

WHITE TOWNSHIP COMMITTEE

MINUTES OF MEETING JUNE 28, 2018

CALL TO ORDER

Mayor Race called the meeting to order at 7:00 p.m. and stated ‘Adequate Notice of this meeting of June 28, 2018 has been given in accordance with the Open Public Meetings Act by forwarding a notice of the date, time, and location of the meeting to the Express-Times and Star-Gazette; and by posting a copy thereof on the bulletin board in the Municipal Building and the township website. Formal action may be taken at this meeting. Public participation is encouraged. This agenda is subject to last minute additions and deletions by the White Township Committee’.

FLAG SALUTE

The Mayor asked everyone to stand for the flag salute.

ROLL CALL

Present: Mayor Race, Committeemen Herb and Vande Vrede, Attorney Brian Tipton and Clerk Kathleen Reinalda.

APPOINTMENT OF CHAIRPERSON (MAYOR) OF THE COMMITTEE - JULY 2018 THROUGH DECEMBER 31, 2018.

Mayor Race moved to appoint Jeff Herb as Mayor of the White Township Committee to serve July to December 31, 2018, seconded by Committeeman Vande Vrede and carried by unanimous favorable roll call vote. Attorney Tipton administered the oath of office.

APPOINTMENT OF DEPUTY MAYOR – JULY THROUGH DECEMBER 31, 2018

On motion by Mr. Herb, seconded by Mr. Vande Vrede and carried by unanimous favorable roll call vote, the Committee appointed Mr. Race as Deputy Mayor for the term July to December 31, 2018. Attorney Tipton administered the oath of office.

COMMITTEE ASSIGNMENTS JULY – DECEMBER 31, 2018

- Streets & Roads Deputy Mayor Race
- Buildings & Grounds Mayor Herb
- Finance Committeeman Vande Vrede

PUBLIC COMMENTS

Michael Mack introduced himself as the new fire chief for the Oxford Volunteer Fire Company. The committee wished him good luck in his new position.

ORDINANCES – PUBLIC HEARING

Ord. 2018-03: Motion to open the Public Hearing made by Mr. Herb, seconded by Mr. Vande Vrede and carried by unanimous favorable roll call vote. Being no comments, motion to close the Public Hearing made by Mr. Vande Vrede, seconded by Mr. Herb and carried by unanimous favorable roll call vote. Motion to adopt the following Ordinance made by Mr. Vande Vrede, seconded by Mr. Herb and carried by unanimous favorable roll call vote. Herb – yes, Race – yes, Vande Vrede – yes. Motion carried.

ORDINANCE NO. 2018-03

**ORDINANCE AMENDING ARTICLE II TERMINOLOGY AND ARTICLE XII
ZONING OF THE LAND USE ORDINANCE
TO CLARIFY THE DEFINITION OF SIGN AREA**

WHEREAS, there is currently an inconsistency in the definition of sign area in Article II and Article XII; and

WHEREAS, the Township would like to amend the Land Use Ordinance to clarify the definition of sign area.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of White as follows:

Section 160-4 of the Code of the Township of White shall be amended to replace the definition of sign area with the following:

SIGN AREA

Sign area shall be calculated as the entire area within a continuous perimeter, enclosing the extreme limits of sign display, including any frame or border. Where there is no frame or border, including signs composed of individual letters, numerals, or other symbols or illustrations, the sign area shall be the sum of the area of the smallest geometric area encompassing all of said letters or symbols or illustrations. Sign area shall not be construed to include the supporting members of any sign which are used solely for such purpose.

Section 160-86.B of the Code of the Township of White shall be amended by replacing Subsection B in its entirety with the following:

B. Sign Area Measurement. See definition of Sign Area in Section 160-4.

ORDINANCES – FIRST READING

Ord. 2018-04: Motion to adopt the following Ordinance on First Reading made by Mr. Herb, seconded by Mr. Vande Vrede and carried by unanimous favorable roll call vote. Herb – yes, Race – yes, Vande Vrede – yes. Motion carried.

