

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

**MINUTES
DECEMBER 10, 2019**

The regular meeting of the White Township Planning Board was held on Tuesday, December 10, 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.

Linda Belstra asked about the change in procedure from two public comment periods for non-agenda items, to one public comment period for non-agenda items. Chairman Matthews stated that the Planning Board has only ever had been one public comment period for non-agenda items and he reviewed the procedure for public comment depending on the agenda.

Richard Kuenzler commented about the tax payers having opportunities to speak at the Meetings.

Jay Bohn Esq., representing the Krauses, asked if the Board was going to proceed with the Public Hearing on the Master Plan this evening. Chairman Matthews stated that the Board will not be continuing with the public hearing this evening. Attorney Bohn stated that Mr. Skoog has commenced the construction of a driveway. He stated that a letter has been sent to the Mayor and the Zoning Officer regarding this issue.

Chris Amato made a statement regarding the Township and the Planning Board.

Elaine Reichart made comments in regards to the correspondence received and conflicts of interest with Board Members and the procedure.

Ann Skoog stated they purchased the property and they have applied for a driveway permit and they have removed some trees and brush to allow the farmer more access.

Ryan Scacci asked whether there has been any communication with other Municipalities. Chairman Matthews stated the Neighboring Municipalities have been in touch with the Township.

Theresa Chapman questioned and commented on the Master Plan Review procedure and provided a timeline of Planning Board Master Plan review. Chairman Matthews suggested that Ms. Chapman make her comments at a future meeting.

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With there be no further public comment, the meeting was closed to the public.

OTHER:

Correspondence

Board Attorney St. Angelo addressed correspondence that has been received in regards to various matters. She stated that the correspondence, from the public, does not become a part of the public record. She stated that public comment, needs to be made at a meeting, during the appropriate time, in order for it to be a part of the public record. She stated that the correspondence is available for public inspection.

MINUTES OF PREVIOUS MEETING:

The minutes of the Special Meeting of October 23, 2019, were distributed to all the Board Members prior to the meeting.

Ms. Collom made the motion to approve the minutes. Motion seconded by Mr. Mackey. In a voice vote, all were in favor, except for Mr. Nieuwenhuis and Dr. Phillips, who were not present at the October 23th meeting, and they abstained.

VOTE: 7 AYES

The motion carried

The minutes of the Regular Meeting of November 12, 2019, were distributed to all of the Board Members prior to the meeting.

Ms. Collom made the motion to approve the minutes. Motion seconded by Mr. Pritchard. In a voice vote, all were in favor.

VOTE: 9 AYES

The motion carried

OTHER BUSINESS:

Public Hearing-Master Plan Amendment

Chairman Matthews stated that he would like to appoint Mr. Nieuwenhuis to the existing Subcommittee. He stated that the Subcommittee will meet to review all of the materials and then report back to the full Board. It was agreed that the Subcommittee will meet on December 27, 2019. A special meeting of the Planning Board will be scheduled for January 8, 2020. He announced that the Public Hearing for the Master Plan Amendment is being carried to the Board's January 8th, 2020 meeting, where the Board will review the Subcommittee's findings/recommendation and discuss the status of the present Master Plan Amendment.

Formally Retain Traffic Consultant

Board Attorney St. Angelo stated that the Board needs to formally retain the Traffic Consultant (Bright View Engineering) to review the Jaindl application. Mr. Grossman stated that the County has received a grant to perform a County Traffic Study and he asked if the Board could utilize that Study when it is done. Board Attorney St. Angelo stated that the Consultant is being retained to review the Jaindl application. Board Secretary Schemm stated that the cost of this review is borne by the Applicant.

Dr. Phillips made the motion to retain Bright View Engineering for the purpose of reviewing the Jaindl application. Motion seconded by Mr. Nieuwenhuis. In a voice vote, all were in favor.

VOTE: 9 AYES

The motion carried

NEW BUSINESS:

#790 Jaindl Land Company, Block 7, Lot 16

Anthony Sposaro, Esq. was present on behalf of the Applicant. He stated that they have several witnesses to present this evening. Board Attorney St. Angelo noted that proper notice was provided.

David Jaindl was sworn in and he provided a background of his family's business and their other projects in the Lehigh Valley. He then went on to summarize the present proposal. He stated that based on the feedback received, from the presented conceptual, they are now proposing to limit and scale back the project, which he then went on to summarize. He stated that they are looking to develop the property north of the power line. He stated that they plan on non development south of the power line, which would be kept in agriculture. He stated that they are also proposing open space or active recreation on 7 acres along the river and recreation fields on another 10 acres. The Board discussed what was presented by Mr. Jaindl.

