

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

**MINUTES
DECEMBER 9, 2014**

The regular meeting of the White Township Planning Board was held on Tuesday, December 9, 2014. Present were: Robert Mackey, Michael Grossmann, Sam Race, Timothy Matthews, Joseph Magnini, David Pritchard, Bryan VandeVrede, and Jeff Herb. Board Member Absent: Joseph Phillips. Also present: Board Attorney Richard Dieterly, Board Planner Joseph Layton, and Board Engineer Paul Sterbenz.

CALL TO ORDER:

Chairman Matthews called the meeting to order at 7:32 p.m. and he led the Board in the Pledge to the Flag. 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 meeting of October 14, 2014, were distributed to all the Board. Board Secretary Schemm noted a correction to the minutes: the addition of Exhibit-3 for the Paintball Depot application.

Mr. Mackey made the motion to approve the minutes, as amended. Motion seconded by Mr. Grossman. In a voice vote, all were in favor, except for Mr. VandeVrede, who was not present at the October meeting and he abstained.

VOTE: 7 AYES

The motion carried

COMPLETENESS:

#772 Daniel Thiede & Lorena A. Barofski, Block 42, Lots 2 & 3

Robert Stiles Esq. was present on behalf of the Applicants. He reviewed the waivers being requested. Board Engineer Sterbenz agreed with the waiver requests.

Mr. Magnini 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: 8 AYES

The motion carried

NEW BUSINESS:

#772 Daniel Thiede & Lorena A. Barofski, Block 42, Lots 2 & 3

Daniel Thiede was sworn in along with Board Planner Joseph Layton and Board Engineer Paul Sterbenz. The Applicants reviewed the proposed lot line adjustment, the driveway encroachment, and the railroad line.

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

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Mr. Magnini made the motion to approve the lot line adjustment as discussed this evening, conditioned upon the deeds being reviewing and approved by the Board. Motion seconded by Mr. Vande Vrede. In a voice vote, all were in favor.

VOTE: 8 AYES

The motion carried

COMPLETENESS:

#773 Donald Ippolito, Block 17-Lot 3-Minor Subdivision

Chairman Matthews noted that no fee or escrow was submitted with the application. In addition, there also was no checklist submitted. It was suggested that the Board deem the application incomplete as no checklist, fee or escrow was submitted, in order for a detailed completeness review to be done.

Mr. Mackey made the motion to deem the application incomplete, as discussed. Motion seconded by Mr. Grossman. In a voice vote, all were in favor.

VOTE: 8 AYES

The motion carried

#774 Trinacria, Block 21, Lot 7.03-Final Major Site Plan

Michael Lavery, Esq. was present on behalf of the Applicant and he reviewed the status of the Preliminary Approval granted by the Board. Board Engineer Sterbenz stated that a lot of the issues have been resolved and he feels that the Board can either deem the application complete tonight or allow for both completeness and a hearing to commence at the January Board meeting. However, he stated that he would not recommend allowing construction to commence. Board Attorney Dieterly stated that the Board should receive consent from Country View Village in regards to the access to Village Drive. Attorney Lavery stated that they would like to begin construction at their own risk. Board Engineer Sterbenz also touched on the County comments. The Board discussed whether site work and/or the detention basin could be started. Board Engineer Sterbenz stated that a pre-construction meeting can be scheduled; however, no structural improvements or piping should commence nor should they touch any County infrastructure.

Mr. Magnini made the motion to deem the Application incomplete, due to the lack of consent from Country View Village and schedule a completeness determination and hearing for the January Board meeting. Motion seconded by Mr. Pritchard. In a voice vote, all were in favor.

VOTE: 8 AYES

The motion carried

Mr. Magnini made the motion to allow only site work/detention basin to commence. Motion seconded by Mr. Grossmann. In a voice vote, all were in favor.

VOTE: 8 AYES

The motion carried

MEMORIALIZING RESOLUTION:

#771 Paint Ball Depot, Block 62, Lots 12 and 20

Board Attorney Dieterly reviewed the revised Resolution that he prepared. Michael Lavery, Esq. stated that he received the Resolution and it was distributed. He stated that there were no objections and they find the Resolution to be acceptable.

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Mr. Magnini made the motion to adopt the Resolution. Motion seconded by Mr. Grossmann. Discussion on the motion: Mr. Grossmann questioned the buffer, which was briefly discussed. In a voice vote, all were in favor, except for Mr. VandeVrede, who was absent at the October meeting and Mayor Race who abstained.

VOTE: 6 AYES

The motion carried.

BILLS:

Maser-Trinacria-La Torre Plaza	31.25	Escrow	#50059
Maser-Trinacria-La Torre Plaza	62.50	Escrow	#50059
Maser-Paintball Depot	468.75	Escrow	#50061
Maser-Thiede/Barofski	31.25	Escrow	#00761
Maser-Thiede/Barofski	31.25	Escrow	#00761
Maser-Thiede/Barofski	250.00	Escrow	#00761
Maser-Paintball Depot	62.50	Escrow	#50061
Maser-Paintball Depot	312.50	Escrow	#50061
Gebhardt & Kiefer-Paintball Depot	32.00	Escrow	#50061
Gebhardt & Kiefer-Paintball Depot	448.00	Escrow	#50061
Gebhardt & Kiefer-General	386.00	PBOE	
Gebhardt & Kiefer-Trinacria	48.00	Escrow	#50059
Gebhardt & Kiefer-Thiede/Barofski	192.00	Escrow	#00761

In a motion made by Mr. Mackey and seconded by Mr. Grossman, the bills were paid. In a voice vote, all were in favor. Abstaining: Mayor Race.

VOTE: 7 AYES

The motion carried.

OTHER

Mr. Herb stated that the nominating committee should meet to discuss 2015 appointments.

Mr. Magnini stated that it has been a pleasure working with everyone.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 8:20 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary

1/8/15