ORDINANCE NO. 2018-04

**ORDINANCE AMENDING ARTICLE XV OF THE LAND USE ORDINANCE
ENTITLED “R- 1 DETACHED SINGLE-FAMILY RESIDENCE DISTRICT” TO
ALLOW MAXIMUM BUILDING COVERAGE UP TO 30% FOR
AGRICULTURAL USES WITH GREENHOUSES**

WHEREAS, customary and conventional farming operations uses are permitted in the Township’s R- 1 Detached Single-Family Residence District (R-1); and

WHEREAS, such farming operations may include the use of greenhouses; and

WHEREAS, Section 160-130 Required Conditions limits maximum building coverage to 10% in the R-1 Zone; and

WHEREAS, farming operations with greenhouses are unduly restricted by 10% building coverage; and

WHEREAS, the Township would like to amend the Land Use Ordinance to allow farming operations with greenhouses the ability to exceed 10% building coverage.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of White as follows:

Section 160-130A of the Code of the Township of White shall be amended to add the following:

(12) Greenhouse Requirements. Greenhouses used as part of a customary and conventional farming operation shall conform to the following minimum requirements:

- (a) Greenhouses shall be set back a minimum of 75 feet from any property lot line except where any property line abuts an existing residential use, the setback shall be not less than 100 feet in width. When abutting an existing residential use, the 25 feet nearest the residential use property line shall be used only as a buffer planting strip planted in accordance with Section 160-99B.
- (b) Building coverage for greenhouses shall not exceed 20% of the total lot area. This limitation applies only to the area wherein crops are actively cultivated. This 20% building coverage is in addition to the normal 10% building coverage in this zone. Areas which are devoted to the packaging or processing or shipping of crops or not otherwise devoted to

agricultural use are subject to the normal 10% building coverages of the zone. Total building coverage including greenhouses plus other buildings shall not exceed 30%.

- (c) Total impervious coverage of the subject lot including the area in greenhouses shall not exceed 40%.
- (d) Any topsoil stripped or removed for greenhouse construction shall be stockpiled on the subject property for future use, should greenhouse operations terminate.
- (e) All rainwater or other precipitation which falls upon greenhouses shall be collected and used for irrigation of crops either within or outside the greenhouses or otherwise recycled.
- (f) Section 160-175 Performance Standards shall apply to greenhouse operations.
- (g) Individual homeowners with greenhouses under 800 square feet in floor area shall be exempt from these requirements.

RESOLUTIONS

Res. 2018-31: Motion made by Mr. Vande Vrede, seconded by Mr. Herb and carried by unanimous favorable roll call vote to approve the following resolution. Herb – yes, Vande Vrede – yes, Race – yes. Motion carried.

RESOLUTION #2018-37

RESOLUTION TO PROVIDE FOR THE RENEWALS OF PLENARY RETAIL CONSUMPTION LICENSES FOR 2018-2019 IN THE TOWNSHIP OF WHITE, COUNTY OF WARREN, STATE OF NEW JERSEY.

WHEREAS, proper applications and appropriate fees have been received by the White Township Clerk;

WHEREAS, Clearance Certificates have been received from the New Jersey Division of Taxation, verifying compliance with Chapter 161, Laws of N. J., by the applicants.

NOW, THEREFORE BE IT RESOLVED by the Township Committee of the Township of White, County of Warren, State of New Jersey, that the following Plenary Retail Consumption Licenses in the Township of White, are hereby renewed for the 2018-2019 licensing year, said renewal effective July 1, 2018:

2123-33-001-004 Saloon 5A LLC

Res. 2018-32: Motion made by Mr. Herb, seconded by Mr. Vande Vrede and carried by unanimous favorable roll call vote to approve the following resolution. Herb – yes, Vande Vrede – yes, Race – yes. Motion carried.

