

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

**MINUTES
NOVEMBER 12, 2019**

The regular meeting of the White Township Planning Board was held on Tuesday, November 12, 2019. Present were: Timothy Matthews, Robert Mackey, Sam Race, Drew Kiszonak, Michael Grossmann, Richard Nieuwenhuis, David Pritchard, Chanda Collom, and Joseph Phillips. Also present: Board Attorney Tara St. Angelo, Board Engineer/Planner Paul Sterbenz, and Conflict Engineer Joe Vuich.

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 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.

MINUTES OF PREVIOUS MEETING:

The minutes of the Regular Meeting of October 8, 2019, were distributed to all the Board Members prior to the meeting.

Dr. Phillips made the motion to approve the minutes. Motion seconded by Mr. Nieuwenhuis. In a voice vote, all were in favor, except for Mr. Pritchard, who was not, present at the October 8th meeting. In a voice vote, all were in favor.

VOTE: 8 AYES

The motion carried

COMPLETENESS:

#790 Jaindl Land Company, Block 7, Lot 16

Joseph Vuich introduced himself as the appointed Conflict Engineer. Mr. Sterbenz removed himself from the Board and sat in the audience. Mr. Vuich then went on to review his November 8th, 2019 completeness report of the initial submission and he also addressed the additional submission submitted yesterday. He summarized that the application is substantially complete. Dr. Phillips questioned the completeness, which was addressed by Mr. Vuich.

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

VOTE: 9 AYES

The motion carried

Anthony Sposaro, Esq., representing Jaindl, stated that he understands that a technical review needs to be done at this time. He stated that although they may not be able to address all of the technical comments, they would like to have this matter scheduled for the December agenda.

OTHER BUSINESS:

Public Hearing - Master Plan Amendment

Mr. Sterbenz resumed his position on the Board. Chairman Matthews suggested that

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the Board review and discuss each item/topic separately. The Board went on to discuss the procedure in adopting the Master Plan.

The Board reviewed the first topic: Rezone Lot 17, Block 32 from R-1 to I-2. Dr. Phillips brought up the concerns raised by a Member of the Public over the impacts of quarry/surface mining. Mr. Sterbenz stated that any future user would need to come to the Board for review and approval. Chairman Matthews stated that the property in question is in between the existing Quarry and the Landfill. Dr. Phillip asked if the concerned property owner was present this evening. Elizabeth McKinnon was in the public and she commented on the noise generated by the quarry.

The Board went on to review the 2nd topic: Amend the R1-B District to Eliminate Office/Retail Requirement. No Board comment.

The Board went on to review the 3rd topic: Amend the C-C District to Permit Flex/Warehouse Use. The Board briefly discussed the recommendation to NOT endorse any amendments.

The Board went on to review the 4th topic: Amend the O-B and HD District to Permit Self-Storage Facilities or Flex/Warehouse. The Board discussed this recommendation and possible conditions of an ordinance. Mr. Grossmann stated his concerns.

The Board went on to review the 5th topic: A&P Shopping Center Redevelopment Investigation. No Board comment.

The Board went on to review the 6th topic: Rezone Properties from O-B to R-1. The Board discussed the properties affected, the uses, non-conforming and conforming uses.

The Board went on to review the 7th topic: Rezone Properties from H-D to R-1. No Board comment.

The Board went on to review the 8th topic: Rezone Properties from R-2 to R-1. No Board comment.

The Board went on to review the 9th topic: Rezone Properties from LDI and I to R-1. Dr. Phillips stated his concern over impacting property owners with the proposed amendment.

Anthony Sposaro, Esq. asked if he would have an opportunity to speak, since they did not have the time to review the Plan and comment on the recommendation at the October 8th meeting. Chairman Matthews stated that at this time the discussion is limited to the Board. Mr. Nieuwenhuis stated that he feels that the recommendation is too drastic. He suggested that the Board look at a mixed use and there should be a compromise. Mr. Kiszona stated that lumping all of these recommendations into one document may have been a mistake. The Board continued to discuss the matter. Mr. Sterbenz spoke about possibly changing the LDI standards, reducing the density, clustering, conservation, and open space dedication. Ms. Chapman had a point of order, she questioned whether Mr. Nieuwenhuis has a conflict as it appears he owns property in the zone. Board Attorney St. Angelo stated that there is no conflict, as each sitting Board Member, is a White Township property owner. The Board continued to discuss how to address the

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issues and the process. Board Engineer Sterbenz stated that perhaps development can be tied to road capacity. Mr. Mackey provided his comments on an Agricultural Enterprise Zone. He also stated that Members of the Public, should be respectful, and not clap or shout. The Board then continued to discuss the matter.

The Board went to review the 10th topic: Rezone properties from I to R-1. Mr. Kiszona commented on the recommendation.

The Board went on to review the 11th topic: GDP Ordinance. Mr. Sterbenz suggested that this matter be tabled, as a GDP may be helpful, in a mixed use development.

Chairman Matthews suggested that the Board focus on topics #4 and #9. The Board went on to discuss some of the other topics, the present Plan, the process, and some of the suggestions discussed this evening. Board Attorney St. Angelo reviewed the procedure and Chairman Matthews stated that the Board will continue to review the Plan and hopefully come up with solutions at the December meeting. Board Attorney St. Angelo stated that the Board can carry the Public Hearing to the December meeting or they can vote to not adopt, this version of the Master Plan, as presented.

Mr. Mackey made the motion to carry the Public Hearing of the Master Plan. Discussion on the motion: Several Board Members stated their concerns over continuing with the present Master Plan. The Board discussed whether any suggested changes are substantial. Board Attorney St. Angelo reviewed the process and procedure if there are substantial changes. Mr. Kiszona stated his concerns over trying to adopt a Plan with so many topics. Mr. Sterbenz stated that the Board can try and adopt a new Master Plan, that addresses the topics, that the Board is agreeable on. The Board continued to discuss a possible process and procedure, possibly having a work meeting, to discuss/review options. Mr. Phillips suggested that there be a motion to not adopt the Master Plan. Chairman Matthews suggested that the Board carry the public hearing on the present Master Plan to the December meeting and he outlined his reasoning. Motion seconded by Ms. Collom. In a roll call vote, all were in favor, except for Mr. Grossmann, Dr. Phillips, and Mr. Kiszona, who voted in opposition. Mr. Race abstained.

VOTE: 5 AYES

The motion carried

Several Members of the Public asked if the meeting was going to be opened to the public. Chairman Matthews stated that the Board is trying to work through the issues and he is not going to open the meeting to the public at this time.

Anthony Sposaro, Esq. stated that they did not have sufficient time to prepare a meaningful response for the October meeting and it was announced that the public hearing was being carried to tonight. He stated that they felt that they were going to be afforded the opportunity to speak this evening and they have 4 professionals prepared to offer testimony. He stated that they have seen the public reaction to their concept plan and they are scaling back their project, which he briefly summarized. He stated that they have heard what has been said and they would like to work with the Board.

Several Members of the Public asked again if the meeting was going to be opened to the public. Board Attorney St. Angelo stated that the meeting was already opened to the public earlier in the evening. Chairman Matthews stated that the public will have

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ample future opportunities to speak. He stated that the Board has heard the public and they are trying to work on solutions.

BILLS:

Maser-General	13,142.50	PBOE
Maser-Belvidere Sand & Gravel	427.50	Escrow
Maser-Dollar General Conceptual	145.00	Escrow
Gebhardt & Kiefer-General	1,766.00	PBOE

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

VOTE: 9 AYES

The motion carried.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 9:28 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
12/9/19