion carried

NEW BUSINESS-Continued

#778 Lisa Van Horn/James W. Smith and Karen Smith, Block 21, Lots 7 & 21

Alan Lowcher Esq. was present on behalf of the Applicants and he noted that the application is a Court Ordered Subdivision. Attorney St. Angelo stated that she is conflicted out, as the Attorney representing the Smiths, is an Attorney in her firm. Board Engineer Sterbenz briefly reviewed the Municipal Land Use Law and he stated that he feels that a Court Ordered Subdivision is exempt from Board approval. The Board agreed that they would like to have some legal representation and they discussed retaining an alternate Attorney to represent the Board on this issue. It was agreed to ask Zoning Board of Adjustment Attorney William Gold to represent the Board on this matter.

Mr. Magnini made the motion to ask Zoning Board of Adjustment Attorney William Gold to represent the Board on this matter. Motion seconded by Mr. Herb. In a voice vote, all were in favor.

VOTE: 7 AYES

The motion carried.

CONCEPTUALS:

#776 Apple Mountain, Block 16, Lots 12 & 44

Board Secretary Schemm stated that no one from Apple Mountain is present and she did try to call; however, the voice mail box is full and a message could not be left. Board Engineer Sterbenz briefly commented on the conceptual drawing that was submitted.

BILLS

Maser-General	96.75	PBOE	
Maser-Trinacria-La Torre Plaza	455.00	Escrow	#50059
Maser-Paintball Depot	32.50	Escrow	#50061
Maser-Ippolito	32.50	Escrow	#00762
Maser-Big Red	162.50	Escrow	#60025
Maser-T & G	97.50	Escrow	#50060
Maser-MAM Enterprises	520.00	Escrow	#50064
Maser-T & G Rental	991.25	Escrow	#50060
Maser-White 46	195.00	Escrow	#00748
Gebhardt & Kiefer-Walburn	208.00	Escrow	#00763
Gebhardt & Kiefer-General	370.00	PBOE	
Gebhardt & Kiefer-Ippolito	256.00	Escrow	#00762
Gebhardt & Kiefer-Ippolito	288.00	Escrow	#00762
Gebhardt & Kiefer-Walburn	48.00	Escrow	

In a motion made by Mr. Grossmann and seconded by Mr. Magnini, the bills were approved. In a voice vote, all were in favor. Mr. Race abstaining.

VOTE: 6 AYES

The motion carried.

MINUTES OF PREVIOUS MEETING:

The minutes of the meeting of May 12, 2015, were distributed to all the Board Members prior to the meeting.

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

VOTE: 4 AYES

The motion carried

OTHER:

Mr. Grossman noted that the agenda has the Block and Lot numbers reversed on the Walburn application. It was noted that the information was taken off of the application and the application is incorrect.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 8:30 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary