

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

**MINUTES
JUNE 11, 2013**

The regular meeting of the White Township Planning Board was held on Tuesday, June 11, 2013. Present were: Timothy Matthews, Anthony Wyhopen, Bryan Vande Vrede, Joseph Phillips, Michael Grossmann, Sam Race, Joseph Magnini, and David Pritchard (arriving at 7:37 p.m.). Board Members Absent: Robert Mackey and Jeff Herb. Also present: Board Attorney Richard Dieterly, Board Engineer Paul Sterbenz, and Board Planner Joseph Layton.

CALL TO ORDER:

Anthony Wyhopen called the meeting to order at 7:36 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 Wyhopen 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 14, 2013, were distributed to all the Board Members prior to the meeting.

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

VOTE: 8 AYES

The motion carried

OLD BUSINESS:

#768 Tilcon NY Inc., 34, Lot 20-Site Plan

John Wyciskala Esq. was present on behalf of the Applicant and he reviewed where the Board left off at last month's meeting.

Catherine Mueller was present and she confirmed that she was still under oath. She displayed the revised Plan Sheets and they were marked as an Exhibit:

A-3 Revised Drawings, dated May 28, 2013

The Applicants went on to address the revisions to the plan sheets and they reviewed the proposal and the ultimate mining conditions, which was discussed at great length.

The hearing was opened to the public.

James Cannon had several questions regarding the proposal and any necessary coordination of approvals, which was addressed by Chairman Wyhopen and Board Engineer Sterbenz.

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

The Applicant and the Board continued to review the proposal and the Board Professionals Reports. Chairman Wyhopen reviewed the possible conditions of an approval: Comments #1 through #7 and the conditions reflected in #8 in Board Engineer Sterbenz's report and Comments #2, #4, and #5 in Board Planner Layton's June 10th report.

Mr. Magnini made the motion to approve the application, as discussed this evening. Motion seconded by Mr. VandeVrede. Voice Vote, all were in favor.

VOTE: 8 AYES

The motion carried

Board Attorney Dieterly stated that he will be going on vacation tomorrow and he will not have the Resolution prepared until the Board's August meeting. He went on to introduce Tara St. Angelo to the Board. He stated that Ms. St. Angelo will be joining their firm, at the end of June, as an Associate.

Mr. Vande Vrede recused himself and sat in the Audience.

NEW BUSINESS:

#766 WhiteTown Realty, LLC., Block 30, Lots 8 & 11

Michael Lavery, Esq. was present on behalf of the Applicant and he briefly discussed their proposal. Ken Vande Vrede, Michael VandeVrede, Jess Symonds, Board Engineer Paul Sterbenz, and Board Planner Joseph Layton were all sworn in.

Mr. Symonds displayed the latest Plan Sheets and they were marked as an Exhibit:

A-1 Revised Plan Submission, dated 5-28-13

Mr. Symonds addressed the proposal and the building coverage. The following was displayed and marked as an exhibit:

A-2 Photograph of Hydroponics.

Mr. Vande Vrede then described the hydroponics project and the proposed water usage.

The hearing was opened to the public.

James Cannon questioned the amount of water to be used, which was addressed by the Applicant.

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

Board Engineer Sterbenz stated that he feels that the Applicant will be able to address the comments in his letter.

Dr. Phillips made the motion to grant the variance for building coverage. Motion seconded by Mr. Magnini. In a voice, vote, all were in favor.

VOTE: 7 AYES

The motion carried

Mr. Magnini made the motion to grant Preliminary and Final Major Site Plan, as discussed this evening. Motion seconded by Dr. Phillips. In a voice vote, all were in favor.

VOTE: 7 AYES

The motion carried

Mr. Vande Vrede resumed his position on the Board.

MEMORIALIZING RESOLUTION:

#765 Flowerland Growers, Block 63, Lot 3.03-Site Plan

The Board reviewed the latest draft of the Resolution. Mr. VandeVrede had a few questions in regards to the Resolution. Board Attorney Dieterly stated that he can modify the Resolution to reflect Mr. Vande Vrede's concerns.

Mr. Cannon, a member of the public, asked if Mr. Vande Vrede is providing additional testimony or is he commenting as a Board Member. Board Attorney Dieterly stated that a correction was brought to the Board's attention and Mr. Vande Vrede was not providing testimony and he will not be voting on this matter.

Mr. Grossmann 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. Magnini and Mr. VandeVrede, who abstained.

VOTE: 6 AYES

The motion carried

BILLS:

Maser-Planning	31.25	PBOE
Maser-Tilcon-Planning	812.50	Escrow
Maser-Tilcon-Engineering	1125.00	Escrow
Maser-Flowerland-Planning	375.00	Escrow
Maser-Balka-Planning	31.25	Escrow
Maser-Balka-Engineering	31.25	Escrow
Maser-Whitetown Realty-Planning	250.00	Escrow
Maser-Whitetown Realty-Engineering	437.50	Escrow
Gebhardt & Kiefer-General	418.00	PBOE
Gebhardt & Kiefer-Flowerland	96.00	Escrow
Gebhardt & Kiefer-Balka	256.00	Escrow
Gebhardt & Kiefer-Tilcon	128.00	Escrow
Gebhardt & Kiefer-Gro-Rite	176.00	Escrow
Maser-Flowrland-Engineering	921.25	Escrow

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

VOTE: 7 AYES

The motion carried.

ADJOURNMENT:

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

Respectfully Submitted:

Alfia Schemm
Board Secretary
8/7/13