

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

**MINUTES  
DECEMBER 13, 2016**

The regular meeting of the White Township Planning Board was held on Tuesday, December 13, 2016. Present were: Timothy Matthews, Michael Grossmann, Sam Race, Bryan Vande Vrede, Joseph Phillips, David Pritchard, and Robert Mackey. Board Members Absent: Joseph Magnini, Jeff Herb, and Drew Kiszona. Also present: Board Attorney Dieterly and Planner Bloch.

**CALL TO ORDER:**

Chairman Matthews called the meeting to order at 7:31 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 meeting of October 11, 2016, were distributed to all the Board Members prior to the meeting.

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

**VOTE: 5 AYES**

The motion carried

**OLD BUSINESS:**

**#773 Donald Ippolito, Block 17, Lot 3-Extension**

Board Attorney Dieterly reviewed the November 3th letter that the Board received along with the conversation that he had with Roger Skoog, Esq. He stated that he believes that the this matter will need to be reapproved in the future once all of the issues are resolved.

**NEW BUSINESS:**

**#780 Patrick Beha, Block 12, Lots 8 & 10, Lot Line Adjustment/Minor  
Subdivision**

Patrick Beha and Duane Sweet were both present and Checklist A was provided to the Board. Board Attorney Dieterly reviewed the issues outlined in Board Engineer Sterbenz's report of December 8th and some issues that came to his attention when he reviewed the submitted maps. He suggested that Mr. Sweet and Mr. Beha go back to the surveyor to get these issues resolved and resubmit the plans.

Dr. Phillips made the motion to deem the application incomplete. Motion seconded by Mr. Pritchard. In a voice vote, all were in favor.

**VOTE: 7 AYES**

The motion carried

**MEMORIALIZING RESOLUTIONS:**

**#779 Flowerland Growers, Block 63, Lot 3-Minor Site Plan/Variances**

Mr. Vande Vrede recused himself and sat in the audience. Board Attorney Dieterly reviewed some minor modifications that were suggested. Mr. Vande Vrede also recommended a clarification. Board Attorney Dieterly stated that he will make the modifications and email a revised Resolution.

Mr. Mackey made the motion to adopt the Resolution, as modified this evening. Motion seconded by Dr. Phillips. In a voice vote, all were in favor, except for Mr. Race and Mr. Grossman, who were not present at the October meeting and abstained.

**VOTE: 4 AYES**

The motion carried

Mr. Vande Vrede resumed his position on the Board.

**BILLS:**

|                     |        |               |
|---------------------|--------|---------------|
| Maser-Flowerland    | 498.75 | Escrow #00757 |
| Maser-Flowerland    | 133.00 | Escrow #00757 |
| Maser-Flowerland    | 332.50 | Escrow #00757 |
| Maser-Beha          | 66.50  | Escrow #      |
| Maser-General       | 33.25  | PBOE          |
| Gebhardt-Flowerland | 352.00 | Escrow #00757 |
| Gebhardt-General    | 370.00 | PBOE          |

In a motion made by Dr. Phillips and seconded by Mr. Grossmann, the bills were paid. In a voice vote, all were in favor, except for Mr. Race, who abstained.

**VOTE: 6 AYES**

The motion carried

**OTHER:**

**Affordable Housing Update**

Planner Bloch reviewed that the Township is in the process of a settlement. It was recommended that this matter be discussed in Executive Session.

**EXECUTIVE SESSION:**

In a motion mad by Dr. Phillips and seconded by Mr. Vande Vrede, the Board went into Executive Session at 8:02 p.m. In a voice vote, all were in favor.

**VOTE: 7 AYES**

The motion carried

**WHEREAS**, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975 permits the exclusion of the public from a meeting in certain circumstances; and

**WHEREAS**, this public body is of the opinion that such circumstances presently exist;

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Township of White, Warren County, State of New Jersey, as follows:

1. The public shall be excluded from discussion of and action upon the hereinafter-specified subject matter.
2. The general nature of the subject matter to be discussed is as follows:  
Attorney/Client Privilege.

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3. It is anticipated at this time that the above stated subject matter will be made public at the conclusion of each individual specified subject matter.
  
4. This Resolution shall take effect immediately.

Date adopted: December 13, 2016

In a motion made and seconded the Board came out of Executive Session at 8:18 p.m.  
In a voice vote, all were in favor.

**VOTE:    7 AYES**

The motion carried

**OTHER BUSINESS:**

The Board discussed whether the Township should consider adopting a Development Fee Ordinance.

**ADJOURNMENT:**

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 8:24 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
1/5/17