

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

**MINUTES  
OCTOBER 8, 2019**

The regular meeting of the White Township Planning Board was held on Tuesday, October 8, 2019. Present were: Timothy Matthews, Robert Mackey, Sam Race, Drew Kiszona, Michael Grossmann, Richard Nieuwenhuis, Chanda Collom, and Joseph Phillips. Board Member Absent: David Pritchard. Also present: Board Attorney Tara St. Angelo and Board Engineer/Planner Paul Sterbenz.

**CALL TO ORDER:**

Chairman Matthews 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 Matthews stated that the meeting is now opened to the public for non-agenda items. With there be no public comment, the meeting was closed to the public.

**OTHER:**

Board Attorney St. Angelo reviewed the conflict letter received from Anthony Sposaro Esq., dated September 30, 2019. She stated that upon her review, she has determined that Paul Sterbenz does not have a disqualifying conflict in preparing the Township Master Plan Amendment. She went on to review her research and the cases in regards to the matter. She stated that the Board can revisit the issue of appointing a conflict Engineer/Planner to review the application that has been filed.

**MINUTES OF PREVIOUS MEETING:**

The minutes of the Regular Meeting of July 24, 2019, were distributed to all the Board Members prior to the meeting.

Mr. Nieuwenhuis made the motion to approve the minutes. Motion seconded by Mr. Phillips. In a voice vote, all were in favor, except for Mr. Grossman, who was not, present at the July 24th meeting.

**VOTE: 7 AYES**

The motion carried

The minutes of the Regular Meeting of September 10, 2019, were distributed to all of the Board Members prior to the meeting.

Mr. Kiszona made the motion to approve the minutes. Motion seconded by Ms. Collom. In a voice vote, all were in favor, except for Dr. Phillips, who was not present at the September 10th meeting.

**VOTE: 7 AYES**

The motion carried

**OTHER BUSINESS:**

**Public Hearing - Master Plan Amendment**

Board Engineer/Planner Sterbenz stated that he would like the following documents marked as Exhibits:

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- 1) 10/08/19 Letter from the NJ Highlands Council
- 2) 2005 WC Strategic Growth Plan
- 3) 2005 WC Strategic Growth Plan-Transportation Plan
- 4) Series of Colorized Maps
- 5) May 2019 Zoning Map

Mr. Sterbenz announced that tonight's presentation is a public hearing of the Master Plan Amendment-Township of White, Warren County, dated September 27, 2019. He stated that also present this evening: Daniel Bloch and Maurice Rached, both of Maser Consulting. Paul Sterbenz, Daniel Bloch and Maurice Rached were then sworn in by Board Attorney St. Angelo.

Mr. Sterbenz stated that he will be repeating some of the information that he already presented at the September meeting as it needs to be placed on the record for the public hearing . He reviewed the history of the requests for zoning changes, the sub-committee meetings, and the proposed September 27, 2019 Master Plan Amendment, along with the past reports/documents adopted by the Planning Board. He then went on to present the Plan: the goals and objectives , the requested land use policy and zoning changes, the subcommittee evaluation/recommendations, along with displaying the series of Colorized Maps that were marked as an Exhibit.

Mr. Rached provided his qualifications as a Traffic Engineer and reviewed the traffic impact analysis generated by different uses. He also commented on the Warren County Plan. Mr. Grossman questioned the rail access, which was addressed by Mr. Rached.

Mr. Bloch provided his qualifications as a Planner. He then addressed the impacts of the present zoning and the proposed rezoning. He also addressed the goals for the Township, the State Plan, and the Warren County Strategic Growth Plan. He went on to address the build out and school impact analysis. Mr. Grossman questioned the state school children statistic, which was addressed by Mr. Bloch.

Mr. Sterbenz stated that the last item to review is the land use policy regarding the need for a General Development Ordinance. He stated that it was felt that there is not a need for a General Development Ordinance.

The hearing was then opened to the public.

Daniel Dugan, Esq. was present representing Lisa Van Horn. He stated that Ms. Van Horn is a lifelong resident who owns 250 acres in the Industrial Zone and they object to the proposed Amendment. He stated that the Plan will restrict the use of her property and he commented on the prior adopted Master Plans. He stated that there should not be an across the board change that will impacts many property owners. Board Attorney St. Angelo stated that tonight hearing is not an adoption of an Ordinance but for the Master Plan and that there will be other opportunities to continue to discuss the matter.

Jay Bohn, Esq. was present representing Susan and Albert Krause. Also present Eric Snyder who was sworn in. Board Attorney St. Angelo disclosed that Mr. Snyder was employed, as a Planner, by White Township several years ago and he prepared the

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2004 Master Plan. She stated that she finds no conflict in him making a presentation this evening. Mr. Snyder reviewed the proposed conditional use standards for Self Storage Facilities. He also displayed the 1979 residential subdivision. He went on to address the potential impacts to the Township Residents and he stated that the proposed standards are too general and not specific. He went on to distribute three aerial photographs which were marked as an Exhibit:

- 6) Three Aerial Google Photographs of the Upper Sarepta Road area

He described the Photographs and he stated that they do not necessarily object to the OB Zone; however, the proposed conditions for Self Storage have to be strengthened. Attorney Bohn asked that his two letters be included as part of the record. Board Attorney St. Angelo stated that they will be marked as an Exhibit 7).

