

WHITE TOWNSHIP COMMITTEE

MINUTES OF MEETING JULY 8, 2020

CALL TO ORDER

Mayor Herb called the meeting to order at 6:00 p.m. and stated 'Adequate Notice of this ZOOM meeting of July 8, 2020 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 Warren County Zone; 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 Herb, Committeewoman Collom, Committeeman Race, Attorney Tipton and Clerk Kathleen Reinalda.

The JAINDL presentation regarding the PILOT Program was canceled by JAINDL's attorney.

ENGINEERING REPORT

Paul Sterbenz reported on the following:

- Upper Sarepta Rd. - Been milled and will be paved next week.
- White Rd. – Mr. Sterbenz reviewed and provided options such as a dead ends or one way road. It was decided to meet on site with the residents of White Road and the Mayor.
- Ord. 2020-04: Allows one accessory structure in any zone with a home. This was a result of residents located in the H-D zone being unable to have a pool. The Planning Board is very supportive of the Ordinance.

RESOLUTIONS

Res. 2020-35: Motion made by Mrs. Collom, seconded by Mr. Race and carried by unanimous favorable roll call vote to approve the following resolution. Herb – yes, Collom – yes, Race – yes. Resolution adopted.

RESOLUTION TO PROVIDE FOR THE RENEWALS OF PLENARY RETAIL

**CONSUMPTION LICENSES FOR 2020-2021 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/Distribution Licenses in the Township of White, are hereby renewed for the 2020-2021 licensing year, said renewal effective July 1, 2020:

2123-44-013-002 Yellow Dog Investments Inc., T/A Village Square Wine and Liquors,
Hop & Vine Premium Spirits
2123-33-011-005 The Waterfront Inc.; T/A Domenicos Pizzeria and Liquor Store
2123-33-001-004 Accetturo Nicola A

ORDINANCES – PUBLIC HEARING

Ord. 2020-04: Motion to open the Public Hearing made by Mrs. Collom, seconded by Mr. Race and carried by unanimous favorable roll call vote. Being no comments, motion to close the Public Hearing made by Mrs. Collom, seconded by Mr. Race and carried by unanimous favorable roll call vote. Motion to adopt Ordinance 2020-04 made by Mrs. Collom, seconded by Mr. Race and carried by unanimous favorable roll call vote. Herb – yes, Collom – yes, Race – yes.

**TOWNSHIP OF WHITE
WARREN COUNTY, NEW JERSEY
ORDINANCE NO. 2020-04**

**ORDINANCE TO AMEND PROVISIONS IN SECTION 160-92 OF THE LAND USE
CODE ENTITLED “ACCESSORY BUILDINGS OR STRUCTURES” TO UPDATE THE
SETBACK PROVISIONS FOR ACCESSORY USES AND STRUCTURES AND
CLARIFY THAT CUSTOMARY ACCESSORY USES AND ONE ACCESSORY
BUILDING ARE PERMITTED IN AFFILIATION WITH A SINGLE-FAMILY
DWELLING AS DEFINED IN THE CODE**

WHEREAS, Chapter 160 of the Code of the Township of White contains provisions to regulate land use in the Township; and

WHEREAS, in Section 160-92 of the Land Use Code entitled “Accessory Buildings or Structures” contains requirements for the construction of accessory buildings and structures; and

WHEREAS, Section 160-92 of the Land Use Code does not contain any provisions relative to accessory uses; and

WHEREAS, Section 160-92 of the Land Use Code also does not contain any allowances to permit in all cases an accessory building or structure and customary accessory uses in association with a single-family dwelling as defined in the Code.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of White that Section 160-92 of the Land Use Code of the Township of White entitled “Accessory Buildings or Structures” be amended to read as follows:

Section One - Section 160-92, currently entitled “Accessory Buildings or Structures” shall be retitled “Accessory Buildings, Structures, and Uses” and be revised to read as follows:

Section 160-92 Accessory Buildings, Structures, and Uses

No accessory building or structure shall be built on any lot on which there is not a principal building or structure. No trailer or mobile home shall be used in any zone district as an accessory building or structure except as permitted as a conditional use under § 160-121.

Customary and permitted accessory uses as defined in Section 160-05 of the Code shall be located where permitted in other sections of this Code.

Each lot that contains a single-family dwelling as defined in Section 160-05 regardless of zoning district, shall be permitted to have at least one (1) accessory building or structure as well as customary and permitted accessory uses as long as the setback requirements in Section 160-92 and other applicable sections of the Code are complied with.

A. The following requirements shall be met in all residential zones:

- (1) No accessory building or structure shall have a ground floor area greater than the ground floor area of the principal building or structure on the same lot.
- (2) No accessory building or structure shall exceed 20 feet in height.
- (3) No accessory building or structure shall be permitted in any front yard.
- (4) All accessory buildings shall be located at least 12 feet from any principal building situated on the same lot.
- (5) Accessory buildings may be built within any side yard if the distance from any accessory building to the side line of the lot is equal to or greater than the required side yard setback for the principal building on said lot.

(6) Accessory buildings built in any rear yard shall not be closer than 10 feet to any side or rear property line of the lot containing said accessory building.

(7) Accessory buildings on corner lots shall not be erected nearer to any street side line than the front yard setback required on the lot adjacent to the side lot line of the lot upon which the accessory building is located.

