

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

**MINUTES
NOVEMBER 10, 2020**

The regular meeting of the White Township Planning Board was held on Tuesday, November 10, 2020. Present were: Chanda Collom, Timothy Matthews, Joan Schnieber, Drew Kiszonak, Robert Mackey, and David Pritchard. Board Member Excused Absence: Michael Grossmann, Sam Race, Richard Nieuwenhuis, and Joseph Phillips. Board Attorney Tara St. Angelo, Conflict Engineer Andrew Holt, and IT Consultant Jean Paul Reese.

CALL TO ORDER:

Chairman Matthews called the meeting to order at 7:05 p.m. via Zoom. 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 website and bulletin board.

OTHER BUSINESS:

Resolution Adopting Public Commenting Policy

Ms. St. Angelo reviewed the Resolution that was distributed to address the Public Comment Policy. IT Consultant Reese reviewed the evening's Zoom procedures for the public. Ms. Schnieber stated her concerns over hearing complex applications over Zoom.

Mr. Mackey made the motion to adopt the Resolution. Motion seconded by Mr. Kiszonak. In a roll call, all were in favor, except for Ms. Schnieber, who voted in opposition.

VOTE: 5 AYES

The motion carried

Retaining a Karst Geologist-Jaindl Applications

Mr. Holt reviewed the rationale in regards to retaining a Karst Geologist to advise the Board on the Jaindl applications. The Board agreed to distribute the resume of the recommended individual and to hold a brief interview at the Board's December meeting.

CORRESPONDENCE:

Jaindl	9-30-20, CFSD, Re: Meetings
	11-03-20, Duane McDowell, Re: Comments
WhiteTown Realty	9-29-20, WCPB, Re: Disapproval
Becrett	9-29-20, WCPB, Re: Disapproval

Chairman Matthews noted the Correspondence received.

OPEN TO THE PUBLIC:

Chairman Matthews opened the meeting to the public.

Theresa Chapman questioned the email address set up for public comments, which Ms. St. Angelo and Mr. Reese addressed.

Thomas Bodolsky commented on his concerns over holding Zoom meetings for complicated hearings and he commented on the recently adopted legislation.

He stated that the public is not being properly served and they do not have ample opportunity to participate. He stated that it should be on the record if the Board requested a postponement.

Anthony Sposaro, Esq. stated that it is highly improper for Mr. Bodolsky to speak on behalf of an Organization as he is not licensed to practice law in the State of NJ. He stated that initially there was a learning curve in the early days of the Zoom meetings; however, over the last several meetings there has been no problem with participation and they are operating in accordance with the requirements. He stated that there has been no postponement request. Ms. St. Angelo stated that she does not have a problem with Mr. Bodolsky's comments. Mr. Sposaro objected. He stated that Mr. Bodolsky stated that he is representing the Organization and he is practicing law. Ms. St. Angelo cautioned Mr. Bodolsky on making future comments.

Gayle Howard commented on the lack of minutes on the website. The Board Secretary stated that the Township Committee just approved many months of minutes, which will be loaded to the website shortly and she is working on catching up on the numerous sets of meeting minutes.

Tom Loscalzo questioned the cost of the road widening.

Chris Amato commented on the lack of infrastructure in White Township.

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

MEMORIALIZING RESOLUTION:

#794 MAM Enterprises, Block 46, Lot 27-Site Plan

Ms. St. Angelo stated that the Resolution was distributed and reviewed by the Applicants.

Mr. Mackey made the motion to adopt the Resolution. Motion seconded by Ms. Collom. In a roll call vote, all were in favor.

VOTE: 6 AYES

The motion carried

OLD BUSINESS:

#790 Jaindl Land Company, Block 7, Lot 16 (Phase 1, Site Plan)

Chairman Matthews announced that this matter is being carried to the Board's December meeting. Anthony Sposaro, Esq. was present on behalf of the Applicant and he stated that they were disappointed to see that this matter is carried on the agenda as they had planned to proceed with site plan traffic testimony after they concluded with their subdivision testimony this evening. He agreed to carry this matter to the Board's December meeting.

