

WHITE TOWNSHIP PLANNING BOARD
555 CR 519, BELVIDERE, NEW JERSEY
MINUTES
OCTOBER 9, 2018

The regular meeting of the White Township Planning Board was held on Tuesday, October 9, 2018. Present were: David Pritchard, Richard Nieuwenhuis, Joseph Phillip, Timothy Matthews, Michael Grossmann, Robert Mackey, Chanda Collom, Sam Race, and Jeff Herb. Board Member Absent: Drew Kiszonak. Also present: Board Attorney Tara St. Angelo and Board Engineer/Planner Paul Sterbenz.

CALL TO ORDER:

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

OPEN TO THE PUBLIC:

Chairman Matthews opened the meeting to the public for non-agenda items. With there being no public comment, the meeting was closed to the public

MINUTES OF PREVIOUS MEETING:

The minutes of the Regular Meeting of August 14, 2018, were distributed to all the Board Members prior to the meeting. Mr. Mackey made the motion to approve the minutes. Motion seconded by Mr. Grossmann. In a voice vote, all were in favor, except for Ms. Collom, who was not present at the August meeting and she abstained.

VOTE: 8 AYES

The motion carried

COMPLETENESS:

#787 Naceville Materials Joint Venture, Block 48, Lots 1.01, 1.02, 4 & 5

Mr. Herb recused himself and sat in the audience. Board Engineer Sterbenz provided his completeness report and he recommended that the application be deemed complete.

Dr. Phillips made the motion to deem the application complete. Motion seconded by Ms. Collom. In a voice vote, all were in favor.

VOTE: 8 AYES

The motion carried

NEW BUSINESS:

#787 Naceville Materials Joint Venture, Block 48, Lots 1.01, 1.02, 4 & 5

Susan Rubright, Esq. was present on behalf of the Applicant and she went on give a brief overview of the conforming solar array proposal, which will be located on Lot 5.

Ronald Pannatucci was sworn in and he provided his qualifications and experience as an Engineer. He then described the existing quarry operation site conditions and the solar array proposal. He displayed the submitted plan drawings and he went on to address the installation of the panels, the location/visibility/screening of the proposed panels, and the standards in the Township Ordinance. He described the access to the site and he stated that there should be no traffic impact and there is no lighting proposed. He continued to review the proposal and he addressed Board Engineer Sterbenz's October 4th technical comments. The Board continued to review the proposal with the Applicants.

Douglas Davis was sworn in and he stated that his company installs residential and commercial solar projects and he reviewed the proposal and the electricity that will be generated from the site.

The meeting was opened to the public.

Elaine Reichart questioned the wind stress, which Mr. Pannatucci addressed. She also asked why Mr. Herb is recusing himself from the application. Mr. Herb stated that his wife's family owns Block 48, Lot 1.01.

Jeff Herb questioned the 180 day non-operational standard, which was addressed by Attorney Rubright, who addressed the Ordinance standard for decommissioning. Mr. Herb questioned the visibility, which the Board discussed.

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

Attorney Rubright stated that she is impressed with the Township Ordinance and she stated that the application is conforming and she requests that the application be approved.

Both Board Engineer Sterbenz stated that additional information does need to be supplied; however, he is satisfied with the submission. Board Attorney St. Angelo stated that she is also satisfied.

Dr. Phillips made the motion to approve the application, with conditions as discussed and agreed upon this evening. Motion seconded by Mr. Nieuwenhuis. In a voice vote, all were in favor.

VOTE: 8 AYES

The motion carried

Attorney Rubright asked that they be permitted to begin construction, prior to the adoption of the Resolution, so that they can begin construction before the bad weather sets in. Board Engineer Sterbenz stated that he does not see an issue as long as the Applicant begins the process of addressing the outstanding items.

Mr. Herb resumed his position on the Board.

OTHER:

Presentation from Hillview Med

Ken Vande Vrede was present and he stated that he would like to provide information to the Board regarding the cannabis industry. He stated that they have applied for one of the six medical licenses out of their Morris County facility. He then discussed the different classes of licenses for the current medicinal use and the proposed adult use. He described cultivation and manufacturing. He displayed exhibit drawings of an existing operation. He stated that they are not interested in dispensing but cultivation and manufacturing. He reviewed the Municipal Tax and the State Tax. The Board had numerous questions regarding the cultivation and manufacturing systems, which was addressed by Mr. Vande Vrede at great length.

The meeting was opened to the public.

Elaine Reichart questioned the different classes and the revenue stream/taxes depending on who the product was sold to and the capacity/yield per acre, which was addressed by Mr. Vande Vrede. The Board and the Public continued to discuss the issues at great length. Mr. Vande Vrede, was invited by Mr. Herb, to come to the next Committee Meeting to make this same presentation. Mr. Vande Vrede introduced his Security Expert, who then described the proposed 24/7 security system, which was discussed. Chairman thanked Mr. Vande Vrede for attending this evening. Mr. Vande Vrede also distributed some information pertaining to the proposed classes of licenses and he stated that he can email the most recent proposed legislation to the Board.

The meeting was then closed to the public.

Stormwater Ordinance

Board Engineer Sterbenz reviewed the proposed Ordinance, which was discussed with the Board.

Dr. Phillips made the motion to recommend, to the Governing Body, the adoption of the Ordinance. Motion seconded by Mr. Mackey. In a voice vote, all were in favor, except for Mr. Herb and Mr. Race, who abstained.

VOTE: 7 AYES

The motion carried

Grading Plan

Deferred

Local Re-development and Housing Plan

Board Engineer Sterbenz stated that there has been some concerns over the old A&P property and a possible redevelopment designation, which he went on to review with the Board. Mr. Pritchard also commented on other township properties that are in disrepair.

Other

Mr. Herb updated the Board on the transfer of Landfill property from the County to the State and the process. Board Attorney St. Angelo reviewed the cursory review procedure and she stated that she can try and prepare a Resolution ahead of time.

BILLS:

Maser-Belvidere Sand & Gravel	315.00	Escrow
Maser-General	70.00	PBOE
Maser-General	210.00	PBOE
Maser-General	967.50	PBOE
Maser-Flowerland	140.00	Escrow
Gebhardt & Kiefer - General	49.50	PBOE
Gebhardt & Kiefer-Whitetown Realty	165.00	Escrow
Gebhardt & Kiefer-Shoemaker	82.50	Escrow

In a motion made by Mr. Pritchard and seconded by Mr. Nieuwenhuis, the bills were approved. In a voice vote, all were in favor. Mayor Race abstaining.

VOTE: 8 AYES

The motion carried.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 9:53 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
11/7/18