B. The following requirements shall be met in all nonresidential zones:

(1) No accessory building shall have a ground area greater than the ground area of the principal building on the same lot.

(2) No accessory building or structure shall exceed the height of the principal building or structure.

(3) No accessory building shall be permitted in any front yard.

(4) No accessory building shall be closer to the principal building on the lot on which it is located than 20 feet or the height of said accessory building, whichever is greater.

(5) Accessory buildings may be built within any side yard if the distance from said accessory building to the side line of the lot is equal to or greater than the required side yard setback for the principal building on said lot.

Section 2 - Portions of the Code not set forth above shall remain unchanged.

Section 3 - This ordinance shall take effect upon adoption by the Township Committee in accordance with the law.

Section 4 - Any section, subsection or portion of this ordinance that may be found to be invalid by a competent court of jurisdiction shall not invalidate any other section, subsection or portion of this ordinance.

NEW BUSINESS

The Animal Control Officer suggested the township adopt a 'cat nuisance ordinance' after receiving complaints. Mayor Herb suggested Attorney Tipton review the sample ordinances provided by the ACO and prepare a similar Ordinance for White Township.

The township auditor recommended that the DPW Supervisor timesheets be signed by someone other than himself. This was tabled until receipt of the audit.

OLD BUSINESS

The Ridge Road weight limit ordinance was tabled until Harmony Township introduces the same ordinance. Ridge Road travels into Harmony Township resulting in both towns having to have matching ordinances.

CORRESPONDENCE

The GRC Complaint No. 2018-280 regarding records access was voluntarily withdrawn by the complainant.

PUBLIC COMMENTS

Arnold Hyndman asked the status of the property maintenance ordinance. Mayor responded that the township has not pursued it.

PRESENTATION OF VOUCHERS

On motion by Mrs. Collom, seconded by Mr. Race 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>
16663	2135.00	Arae Network Solutions LLC
16664	64.89	CenturyLink
16665	640.21	Comcast
16666	6447.42	Denville Line Painting Inc.
16667	350.00	Edmunds GovTech
16668	86.00	J.C. Ehrlich Co., Inc.
16669	253.20	Elizabethtown Gas
16670	187.27	Elizabethtown Gas
16671	6216.50	Gebhardt & Kiefer P.C.
16672	4687.50	GTM Turf Management
16673	25,000.00	Hope Township
16674	1250.15	JCP&L
16675	220.00	Kathleen Reinalda
16676	198.50	Mary Bermingham
16677	17,580.34	Maser Consulting P.A.
16678	12.57	Mayberry Sales and Service
16679	100.00	MCANJ
16680	1812.00	MGL Printing Solutions
16681	56,378.38	Morris Asphalt Co., Inc.
16682	1058.00	NJ American Water Co.
16683	229.76	NJ Advance Media
16684	24,879.00	Public Alliance Insurance Coverage Fund
16685	155.00	Eurofins QC Inc.
16686	108.28	Quill Corporation
16687	57.37	Smith Tractor & Equipment Inc.
16688	14.04	Staples Credit Plan
16689	132.00	Steven P. Gruenberg, Attorney
16690	465.00	TGM Services
16691	3584.81	Tilcon New York Inc.
16692	500.00	Treasurer, State of NJ
16693	209.61	Verizon Wireless

16694	854.25	Vital Communications
16695	2065.95	Warren Materials
16696	1250.00	Delaware Valley Septic
16697	334.40	Sanico Inc.
16698	315.10	Horizon Blue Cross Blue Shield of NJ
16699	623,606.00	White Twsp. Board of Education

TOTAL.....\$783,438.50

CURRENT VALLEY MANUAL

2357	26,973.53	Payroll Account
2358	15,033.11	Payroll Account

DEVELOPER'S ESCROWS

1212	3263.75	Bright View Engineering
1213	2392.50	Bright View Engineering
1214	747.00	Gebhardt & Kiefer P.C.
1215	33.00	Gebhardt & Kiefer P.C.
1216	1369.50	Gebhardt & Kiefer P.C.
1217	491.10	Maser Consulting P.A.
1218	37.50	Maser Consulting P.A.
1219	450.00	Maser Consulting P.A.
1220	75.00	Maser Consulting P.A.
1221	5466.30	Suburban Consulting Engineers
1222	VOID	VOID
1223	10,322.50	Suburban Consulting Engineers

GRAVEL PIT ESCROWS

230	337.50	Maser Consulting P.A. (for Tilcon)
238	487.50	Maser Consulting P.A. (for BS&G)
236	337.50	Maser Consulting P.A. (for Hoffman)
232	3605.48	Maser Consulting P.A. (for HS&G)

SEWER ACCOUNT

1364	75,533.75	Warren County (PR) MUA
1365	4000.00	Nisivoccia LLP

CAPITAL ACCOUNT

1558	16,230.45	Tilcon New York Inc.
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TOTAL ALL FUNDS.....\$950,625.47

ADJOURNMENT

Being no further business to come before the Committee, the meeting was adjourned at 6:42p.m. on motion by Mrs. Collom, seconded by Mr. Race and carried by unanimous favorable roll call vote.

Respectfully Submitted,

Kathleen R. Reinalda, RMC
Township Clerk