Michael Selvaggi, Esq. was present representing Larry Skoog. He stated that they are not opposed to the proposed conditions for Self Storage Facilities; however, access off of Route 46 is difficult due to topography. He asked that everyone work cooperatively to draft standards that will protect everyone's interests.

Anthony Sposaro, Esq. was present representing Jaindl. He stated that at the September meeting they were not afforded a copy of the draft Master Plan Amendment and they also were not advised when the present Plan became available. He stated that they happened to see the Plan when they dropped of their application on September 30, 2019. He stated that there are fatally defective problems in the process. He stated that the Township had requested a Master Plan Reexamination and not a Master Plan Amendment. He went on to state that they have not had sufficient opportunity to prepare a response for this evening. He then addressed the conflict issue stating that it affects the process and if the Township proceeds they are going to have one giant mess on their hands.

Tom Bodolsky addressed the conservative traffic testimony provided by Mr. Rached and he feels that there could be substantially higher peak hour traffic trips generated, by intensive uses, at build out. He stated that he would like his 10-7-19 report to be part of the record. He presented the possible projected traffic figures for different uses.

Arnold Hymon addressed the concerns raised by Ms. Van Horn and he provided his comments on the Plan and the issue of conflict. He thanked the Board for the work that they are doing.

A resident from Harmony commented on the safety of the children on the school buses.

Chris Amato thanked the Board for their work in protecting the Township.

Mark Freeland thanked the Board and he stated his concerns over the impact of trucks.

Linda Hendershot stated her concerns over the traffic impact to the Adult Communities.

Mark Maser stated his concern over the speeding traffic and the impact of the traffic in Hope Township.

A member of the public commented on the goals of farming and the topsoil, the impact to the quality of life, and the comments made by Attorney Sposaro.

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Netta Brown stated that she commutes to the NYC everyday and she stated her concerns over the warehouses and the proposed self storage units and the impact to her quality of life.

A Belvidere resident stated her concerns over the proposed Plan and inconsistencies with the Township Goals. She commented on farming alternatives and tourism.

Linda Van Setters commented on the rights of Warren County property owners.

A Franklin Township resident thanked the members of the community and encouraged them not to be bullied.

Jodi Keegan commented on the proposed Plan and not to be intimidated by statements that are made. Chairman Matthews asked that the public comments be focused on the Plan and not personal attacks.

A Resident commented on the review of the Master Plans and getting the present Plan in alignment.

Chairman Matthews asked if there were any further public comments. With there being no further public comment, the hearing was closed to the public.

Mr. Mackey questioned the process in adopting the Master Plan Amendment, which was discussed by the Board and reviewed by Board Attorney St. Angelo. Dr. Phillips stated he is not prepared to take action this evening, based on the public comments/testimony made this evening, from property owners, that are affected by the proposed changes. He stated that he needs to examine what has been said this evening and come back next month to make sure we are taking all of the new information into consideration before voting. Mr. Nieuwenhuis agreed stating that there is a lot at stake and it should be discussed and talked about. He asked that the matter be tabled for this evening and to come back next month. Mr. Grossman also agreed stating that the last document was a working document. Board Attorney St. Angelo stated that the Master Plan Amendment was legally on file in the required time frame and the Board could legally take action on it this evening. Mr. Grossman stated that he only got a hard copy of Plan yesterday and was trying to read it on his phone.

Dr. Phillips made the motion to table this matter to the next meeting. Motion seconded by Mr. Nieuwenhuis. Discussion on the motion: Mr. Kiszonak stated that he agrees with those that commented on the new testimony presented this evening stating that the document is multi faceted and there is a lot of information to take in that can effect numerous zones in the Township. Board Attorney St. Angelo stated that the motion should also include the "continuation of the public hearing". Dr. Phillips and Mr. Nieuwenhuis agreed. In a voice vote, all were in favor, except for Mr. Mackey who voted in opposition.

**VOTE: 7 AYES**

The motion carried

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**OTHER:**

Board Attorney St. Angelo and the Board discussed retaining a conflict engineer to handle the submitted Jaindl application. Attorney Sposaro stated that they solicited proposals from different engineering companies and one of them was Van Cleef Engineering and it was noted that Ferriero Engineering represents two private clients in the Municipality. Board Engineer Sterbenz stated that they will have to look into different candidates. Board Attorney St. Angelo suggested that the Board schedule a special meeting for the limited purpose of reviewing resumes and appointing someone. Board Secretary Schemm suggested October 23rd for a special meeting. Attorney Sposaro requested that the Board provide them with a list of potential conflict candidates, so that they can confirm that there are no additional conflicts. Board Attorney St. Angelo stated that at this time they need to retain a conflict Engineer and then they could work on a conflict Planner, if needed. Board Secretary Schemm asked if the October 23rd meeting would need to be held at the School. Chairman Matthews suggested that it be held at the School to avoid any meeting space issues.

**BILLS:**

Maser-General 3751.25 PBOE

In a motion made by Dr. Phillips and seconded by Mr. Nieuwenhuis, the bill was approved. In a voice vote, all were in favor.

**VOTE:    8 AYES**

The motion carried.

**OTHER:**

Ms. Chapman asked if the Board name plates could be brought to the meetings.

**ADJOURNMENT:**

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 10:34 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary

11/8/19