

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

**MINUTES
JUNE 8, 2021**

The regular meeting of the White Township Planning Board was held on Tuesday, June 8, 2021 via Zoom. Present were: Timothy Matthews, Michael Grossmann, Robert Mackey, Anne Skoog, Joan Schnieber, Nevitt Duveneck, Chanda Collom, Richard Nieuwenhuis, Joseph Phillips, Drew Kiszonak, and David Pritchard. Also present: Board Attorney Tara St. Angelo, Board Engineer/Planner Paul Sterbenz, Conflict Engineer Andrew Holt, Traffic Consultant Joseph Fishinger, and IT Consultant Jean Paul Reese.

CALL TO ORDER:

Chairman Matthews called the meeting to order at 7:10 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 and the township website. Mr. Reese reviewed the Zoom procedures for this evening.

OPEN TO THE PUBLIC:

Chairman Matthews opened the meeting to the public for non-agenda items.

Gayle Howard questioned the difference between a Board Member being recused vs a Board Member abstaining, which Ms. St. Angelo addressed. Ms. Howard stated that there is an application on this evening's agenda and a Board Member is a relative.

Mr. Nieuwenhuis stated that he will be recusing himself from the Vande Vrede application that is on tonight's agenda.

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

MINUTES OF PREVIOUS MEETING:

The minutes of the special meeting of March 29, 2021, were distributed to all the Board Members prior to the meeting.

Ms. Skoog made the motion to approve the minutes. Motion seconded by Ms. Collom. In a voice vote, all were in favor, except for Mr. Kiszonak, Mr. Mackey, and Dr. Phillips, who were not present at the March meeting and abstained.

VOTE: 8 AYES

The motion carried

The minutes of the regular meeting of April 13, 2021, were distributed to all the Board Members prior to the meeting.

Dr. Phillips made the motion to approve the minutes. Motion seconded by Ms. Skoog. In a voice vote, all were in favor, except for Mr. Duveneck, who was not present at the April meeting and abstained.

VOTE: 10 AYES

The motion carried

MEMORIALIZING RESOLUTION:

#795 Foul Rift Solar Farm, Block 21, Lot 11.03

Mr. Nieuwenhuis made the motion to adopt the Resolution. Motion seconded by Ms. Skoog. In a roll call vote, all were in favor, except for Dr. Phillips, Mr. Kiszonak, and Mr. Duveneck who did not vote on the approval and Chairman Matthews who had recused himself.

VOTE: 7 AYES

The motion carried

NEWBUSINESS:

#796 Michael Vande Vrede, Block 30, Lots 8 and 8.0

Richard Niuwenhus recused himself. Richard Wenner, Esq. was present on behalf of the Applicant and he briefly summarized the application.

Michael Textores was present and he provided his qualifications and experience as an Engineer. He then went on to describe the proposed lot line/minor subdivision. Mr. Sterbenz summarized the proposal and the township ordinances and he stated that the Applicant has agreed to add the greenhouse coverage on the plan. The plans were displayed and reviewed by the Board.

The hearing was then opened to the public.

Gayle Howard asked about the Whitetown Realty coverage and flooding, which was addressed by both Mr. Sterbenz and Mr. Textores who stated that there is no construction being proposed and the application is to readjust the lot line.

Elaine Reichart questioned the coverage for the businesses and Mr. Textores stated that they are below the ordinance standard.

Gayle Howard stated her concern over the comment made by a Board Member while she was asking a question.

Chris Amato also commented on the unbecoming comment made by the Board Member.

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

Mr. Grossmann made the motion to grant the lot line/minor subdivision as discussed and reviewed this evening. Motion seconded by Dr. Phillips. Discussion on the motion: Mr. Duveneck asked that the conditions be reviewed again, which were summarized by Mr. Sterbenz. Mr. Wenner stated that the Applicant has no objections to the proposed conditions. In a roll call vote, all were in favor.

VOTE: 9 AYES

The motion carried

Mr. Wenner thanked the Board. Mr. Niuwenhus resumed his position on the Board.

OLD BUSINESS

#790 Jaindl Land Company, Block 7, Lot 16 (Phase 1 Site Plan)

#792 Jaindl Land Company, Block 7, Lots 3, 4, 5, 11 & 14 (Phase 2 Site Plan)

#791 Jaindl Land Company, Block 7, Lots 3, 4, 5, 11 & 14 (Phase 2 Subdivision)

Michael Grossmann recused himself.

Anthony Sposaro, Esq. was present on behalf of the Applicant. He stated that they plan on presenting Warehouse Operations testimony this evening.

Scott Murdoch was sworn and he presented his qualifications and experience in Architect/Warehouse Operations. He went on to display a series of slides which were marked as an Exhibit:

A-15 Murdoch slide presentation

Mr. Murdoch reviewed and described the slides, the proposed warehouses, example facilities, architectural design of facilities, number of employees, parking, traffic and onsite flow, operation management and functionality, fire protection/safety design, and the warehouse industry. The Board questioned a possible organizational chart with multiple tenants, automation, local fire department review, fire protection/suppression systems, and architectural questions, which Mr. Murdoch and Mr. Sposaro reviewed. Mr. Holt had several questions regarding the proposal, truck flow, wastewater flow, and solid waste management. Mr. Murdoch displayed the site plan and he described the onsite traffic flow and provided additional testimony. Mr. Fishinger had several questions regarding the use/storage of propane and parking, which Mr. Murdoch addressed. Ms. St. Angelo questioned the types of high cube warehouses, overnight truck parking, general hours of operation/shifts, and the bulk of the tractor trailer traffic, which Mr. Murdoch addressed. Mr. Pritchard questioned the need for refrigeration, which Mr. Murdoch addressed. Ms. Schneiber questioned the possible employee salaries, which Mr. Sposaro addressed. Mr. Kiszona stated his concern over a comment made in the Zoom chat and he clarified that he has not made any comments this evening. Ms. St. Angelo stated that it was agreed to leave the chat feature open; however, it is not part of the record. Chairman Matthews stated that tonight's meeting is probably the last Zoom meeting and he does not want to spend a lot of time on the concerns of the chat feature.