Ms. Chapman questioned the testimony being provided by Mr. Jaindl. The Board stated that the meeting will be opened to the public, for questions, of the testimony provided by Mr. Jaindl, this evening.

The hearing was opened to the public.

Joe Colucci questioned the number of jobs that will be created during construction and once the facility is constructed, which was addressed by Mr. Jaindl. Mr. Colucci stated that he supports the project.

Elaine Reichart questioned the percentage of revenue derived from farming vs. real estate, bidding on the property, and whether Mr. Jaindl or family members are on the Board of power companies. Several questions were objected to and Mr. Jaindl stated that he is not on the Board of any power companies nor is he aware of any family members being on the Board of any power companies.

Arnold Hyndman questioned the nature of the jobs/positions that will be created and possible wages. Attorney Sposaro stated that there is another expert that may be able to address the question. Mr. Jaindl stated that he cannot give specific information.

Tom Bodolsky asked if Mr. Jaindl knows who will occupy the structure and the proposed office space, the number of employees, the number of parking spaces, traffic, tractor trailer circulation, traffic generated by the use of the space, lease vs. selling, which was addressed by the Applicants and the Board.

Butch VanSeter questioned protecting schools, which was addressed by Mr. Jaindl.

George Stafford questioned the proposal, which was addressed by Mr. Jaindl.

Fred Stine, was present on behalf of the Delaware River Keepers, questioned the cost/benefit analysis. Attorney Sposaro asked that the questions be limited to questions of Mr. Jaindl.

Fred Romano questioned the proposal, which was addressed by Mr. Jaindl.

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Belik Ott questioned the preservation of agricultural land and access and whether the Applicant would be willing to put the preservation offer in writing, which was addressed by Mr. Jaindl.

Beth Kabert asked why Mr. Jaindl would buy prime farmland to build warehouses, which was addressed by Mr. Jaindl.

Nan Masa questioned other Jaindl developments, along with the present proposal, the type of agriculture proposed, and the riverfront, which was addressed by Mr. Jaindl.

Mark Freeland questioned the hours of operation and job creation, which was addressed by Mr. Jaindl.

Theresa Chapman asked when Jaindl Land Company began, when they began to construct warehouses, the amount of development, changes in plans, the number of jobs created, the wages of the workers, and the average salary for Warren County, which was addressed by Mr. Jaindl.

Linda Van Seter questioned the impact of the project, which was addressed by Mr. Jaindl.

Malcolm Leslie asked about Foul Rift Road and traffic circulation, truck traffic, the Warren County Build Out, impact to roads, traffic congestion, which was addressed by Mr. Jaindl.

Laurie Christine asked if Mr. Jaindl would reconsider the project on behalf of everyone, which was addressed by Mr. Jaindl.

Linda Stettler asked if there will be a Light Pollution Study done, which was addressed by Attorney Sposaro.

Chris Amato questioned the impact to water and if we can work together to make the proposal a win-win for everyone, which Mr. Jaindl addressed.

Linda Hendershot questioned the safety of the residents, which was addressed by Mr. Jaindl.

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

Mr. Mackey commented on Mr. Jaindl's rights and having patience/respect for the Board in considering the Board's requests.

Attorney Sposaro stated that based on the time, he asked that this matter be carried to the Board's January 14th meeting, without further public notice.

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BILLS:

Maser-General	6070.00	PBOE
Gebhardt & Kiefer-General	4538.00	PBOE
Gebhardt & Kiefer-Jaindl	132.00	Escrow

Mr. Grossmann asked if he can get an accounting of the Master Plan bills. Chairman Matthews stated that he can get copies of the bills from the Board Secretary.

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

VOTE: 8 AYES

The motion carried.

OTHER:

Board Secretary Schemm stated that the Board will need to first reorganize at the beginning of the January 8, 2020 meeting.

Elaine Reichart questioned correspondence sent to the Board. The Board discussed the need to make a record and Chairman Matthews stated that the correspondence is available, to the public, via OPRA. A member of the public questioned letters being sent via email and mailed. The Board discussed what is lawful and admissible, the rules and procedure, and creating a record.

Arnold Hyndman and Theresa Chapman both commented on funding of Master Plans. The Board talked about the Highland funds.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 10:07 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
2/11/20