#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 and he stated that Engineer Michael Finelli is also present this evening to address any questions in regards to the subdivision. The following were marked as Exhibits:

A-11 Existing Solar Field Exhibit

A-12 Environmental Features Exhibit

The Exhibits were shared to the screen and they were reviewed by Mr. Sposaro. Mr. Finelli acknowledged that he was still under oath and he described the Exhibits and the environmental features, which were discussed with the Board. It was noted that the environmental delineations were designated by the Applicant and not the State. The Board continued to discuss the proposal. Mr. Holt questioned Exhibit A-11, which Mr. Finelli addressed. Mr. Holt asked that the Applicant provide an updated zoning table. The Board and the Applicant's continued to discuss the buffers and the proposed subdivision at great length. The Applicants agreed to review the issues and address them with the Board at the next meeting.

The hearing was opened to the public for questions of the subdivision;

Thomas Wood asked if the Applicant has looked at other locations given all of the opposition to the project. Chairman Matthews stated that the meeting is presently opened for subdivision questions.

Michael Sinkevich, Esq. representing the Delaware River Keeper Network questioned whether the Board would be taking action on the subdivision. Mr. Sposaro stated that he is asking that the Board defer action on the subdivision until the entire application is heard. Mr. Sinkevich questioned whether a right of way dedication has been offered and whether side lot lines should be at right angles. He commented on buffers, vegetative buffer for Buckhorn Creek, and LOI for the agriculture lots.

Tom Bodolsky commented on the erroneous statements that have been made and he questioned the loss of acreage caused by re-vegetation of the screen corridor, the need and elimination of lot lines, the buffers, agricultural restrictions, the conceptual plan, and the present proposal, which was addressed by the Applicants and Chairman Matthews.

Emese Latkoczy questioned the location of the cemetery, which was addressed by Mr. Finelli.

Theresa Chapman questioned the Solar Farm lease details and the buffers, which was addressed by Mr. Finelli and Chairman Matthews.

Julia Somers, Executive Director, NJ Highlands Coalition questioned the County Traffic Study, road widening, and lot coverage. Mr. Sposaro objected to the question, as it is based on a hypothetical study and Mr. Finelli stated that road widening will not affect lot coverage.

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

Chairman Matthews announced that this matter will be carried to the Board's December 8th Meeting.

NEW BUSINESS:

#792 Jaindl Land Company, Block 7, Lots 3, 4, 5, 11 & 14 (Phase 2 - Site Plan)

Chairman Matthews announced that this matter is carried to the December 8th meeting. Mr. Sposaro stated that the time frame for action ends on November 23 and they grant an extension until the end of December and then they will deal with this on a

month to month basis. He stated that they plan on presenting their traffic expert next and they will also be submitting revised plans. Ms. St. Angelo stated that she will post, the resume of the Karst Expert, on the Township Website, and it will also be sent out to the Board Members.

MINUTES OF PREVIOUS MEETING:

The minutes of the Regular Meeting of July 14, 2020, were distributed to all the Board Members prior to the meeting.

Ms. Schneiber made the motion to approve the minutes. Motion seconded by Mr. Pritchard. In a roll call vote, all were in favor, except for Mr. Mackey, who was not present at the meeting and abstained.

VOTE: 5 AYES

The motion carried

BILLS:

Maser-Becrett	37.50	Escrow
Maser-Becrett	681.12	Escrow
Maser-Bello Giorno	225.00	Escrow
Maser-Master Plan-Oct	1387.50	PBOE
Maser-Master Plan-Sept	1291.83	PBOE
Suburban Consulting-Jaindl	2954.65	Escrow
Suburban Consulting-Jaindl	480.00	Escrow
Bright view Engineering-Jaindl	585.00	Escrow
Bright view Engineering-Jaindl	1578.75	Escrow
Gebhardt & Kiefer-General	644.00	PBOE
Gebhardt & Kiefer-General	1353.00	PBOE
Gebhardt & Kiefer-Jaindl	445.50	Escrow
Gebhardt & Kiefer-Becrett	363.00	Escrow
Gebhardt & Kiefer-Bello Giorno	247.50	Escrow
Gebhardt & Kiefer-Jaindl	643.50	Escrow

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

VOTE: 6 AYES

The motion carried.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 9:30 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
1/8/2021