

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

**MINUTES  
JULY 12, 2011**

The regular meeting of the White Township Planning Board was held on Tuesday, July 12, 2011. Present were: Timothy Matthews, Anthony Wyhopen, Jeff Herb, Joseph Phillips, Bryan Vande Vrede, James Carlson, Samuel Race, Robert Mackey, and David Pritchard. Board Member Absent: Joseph Magnini and William Godfrey. Also present: Attorney Knox and Board Planner Joseph Layton.

**CALL TO ORDER:**

Anthony Wyhopen called the meeting to order at 7:32 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.

Barry Wessner was present and he asked why tonight's applications are not notated on the Township website. Board Secretary Schemm stated that the information was emailed to the Township Clerk last week. Mayor Race stated that he will look into that and he asked that the agenda also include the physical addresses of the Applications.

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

**MINUTES OF PREVIOUS MEETING:**

The minutes of the meeting of April 12, 2011, were distributed to all the Board Members prior to the meeting.

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

**VOTE: 8 AYES**

The motion carried

**COMPLETENESS:**

**#758 Adam Zmigrodski, 195 Foul Rift Road, Block 25, Lot 1**

Adam Zmigrodski was present and Board Engineer Sterbenz reviewed his completeness report of July 7, 2011. The Board discussed the documentation that would be needed for the Board to take action on this Minor Site Plan. After a lengthy discussion it was agreed that the Applicant could obtain an aerial photograph of the site in lieu of a current survey. Board Engineer Sterbenz stated that he could look into the aerial photograph tomorrow. Mr. Knox stated that any new documentation needs to be submitted to the Board at least 10 days prior to the next meeting.

Mr. Mackey made the motion to deem the application incomplete and to grant Board Engineer Sterbenz the authority to deem the application complete, when it becomes complete. Motion seconded by Mr. Carlson. Discussion on the motion: Mr. Zmigrodski questioned the status of his escrow account. Board Engineer Sterbenz stated that he will have a better idea of the cost tomorrow. In a voice vote, all were in favor.

**VOTE: 9 AYES**

The motion carried

**#759 Whitetown Realty LLC(formally known as Gro-Rite) 283 CR 519  
Block 30, Lots 8 & 11**

Mr. Mackey and Mr. Vande Vrede recused themselves. Bryan Vande Vrede was present this evening on behalf of the Applicant. Attorney Knox stated that Attorney representation will be needed for the hearing and he stated that any notice can be carried to next month's meeting, if notice was provided for this evening. Mr. VandeVrede went onto discuss the submission waivers being requested with the Board Professionals. Board Engineer Sterbenz reviewed his completeness report of July 8, 2011.

Mayor Race made the motion to grant the waiver for Item #19. Motion seconded by Dr. Phillips. In a voice vote, all were in favor, except for Mr. Carlson who abstained.

**VOTE: 8 AYES**

The motion carried

The Board continued to review the remaining waivers with Mr. VandeVrede. Board Engineer Sterbenz stated that the waivers being requested are reasonable and he supports the granting of the waivers being requested.

Mayor Race made the motion to grant the remaining waivers as requested. Motion seconded by Dr. Phillips. Discussion on the motion the Board continued to review the proposal. In a voice vote, all were in favor, except for Mr. Carlson, who abstained.

**VOTE: 8 AYES**

The motion carried

Board Engineer Sterbenz stated that since the Board has granted the waivers, as requested by the Applicant, he would recommend that the Board deem the application complete.

Dr. Phillips made the motion to deem the application complete. Motion seconded by Mr. Pritchard. In a voice vote, all were in favor, except for Mr. Carlson, who abstained.

**VOTE: 8 AYES**

The motion carried

Mr. Vande Vrede requested that the Board carry the notice that was provided for this evenings meeting. The Board announced that this matter is being carried to the Board's August 9<sup>th</sup> meeting, without further notice being provided.

Mr. Mackey and Mr. Vande Vrede resumed their position on the Board.

**OTHER:**

**Highlands Discussion**

Board Planner Layton reviewed the status of the Highlands Conformance documents. He stated that the Environmental Resources Inventory was recently submitted and the Township received a response from the Highlands on June 20<sup>th</sup>. He then distributed a draft document, which the Board discussed at great length. Board Planner Layton stated that he will supply hard copies of the next draft document to all of the Board Members that want one.

**Alternate Energy**

Chairman Wyhopen stated that the subcommittee has been working on an Alternate Energy Ordinance and Board Planner Layton will be using the Blairstown Ordinance as a Model. He stated that the subcommittee is also looking at other items. Board Planner Layton stated that he will actually be using the Knowlton Ordinance and incorporate the comments that were made pertaining to the Blairstown Ordinance. Chairman Wyhopen stated that a draft will be forwarded to the subcommittee once it is completed.

**Zoning Board of Adjustment Annual Report**

The Board reviewed the Zoning Board of Adjustment Annual Report and the recommendations.

**BILLS:**

In a motion made by Dr. Phillips and seconded by Mr. Herb, the bills were paid. In a voice vote, all were in favor, except for Mayor Race, who abstained.

Maser-Planning	1013.75	PBOE	
Maser-Planning	875.00	PBOE	
Maser-Planning	436.25	PBOE	
Maser-PPL-Engineering	1893.25	Escrow	#50056
Maser-PPL-Planner	1211.25	Escrow	#50056
Maser-PPL-Engineering	250.00	Escrow	#50056
Maser-PPL-Planner	93.75	Escrow	#50056
Maser-Brookfields	31.25	Escrow	
Maser-Brookfields	822.50	Escrow	
Gebhardt & Kiefer	1350.00	PBOE	
Gebhardt & Kiefer-PPL	2096.00	Escrow	#50056

**VOTE: 8 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