

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

**MINUTES  
JANUARY 14, 2020**

The regular meeting of the White Township Planning Board was held on Tuesday, January 14, 2020. Present were: Timothy Matthews, Michael Grossmann, Robert Mackey, Sam Race, Joseph Phillips, Chanda Collom, Drew Kiszonak, Richard Nieuwenhuis, and David Pritchard. Board Member Absent: Joseph Phillips. Also present: Board Attorney Tara St. Angelo, Conflict Engineer Joe Vuich, Traffic Engineer John Jahr.

**CALL TO ORDER:**

Chairman Matthews called the meeting to order at 7:30 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.

Chairman Matthews stated that the Board had discussed scheduling a special master plan workshop meeting in February. Board Secretary Schemm stated that she has reviewed the calendar with the Board Professionals and it appears that February 26th is a viable date to hold that meeting.

**OPEN TO THE PUBLIC:**

Chairman Matthews opened the meeting to the public for non-agenda items. He stated that since February 26th has been chosen as a special meeting date to discuss the master plan, he asked if members of the public, would hold their master plan comments to the February date.

Linda Stettler stated her concern on recommendation #8 in the Draft September Master Plan Amendment. She spoke about the Highlands Preservation Area and the impact to the farms and properties affected by the proposed recommendation.

Rich Daniels made a statement in regards to rural life and his opposition to development.

Linda Belstra stated her comments and concerns in regards to the Master Plan.

Caroline Wittke stated her concerns and comments in opposition to development and the Master Plan.

Linda Van Setters stated her comments and concerns in regards to the Master Plan and provided her written comments.

Board Attorney St. Angelo stated that public comments should be limited to non-agenda items and not about the application, which is on the agenda this evening.

Albert Krouse provided aerial photographs and read a statement regarding recommendation #4 in the Draft September Master Plan Amendment.

Chairman Matthews asked everyone to try and limit their comments to 5 minutes so that everyone is able to speak.

**MINUTES - WHITE TOWNSHIP PLANNING BOARD    JANUARY 14, 2020**

Tom Bodolsky read a statement and submitted two letters recommending an Agricultural Advancement Zone.

Chairman Matthews stated that they will hear one more member of the public and then proceed with the remainder of the agenda. He stated that they will reopen to the public later in the evening if needed.

Dr. Ryan Scacci provided his comments on the Belvidere Resolution.

The meeting was then closed to the public for non-agenda items.

**OLD BUSINESS:**

**#790 Jaindl Land Company, Block 7, Lot 16**

Board Chairman Matthews stated that it is his understanding that there will be a number of experts/professionals that will be testifying on behalf of this application and he asked that the public direct their questions to the specific expert/professional.

Anthony Sposaro, Esq. was present on behalf of the Applicant. He stated that they are not looking to infringe on public comment; however, they have a right to have their application heard and special meetings may need to be scheduled.

Michael S. Finelli was sworn in and he provided his qualifications. The following was submitted and marked as an Exhibit:

A-1 Cover Sheet-Key Map Enhanced

Mr. Finelli went on to describe the subject property, the surrounding area, the wetlands evaluation, existing site conditions, the design of the project, and the proposal and development of the property. The following was submitted and marked as an Exhibit:

A-2 Illustrative Landscaping Plan, dated 12-10-19

Mr. Finelli described the Exhibit and the proposal, traffic circulation, and parking. He stated that the proposal is a fully compliant plan. He addressed access to the site, improvements to Foul Rift Road, utilities, water and wastewater, stormwater management, flood hazard limit line, solid waste/garbage disposal, and he stated again that the application is fully compliant. He also addressed soil testing, tree rows, flood plain and off tract improvements. He reviewed the location of the power lines/easements, the limited improvements, applications made to the WCPB and WCSCD, and the property being located in the Highlands Planning Area. He reviewed the existing tree buffering and the proposed landscaping. He acknowledged that revised plans will be submitted to address the technical comments outlined in Mr. Vuich's report.

The meeting was opened to the Board for questions.

Mr. Kiszonak questioned the stormwater and the potential propagation of mosquitoes, which was addressed by both Engineer Finelli and Engineer Vuich.

Ms. Schnieber asked about light pollution, renewable energy, and whether other development locations (Brownfields) were considered. Mr. Finelli stated that the next expert can address lighting and he cannot address the other questions.

Mr. Grossmann questioned improvements to Foul Rift Road and the subject property, which was addressed by Engineer Finelli and Engineer Vuich. He also questioned the submission to the County and the intersection at 519.

Mr. Mackey questioned the stormwater management, the treatment of the water from the parking lot, limestone, and the aquifer, which was addressed by the Applicants.

**MINUTES - WHITE TOWNSHIP PLANNING BOARD      JANUARY 14, 2020**

Mr. Matthews asked about the outflow and lining the basin, access to future development, emergency services and school board review, which was addressed by the Applicants. Ms. Schnieber stated that it was her understanding that the school board is waiting to get an official request for comments.

Board Attorney St. Angelo asked to have the Exhibits sent electronically along with any outside agency review letters. She also questioned the number of parking spaces provided vs. what is required, which Mr. Finelli addressed.

Attorney Sposaro reviewed Engineer's Vuich's position regarding stormwater management.

The meeting was then opened to the public for questions of Mr. Finelli.

Michael Sinkevich, Esq. representing the Delaware River Keeper Network, had many questions regarding Best Management Practices, stormwater management (water quality and re-charge), pre-treatment of runoff, sink holes, the testing pits and borings, the testing and testing results, the project design, groundwater, mounding analysis, groundwater recharge, and maintenance manual, which Mr. Finelli addressed.

Chairman Matthews stated that he would like to carry, to the next meeting, the additional questions for Mr. Finelli. He then closed the meeting to the public.

Attorney Sposaro brought up the need for special meetings. Chairman Matthews stated that he thinks that modifications may need to be made to the plans and Board Attorney St. Angelo stated that she thinks that the hearing should be carried to the February meeting, where the issue could be discussed at that time. Chairman Matthews announced that this matter will be carried to the February 11th meeting and a special master plan meeting is scheduled for February 26th. Chairman Matthews addressed the statutory time frame to act on applications and the need to give the Applicant time to present their application. Ms. Collom suggested that the meetings start at 7:00 p.m. After a brief discussion, it was agreed to start at 7:00 p.m. for the next few months. Mr. Grossmann asked if the Board needs to grant any extensions. Board Attorney St. Angelo stated that the Board does not need to grant any extensions. Board Secretary Schemm stated that she is concerned if there is inclement weather. Attorney Sposaro stated that he will grant an extension of time, if there is inclement weather for the February meeting.

**BILLS:**

Maser-General	870.00	PBOE
Gebhardt & Kiefer-General	1271.00	PBOE
Gebhardt & Kiefer-Jaindl	1468.50	Escrow
Suburban Consulting-Jaindl	2183.95	Escrow
Suburban Consulting-Jaindl	3900.55	Escrow
Bright View Engineering-Jaindl	2853.75	Escrow
NJPO-Dues	185.00	PBOE

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

**VOTE:      8 AYES**

The motion carried.

**MINUTES - WHITE TOWNSHIP PLANNING BOARD    JANUARY 14, 2020**

**ADJOURNMENT:**

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 10:35 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
3/10/20