RESOLUTION 2018-32

PERSON-TO-PERSON TRANSFER

WHEREAS, an application has been filed for a Person-To-Person Transfer of Plenary Retail Consumption License Number 2123-33-003-002, heretofore issued to Armando and Joan Fratezi (Pequest Bend Tavern) for premises located at 711 Water Street, White Township, New Jersey;

WHEREAS, the submitted application form is complete in all respects, the transfer fees have been paid, and the license has been properly renewed for the current license term;

WHEREAS, the applicant is qualified to be licensed according to all standards established by Title 33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title 33;

WHEREAS, the applicant has disclosed and the issuing authority reviewed the source of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the licensed business;

NOW, THEREFORE, BE IT RESOLVED that the White Township Committee does hereby approve, effective July 1, 2018, the transfer of the aforesaid Plenary Retail Consumption License to Joan H. Fratezi (sole owner) and does hereby direct the Township Clerk/A.B.C. Board Secretary to endorse the license certificate to the new ownership as follows: “This license, subject to all its terms and conditions, is hereby transferred to Joan H. Fratezi., effective July 1, 2018.

Res. 2018-33: Motion made by Mr. Herb, seconded by Mr. Vande Vrede and carried by unanimous favorable roll call vote to approve the following resolution. Herb – yes, Vande Vrede – yes, Race – yes. Motion carried.

RESOLUTION 2018-33

AUTHORIZATION TO AWARD A CONTRACT THROUGH THE NJPA COOPERATIVE FOR A 2019 INTERNATIONAL HV507 4X4 L9 CHASSIS WITH SPREADER AND PLOW

WHEREAS, The Township of White desires to purchase a 4x4 truck with spreader and plow for the DPW; and

WHEREAS, White Township is a member of the National Joint Powers Alliance (NJPA) Cooperative membership number 10385.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of White that the contract for a 2019 International HV507 4x4 L9 Chassis with a spreader and plow, contract number 081716-NVS, is hereby awarded to Browns Hunterdon International, LLC in the amount of \$176,754.57.

OLD BUSINESS

None.

NEW BUSINESS

- A. Mr. Herb reviewed all of the research the Planning Board has done regarding the possibility of instituting marijuana regulations for White Township. The Planning Board has now requested the committee also look into the subject. Attorney Tipton will do legal research and provide guidance at upcoming meetings.

PUBLIC COMMENTS

Sharon Haggerty suggested the committee reach out to Knowlton Township regarding the marijuana issue. A very informative presentation was given at one of the board meetings.

PRESENTATION OF VOUCHERS

On motion by Mr. Vande Vrede, seconded by Mr. Herb and carried by unanimous favorable roll call vote, the Committee approved the following list of bills:

<u>Check No.</u>	<u>Amount</u>	<u>Payee</u>
15621	3,920.00	ARAE Network Solutions LLC
15622	465.00	A&S Hydraulics Inc.
15623	576.20	Ben Shaffer & Associates Inc.
15624	244.19	CenturyLink
15625	573.11	Comcast
15626	3,323.00	CRS LLC
15627	50.00	Discovery Benefits
15628	VOID	
15629	26.13	Elizabethtown Gas
15630	40.67	Elizabethtown Gas
15631	3,035.14	Florio, Perrucci, Steinhardt and Cappelli
15632	3,871.50	Gebhardt & Kiefer
15633	103.76	Home Depot Credit Services
15634	354.73	Horizon Blue Cross Blue Shield of NJ
15635	1,076.17	JCP&L

