

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

**MINUTES
JANUARY 12, 2021**

The reorganization and regular meeting of the White Township Planning Board was held on Tuesday, January 12, 2021. Present were: Timothy Matthews, Chanda Collom, Michael Grossmann, Robert Mackey, Anne Skoog, Nevitt Duveneck, Joan Schnieber, Richard Nieuwenhuis, Drew Kiszona, and David Pritchard. Board Member Absent: Joseph Phillips. Also present: Attorney Tara St. Angelo, Attorney Richard Cushing, Engineer/Planner Paul Sterbenz, Conflict Engineer Andrew Holt, and IT Consultant Jean Paul Reese.

CALL TO ORDER:

Attorney St. Angelo called the meeting to order at 7:05 p.m. She 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 Township Website.

SWEARING IN OF BOARD MEMBERS:

Attorney St. Angelo administered the oath of office to Anne Skoog, Chanda Collom, Drew Kiszona, Nevitt Duveneck, and David Pritchard.

REORGANIZATION:

Election of Chairman

Mr. Pritchard stated that the nominating committee is nominating Timothy Matthews as Chairman. Motion seconded by Mr. Nieuwenhuis. With there being no other nominations, the nominations were closed. In a roll call vote, all were in favor of the election of Tim Matthews as Chairman.

VOTE: 9 AYES

The motion carried.

Election of Vice Chairman

Mr. Pritchard stated that the nominating committee is nominating Robert Mackey as Vice Chairman. Motion seconded by Mr. Nieuwenhuis. In a roll call vote, all were in favor of the election of Robert Mackey as Vice Chairman.

VOTE: 9 AYES

The motion carried.

Appointment of Board Professionals/Contracts Awarded

Mr. Pritchard stated that the nominating committee is recommending the appointment of the same Board Professionals for 2021 calendar year. Motion seconded by Mr. Nieuwenhuis. In a voice vote, all were in favor.

VOTE: 9 AYES

The motion carried

Designation of Meeting Date, Time and Place-Adoption of Resolution

Mr. Mackey made the motion to adopt the meeting, time, and place, as outlined in the distributed Resolution. Motion seconded by Ms. Collom. In a voice vote, all were in favor.

VOTE: 9 AYES

The motion carried.

Newspaper Designation-Adoption of Resolution

Ms. Collom made the motion to adopt the Resolution designating the official newspapers, the same as the Governing Body. Motion seconded by Mr. Pritchard. In a voice vote, all were in favor.

VOTE: 9 AYES

The motion carried.

Notification of Fees-Adoption of Resolution

Ms. Skoog made the motion to adopt the Notification of fees Resolution. Motion seconded by Ms. Collom. In a voice vote, all were in favor.

VOTE: 9 AYES

The motion carried

Adoption of Public Commenting Policy for Electronic/Remote Public Meetings

Ms. Collom made the motion to adopt the Public Commenting Policy for Electronic /Remote Public Meetings. Motion seconded by Ms. Skoog. In a voice vote, all were in favor.

VOTE: 9 AYES

The motion carried

Appointment of Board Secretary

Mr. Pritchard stated that the nominating committee is nominating Alfia Schemm as the Board Secretary. Motion seconded by Mr. Nieuwenhuis. In a voice vote, all were in favor.

VOTE: 9 AYES

The motion carried

OPEN TO THE PUBLIC:

Mr. Reese reviewed the Zoom instructions/procedures for this evening's meeting. Chairman Matthews opened the meeting to the public for non-agenda items.

Arnold Hyndman stated that the adoption of the Master Plan is a positive step in preserving the Township and the process cannot stop here.

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

MINUTES OF PREVIOUS MEETING:

The minutes of the Regular Meeting of September 8, 2020 were distributed to all the Board Members prior to the meeting.

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

VOTE: 7 AYES

The motion carried

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The minutes of the Regular Meeting of November 10, 2020 were distributed to all the Board Members prior to the meeting.

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

VOTE: 6 AYES

The motion carried

The minutes of the Special Meeting of November 12, 2020, were distributed to all the Board Members prior to the meeting.

Ms. Collom made the motion to approve the minutes. Motion seconded by Ms. Schnieber. In a voice vote, all were in favor, except for Mr. Duveneck, Ms. Skoog, and Mr. Nieuwenhuis, were not present at the meeting and abstained.

VOTE: 7 AYES

The motion carried

COMPLETENESS:

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

Mr. Sterbenz reviewed his 1/8/21 completeness report, possible waivers, and he recommended that the application be deemed incomplete.

Mark Bellin, Esq. was present on behalf of the Applicant and he asked if the Board would consider completeness and a hearing if the incompleteness items are submitted to the satisfaction of Mr. Sterbenz.

Robert Striker, P.E., reviewed the incompleteness items. The Board continued to discuss the proposal, possible waivers, and the procedure/process. Mr. Sterbenz stated that the Board can waive 1b and 1c and the plan scale requirement and deem the application incomplete for 1a, 1d, and 1e. The Board discussed the need for scheduling a special meeting. Mr. Sterbenz stated that he will need to recuse himself after completeness and from the hearing as his firm has done work with one of the principles of the LLC.