The hearing was opened to the public:

Mr. Amato questioned sustainability, solar panels and/or green roofs, and the benefits of the proposed location, which Mr. Murdoch addressed.

Arnold Hyndman questioned the overview that was provided and he asked how the project is a benefit to the environment for White Township and the surrounding communities and he questioned the truck flow, which Mr. Murdoch addressed.

Julia Somers, Executive Director of the NJ Highlands Coalition, questioned the design and phasing of the proposed project, the location of the referenced Grainger facility, the maximum number of tenants that could be incorporated into a facility, storage, corporate headquarters, and the number of employees, which Mr. Murdoch addressed.

Burk Ott had numerous questions on the types of warehouses, which Mr. Murdoch addressed.

Theresa Chapman asked about a fire lane, loading and unloading, lighting, truck traffic, and parking spots, which Mr. Murdoch addressed.

Danya Block questioned the enforcement of the truck idling and stacking of shipping containers, which Mr. Murdoch addressed.

Nancy Mason questioned a guard shack, fire suppression and water tank storage, which were addressed by both Mr. Murdoch and Mr. Sposaro.

Carolyn Wittke asked if the warehouses are being built on spec or built to suit, and lead certification, which Mr. Murdoch addressed.

Tom Bodolsky questioned how many of Mr. Murdoch's examples have been serviced by septic systems. Mr. Sposaro objected to the question. Chairman Matthews clarified that the site does not have sewer capability. Mr. Sposaro stated that their application to the DEP was submitted and withdrawn as it was not endorsed. Mr. Murdoch stated that he has not seen many sites serviced by septic, but he has seen some. Mr. Bodolsky questioned the location of the fire suppression. Mr. Sposaro stated that fire suppression is being designed and the details will be on the updated plans. Mr. Bodolsky questioned the truck loading and reloading, trucks coming in and leaving, trailer storage spaces and standards, tractor trailer traffic rate per shift, route of traffic, and time of traffic, where were addressed by Mr. Murdoch.

Beth Kabert questioned the decibel of noise level in the night time and early morning hours. Mr. Sposaro stated that they will comply with State law.

Chairman Matthews noted the time and he asked the Board if they wished to continue to proceed this evening. Ms. Collom stated her concern about the lateness of the meeting. Mr. Sposaro stated his concern over the repetitive questions and their repeated request for special meetings. Chairman Matthews stated that the Board has devoted every regular meeting to Jaindl.

Gayle Howard commented on how beneficial the Zoom meetings have been. Ms. St. Angelo stated that it is her understanding that in person meetings will resume in July, with no decision on a hybrid meeting. She stated that the website will be updated to provide the latest meeting information.

Dan Bloch questioned which witnesses will be presented next. Ms. St. Angelo stated that they believe that the next witness will provide engineering testimony. Mr. Bloch asked if there will be noise testimony provided. Mr. Sposaro stated that they will not necessarily present testimony as they intend to comply with state laws.

The hearing was closed to the public.

Chairman Matthew asked if they could reserve the right to recall the operation witness, as the revised plans may bring up additional questions. Mr. Sposaro stated that Mr. Murdoch will be back to present architectural testimony. Chairman Matthews stated that additional questions may come up with the plan revisions. Mr. Sposaro stated that they have no problem, if questions come up, due to the plan revisions. Mr. Phillips stated that he cannot come to an in person meeting and if we would be meeting at the Municipal Building. Ms. St. Angelo stated that they are in midst of conversations and they will be in touch to determine what can be accommodated.

CORRESPONDENCE:

Foul Rift Solar

. 5-21-21 WCPB, Re: Exempt

- Jaindl** . 5-11-21 WCPB, Re: Incomplete
- . 5-11-21 WCPB, Re: Incomplete
- . 5-11-21 WCPB, Re: Incomplete
- Misc** . O'Connor, Re: Notice of NJDEP
repair of Septic System
- . Bodolsky, Re: Restarting In
Person Meetings
- . 5-12-21 CFSD, Re: Zoom Chat

Chairman Matthews noted the correspondence.

BILLS:

Dr. Phillips made the motion to approve the bills. Motion seconded by Ms. Collom. In a voice vote, all were in favor.

Colliers Engineering & Design (DBA Maser Consulting)Becrett	77.50	Escrow
Suburban Consulting Engineers-Jaindl	4807.50	Escrow
Suburban Consulting Engineers-Foul Rift Solar Farm	480.00	Escrow
Gebhardt & Kiefer, P.C.-Jaindl	1006.50	Escrow
Gebhardt & Kiefer, P.C.-Foul Rift Solar Farm	181.50	Escrow
Gebhardt & Kiefer, P.C.-Becrett	82.50	Escrow
Gebhardt & Kiefer, P.C.-Litigation	627.00	PBOE
Gebhardt & Kiefer, P.C.-Jaindl	957.00	Escrow
Gebhardt & Kiefer, P.C.-General	454.88	PBOE
Gebhardt & Kiefer, P.C.-General	330.00	PBOE
Bright View Engineering-Jaindl	855.00	Escrow
Bright View Engineering-Jaindl	765.00	Escrow

VOTE: 9 AYES

The motion carried.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 10:44 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
10/6/21