15636	777.26	Jim Flynn's Truck Repair Inc.
15637	378.13	Kathleen Reinalda
15638	190.09	Kathleen Reinalda – petty cash
15639	1,155.00	Maser Consulting P.A.
15640	52.13	Mayberry Sales & Service
15641	650.00	MGL Printing Solutions
15642	804.45	Montage Enterprises Inc.
15643	380.00	Mr. John Inc.
15644	50.94	ReadyRefresh By Nestle
15645	36.00	NJ Division of ABC
15646	976.35	NJ American Water Company
15647	115.15	NJ Advance Media
15648	29,500.00	Oxford Volunteer Fire Dept.
15649	23,839.00	Public Alliance Insurance Coverage Fund
15650	7,950.00	Phoenix Consulting Group LLC
15651	54.37	Quill Corporation
15652	110.63	Sanico Inc.
15653	156.50	S&L Equipment Rental Inc.
15654	95.25	Staples Credit Plan
15655	169.30	The Busy Peach LLC
15656	500.00	Treasurer, State of NJ
15657	20,243.97	United Telephone Co. of NJ
15658	54.55	Verizon Wireless
15659	1,396.80	Vital Communications
15660	500.00	Warren United Soccer Club
15661	1,590.00	Warren County Treasurer
15662	228.60	Warren Materials
15663	899.39	White Twsp. Board of Education
15664	520.90	Xerox Corporation
15665	102.72	NJ Advance Media
15666	5,587.50	GTM Turf Management
15667	354.73	Horizon Blue Cross Blue Shield of NJ

TOTAL ALL FUNDS.....\$117,079.31

CURRENT FUND – MANUAL

2297	16,104.61	Payroll Account
2298	143.70	Postmaster
2299	16,133.05	Payroll Account

DOG ACCOUNT

1156	42.60	NJ Department of Health & Senior Services
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CAPITAL ACCOUNT

1521	2,438.50	Maser Consulting P.A.
1522	1,348.51	Tilcon New York Inc.
1523	2,240.00	Precast Manufacturing

DEVELOPER ESCROW ACCOUNT

1090	525.00	Maser Consulting P.A.
1091	135.00	Maser Consulting P.A.
1092	136.00	Maser Consulting PA.
1093	1,382.50	Maser Consulting P.A.
1094	630.00	Maser Consulting P.A.
1095	594.00	Gebhardt & Kiefer P.C.
1096	2,404.24	Mott MacDonald
1097	82.50	Gebhardt & Kiefer P.C.
1098	214.20	Mott MacDonald
1099	735.00	Maser Consulting P.A.
1100	275.40	Mott MacDonald
1101	910.00	Maser Consulting P.A.
1102	297.00	Gebhardt & Kiefer P.C.
1103	2,218.50	Mott MacDonald
1104	420.00	Maser Consulting P.A.
1105	247.50	Gebhardt & Kiefer P.C.
1106	66.00	Gebhardt & Kiefer P.C.

TOTAL ALL FUNDS.....\$166,803.12

PRESENTATION OF MINUTES

Motion made by Mr. Herb, seconded by Mr. Vande Vrede and carried by unanimous favorable roll call vote to approve the April 12, 2018 Regular Meeting Minutes, the April 12, 2018 Executive Session Meeting Minutes and the May 24, 2018 Regular Meeting Minutes as presented. Herb – yes, Vande Vrede – yes, Race – yes. Motion carried.

OTHER MATTERS

Mayor and Committee cancelled the July 12th meeting.

On motion by Mr. Vande Vrede, seconded by Mr. Herb and carried by unanimous favorable roll call vote, the following Resolution was adopted:

RESOLUTION - EXECUTIVE SESSION

WHEREAS, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of White, as follows:

1. The public shall be excluded from discussion, and action upon the hereinafter specified subject matter, June 28, 2018, 7:41 pm:

Potential Litigation
(zoning office matter)

2. It is anticipated at this time, the above-stated subjects will be made public at such time when the matters discussed are no longer sensitive. Motion passed.

On motion by Mr. Herb, seconded by Mr. Vande Vrede, the meeting was re-opened to the public at 8:19p.m. Motion passed. No action was taken in Executive Session.

ADJOURNMENT

Being no further business to come before the Committee, the meeting was adjourned at 8:31p.m. on motion by Mr. Herb, seconded by Mr. Vande Vrede and carried by unanimous favorable roll call vote.

Respectfully Submitted,

Kathleen R. Reinalda, RMC
Township Clerk