Mr. Nieuwenhuis made the motion to appoint Conflict Engineer Mr. Holt as the Engineer to prepare the technical review and represent the Board for this application. Motion seconded by Ms. Collom. Discussion on the motion: the Board reviewed the waivers and the incompleteness items as recommended by Mr. Sterbenz. The Board also discussed a decommissioning agreement. In a voice vote, all were in favor, of appointing Mr. Holt as the Conflict Engineer.

VOTE: 9 AYES

The motion carried

Ms. Collom made the motion to deem the application incomplete. Motion seconded by Ms. Skoog. In a voice vote, all were in favor, except for Mr. Grossmann, who abstained.

VOTE: 8 AYES

The motion carried

The Board then discussed scheduling a special meeting to determine completeness, grant waivers, and possibly hear the application, and February 16th was chosen as the special meeting date. Board Secretary Schemm stated that the application documents will be placed into a file and will be available on the Township Website.

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)

Anthony Sposaro, Esq. was present on behalf of the Applicant. He stated that they plan on submitting plan revisions that will deal with buffer changes, setbacks, and the relocation and redesign of the detention basin. He stated that they would like to present their Traffic Testimony this evening.

Corey Chase, Dynamic Traffic, Traffic Engineer was sworn in and he shared and displayed Exhibit A-4 and he gave a general overview of the proposal and he reviewed the documents that have been submitted. He confirmed that that documents were submitted to the Belvidere Police Department, the Belvidere Ambulance Corp, the Goodwill Fire Company, the Washington barracks of the NJ State Police, the Harmony Township School and the White Township Consolidated School. He stated that they have not received any comments from any of those outside agencies. He then went on to review the submitted Traffic Impact Study and he stated that they have received review letters from Bright View Engineering and he believes that they have satisfactorily addressed their comments. He then displayed and shared a drawing to the screen, which was marked as an Exhibit:

20/21 A-1 Preliminary Intersection Improvement Plan, dated 6-1-20

Mr. Chase described the Exhibit and he also commented on the County Report.

Joe Fishinger, Bright View Engineering, had questions of Mr. Chase in regards to the proposed use, the improvements, the status of the County review, and property dedications.

Ms. Schneiber questioned the Foul Rift Road intersection and the Board also had questions for Mr. Chase.

The hearing was then opened to the public:

Chris Amato questioned who was notified at the Schools and if the School Bus Company was notified. He then commented on an intersection in Pennsylvania and Mr. Sposaro objected to the question regarding an out of state intersection. Mr. Amato stated that he is concerned with the project far exceeding what is being proposed.

Tom Loscalzo questioned the analysis method, the data, the accepted methodology, the proposed uses and levels of service, and projected crash rates, which were addressed by Mr. Chase.

Diane Reichart questioned the Traffic Counts. Mr. Chase stated that the Traffic Counts, were done pre-covid.

Tom Bodolsky deferred his position to speak until after the other public comments.

Beth Kabert questioned how the increase in traffic will impact the transport to and from the School, which was addressed by Mr. Chase.

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Theresa Chapman questioned the school bus stops, the traffic during school bus routes, the proposed improvements, the cost of the improvements, truck routes, which were addressed by Mr. Chase.

Julia Somers, Executive Director of the NJ Highlands Coalition, questioned the levels of service and peak levels of traffic, which were addressed by Mr. Chase.

Arnold Hyndman had questions of the study/analysis (left turn lane and traffic and traffic light ongoing maintenance), which were addressed by Mr. Chase.

Caroline Wittke questioned the traffic light and truck traffic, which were addressed by Mr. Chase.

Tom Bodolsky had many questions regarding the description/definition of different types of warehouses, the study, the ITE data, parking, employees, traffic patterns, etc...,which were addressed by the Applicants.

Sarah Hare had questions in regards to the increase in traffic, the traffic pattern assessment, county road improvements/expansion build out, and the impacts to the old farmstead on 519, which were addressed by the Applicants.

Chairman Matthews suggested that all of the Jaindl matters be carried to the Board's next meeting on February 9th . Attorney Sposaro agreed. Chairman Matthews closed the hearing to the public. Attorney Sposaro stated that they plan on addressing plan amendments and Mr. Chase will be back to address Traffic.

MEMORIALIZING RESOLUTIONS:

Master Plan Amendment-October 30

Mr. Mackey noted that there are a few typos. Ms. St. Angelo stated that she will re-review the typos and correct them. Chairman Matthews noted one correction "40 feet" instead of "90 feet in 8 b".

Mr. Mackey made the motion to adopt the Resolution as amended and discussed this evening. Motion seconded by Mr. Nieuwenhuis. In a roll call vote, all were in favor, except for Mr. Grossmann, Ms. Skoog, Mr. Kiszonak, and Mr. Duveneck, who are not eligible to vote on this Resolution.

VOTE: 6 AYES

The motion carried

OTHER.

Chairman Matthews stated that Mr. Cushing will be covering for Ms. St. Angelo while she is out on leave. The Board had no objections.

BILLS:

Maser-Becrett	154.14	Escrow
Maser-Bella Giorno	312.03	Escrow
Maser-Master Plan-Nov	3627.39	PBOE
Bright view Engineering-Jaindl	832.50	Escrow
Suburban Consulting Engineers-Jaindl	400.00	Escrow

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In a motion made by Ms. Collom and seconded by Mr. Pritchard, the bills were approved. In a voice vote, all were in favor

VOTE: 9 AYES

The motion carried.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 10:18 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
3/8/21