

**WHITE TOWNSHIP PLANNING BOARD  
MINUTES  
OCTOBER 10, 2017**

The regular meeting of the White Township Planning Board was held on Tuesday, October 10, 2017. Present were: Joseph Phillips, Jeff Herb, Bryan Vande Vrede, Sam Race, David Pritchard (arriving at 7:34 p.m.), Timothy Matthews, and Michael Grossmann. Board Members Absent: Robert Mackey, Joseph Magnini, and Drew Kiszonak. Also present: Attorney Tara St. Angelo and Board Engineer Paul Sterbenz.

**CALL TO ORDER:**

Chairman Timothy Matthews called the meeting to order at 7:33 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.

**MINUTES OF PREVIOUS MEETING:**

The minutes of the September 12, 2017 meeting were distributed to all the Board Members prior to the meeting.

Dr. Phillips made the motion to approve the minutes. Motion seconded by Mr. Grossmann. In a voice vote, all were in favor, except for Mr. Vande Vrede, who was not present at the September meeting and he abstained.

**VOTE: 6 AYES**

The motion carried

Mr. Pritchard arrived.

**COMPLETENESS:**

**#784 Howard Shoemaker, Block 62, Lot 24**

Walter Menegus and Howard Shoemaker were present to address the proposed subdivision. Mr. Menegus reviewed the completeness report of October 3, 2017 prepared by Board Engineer Sterbenz. He stated that they are requesting waivers of Items: #9, #22, #23, #25, and #29. A temporary waiver of Item #24. Items #21 and #31 were provided. Mr. Menegus stated that the property is being put into Farmland Preservation. Mr. Shoemaker stated that they have been in the process for a few years. The Board and the Applicants discussed the exception area, the percs, and the prior subdivision approval.

Dr. Phillips made the motion to grant the waivers and to deem the application complete. Motion seconded by Mr. Pritchard. In a voice vote, all were in favor

**VOTE: 7 AYES**

The motion carried

**NEW BUSINESS:**

**#784 Howard Shoemaker, Block 62, Lot 24**

Walter Menegus was sworn in and he reviewed the proposed subdivision, which was discussed with the Board. It was noted that several perc holes were dug, with the prior approved subdivision, which was discussed with the Board.

Dr. Phillips made the motion to grant the subdivision. Discussion on the motion: Board Engineer Sterbenz reviewed the outstanding items that need to be addressed and should be subject to the approval. Motion seconded by Mr. Vande Vrede. The hearing was opened to the public. With there being no public comments, the hearing was closed to the public. In a voice vote, all were in favor.

**VOTE: 7 AYES**

The motion carried

**COMPLETENESS:**

**#785 DSM Nutritional Products, Block 52, Lot 10**

Aaron Sisler, and Tom Zollo were present on behalf of the Applicant. They presented several Exhibits and they described the proposal for two new buildings within the campus. They described the manufacturing process and the October 3rd completeness report of Board Engineer Sterbenz. The waivers were discussed. Board Engineer Sterbenz recommended granting waivers for Items: #7, #19, #20, #32, and #40 and to deem the application incomplete and requiring submission of Items: #9, #18, #21, #25, #26, #39, #41, and #42. Board Engineer Sterbenz stated that when revised materials are submitted the Board may be willing to hear, at the next meeting, both a completeness determination and possibly begin a hearing.

Mr. Pritchard made the motion to grant the waivers and to deem the application incomplete, as per tonight's discussion. Motion seconded by Dr. Phillips. In a voice vote, all were in favor.

**VOTE: 7 AYES**

The motion carried

**OTHER BUSINESS:**

**2017-5 Titman Road**

The Board discussed the proposal and the concerns that were raised by some of the residential property owners. The Board reviewed the draft map and the lots included/affected in the Ordinance at great length. Board Engineer Sterbenz reviewed that the proposed Ordinance is consistent with the recommendation in the 2014 Master Plan. The Board discussed their concerns with the proposal and the area south of Titman Road and west of Route 519 (lots in Block 46) and it was agreed that those lots require further study and should be removed from the present Ordinance. The Board also discussed whether the affected property owners should be noticed of the proposed Ordinance and also their recommendation to the Governing Body.

Dr. Phillips made that motion to recommend the adoption of the Ordinance, to the Governing Body, as modified and discussed this evening. Motion seconded by Mr. Vande Vrede. Discussion on the motion: Mr. Grossman noted that there are other inconsistencies within the Township. In a voice vote, all were in favor. Abstaining: Mayor Race and Mr. Herb.

**VOTE: 5 AYES**

The motion carried

**2017-4 Fences**

The Board reviewed the proposed Ordinance. Dr. Phillips made the motion to recommend the adoption of the Ordinance, to the Governing Body, as presented. Motion seconded by Mr. Grossmann. In a voice vote, all were in favor. Abstaining: Mayor Race and Mr. Herb.

**VOTE: 5 AYES**

The motion carried

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**BILLS:**

Maser-DSM	68.00	Escrow
Maser-Whitetown Realty	850.00	Escrow
Maser-Spencer	272.00	Escrow
Maser-General	204.00	PBOE
Gebhardt-General	710.00	PBOE
Gebhardt-Whitetown Realty	115.50	Escrow
Gebhardt-Spencer	495.00	Escrow

In a motion made by Dr. Phillips and seconded by Mr. Vande Vrede, the bills were paid. In a voice vote, all were in favor. Abstaining: Mayor Race

**VOTE:    6 AYES**

The motion carried.

**ADJOURNMENT:**

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 9:00 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
11/9/17