

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

**MINUTES
DECEMBER 29, 2020**

A special meeting of the White Township Planning Board was held on December 29, 2020. Present were: Chanda Collom, Timothy Matthews, Joan Schnieber, Robert Mackey, Michael Grossmann, Richard Nieuwenhuis, Joseph Phillips, and David Pritchard. Board Members Absent: Drew Kiszonak and Sam Race . Also Present: Board Attorney Tara St. Angelo, Board Engineer/Planner Paul Sterbenz, Traffic Engineer Maurice Rached, and IT Consultant Jean Paul Reese.

CALL TO ORDER:

Chairman Matthews called the meeting to order at 7:00 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, posting on the Township bulletin board, and the Township Website.

MEETING INSTRUCTIONS:

Ms. St. Angelo and Mr. Reese reviewed the Zoom instructions for this evening's meeting.

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.

OTHER BUSINESS:

Public Hearing of the Master Plan Amendment-October 30th - Continuation

Chairman Matthews stated that the Board left off with public comments at the last meeting. Ms. St. Angelo read two written comments into the record from Michael Ponzi and Jason Menegus. Board Secretary Schemm stated that there was also a written comment from Arnold Hyndman. Mr. Hyndman was present and he stated that he will hold his comments to later in the meeting.

Michael Selvaggi, Esq. and Paul Ferriero, PP & PE, were present on behalf of Mr. & Ms. Skoog.

Mr. Selvaggi addressed the possible future development of Block 54.01, Lot 2 for a self storage facility. The following was submitted and marked as an Exhibit:

S-1 Ferriero Report, dated December 14, 2020

Mr. Ferriero addressed the access to Block 54.01, Lot 2, off of Upper Sarepta Road. The Board had no questions for Mr. Ferriero.

Jay Bohn, Esq. was present and he had several questions which were addressed by Mr. Ferriero.

Anthony Sposaro, Esq., was present on behalf of Jaindl Land Companies. He stated that two reports were submitted in advance of the meeting and he stated that he can swear in their experts to attest that they are the authors of the reports. Ms. St. Angelo stated that the reports were just received today and she asked if the witnesses can summarize their reports.

Corey Chase was sworn in he provided his qualifications as a Traffic Engineer. He then went on to summarize his December 23, 2020 written report regarding traffic impacts, traffic generation, uses, building coverage.

George Ritter provided his qualifications as a Planner and he was sworn in. He then went on to summarize, at great length, his concerns with the submitted Master Plan Amendment. He stated that he thinks that the proposal deserves further study and alternatives should be considered.

Several Board Members were had questions for Mr. Chase and Mr. Ritter.

The hearing was then opened to the public.

Tom Bodolsky had several questions for Mr. Ritter and Mr. Chase. Mr. Ritter state that the proposed Master Plan Amendment will make warehousing a non-conforming use.

James Kern had questions for Mr. Ritter, which Mr. Ritter addressed.

Georgiana Cook had a question regarding the cost of the improvements to County Roads. Chairman Matthews stated that the question is not a Master Plan question but a question to be addressed at the Jaindl hearing.

Julia Somers, Executive Director of the NJ Highlands Coalition, had several questions for Mr. Ritter, which he addressed .

Arnold Hyndman had a question for Mr. Chase regarding the impact of warehouses on the roadway grade, which Mr. Chase addressed.

There were no further public comment for Mr. Chase and Mr. Ritter.

Ms. Collom questioned the impact of the Master Plan on the Jaindl applications, which Ms. St. Angelo addressed.

With there being no further public comment, Chairman Matthews closed the hearing to the public.

Ms. St. Angelo stated that if the Board wishes, they can take action on this matter, at this time. She asked if the Board Members can state their reasons for their vote.

Mr. Mackey stated that the Board was asked to review the Township as a whole, which the Board has done and he made the motion to approve the Master Plan as it stands. Motion seconded by Mr. Nieuwenhuis. Discussion on the motion: Ms. St. Angelo reviewed the dates of the hearings and Mr. Nieuwenhuis acknowledged that he has listened to the audio of the November 12th meeting. Dr. Phillips and Mr. Grossmann discussed non-conforming uses. Mr. Sterbenz asked if the motion was to approve the Master Plan Amendment Report dated October 30th as written. Mr. Mackey clarified his motion as stated by Mr. Sterbenz. Motion seconded by Mr. Nieuwenhuis. Roll call vote:

Mr. Mackey stated that he is voting in favor of approving the Master Plan Amendment, as the Board was asked, by the Township Committee, to review the Master Plan. He stated that he was a member of the subcommittee and there were many zoning requests that were reviewed.

Mr. Nieuwenhuis stated that he is voting in favor of approving the Master Plan Amendment as he agrees with Mr. Mackey's comments. He was a member of the subcommittee and they reviewed the entire township. He stated that he feels that the document is a good document.

Mr. Grossmann stated that he is not in favor of approving the Master Plan Amendment as he does not agree with several of the recommendations and he does not agree with the LDI restrictions.

Ms. Schneiber stated that she is in favor of approving the Master Plan Amendment and she commended everyone that worked on the document. She stated that the goals and objectives were reviewed and the document addresses the needs of the Township.

Dr. Phillips stated that he is abstaining on voting on the Master Plan Amendment as he cannot justify the entire process, the timing, and the results. He does not believe the process was done correctly.

Mr. Pritchard stated that he is voting in favor of approving the Master Plan Amendment, that many hours were spent studying and reviewing the Township, the zoning requests, different township attributes, environmental aspects, impacts, goals and objectives. He stated that the Board is trying to maintain a good balance.

Ms. Collom stated that she is voting in favor of approving the Master Plan Amendment as she has put her faith in the subcommittee.

Chairman Matthews stated that he is voting in favor of approving the Master Plan Amendment as he knows how much work has been put into the document, that the various uses are more in line with the various areas, and he commended the subcommittee on doing a great job.

Ms. St. Angelo stated that Ms. Schneiber is eligible to vote on this matter as Mr. Kiszonak and Mr. Race are absent. She stated that she will have a Resolution prepared for the next meeting.

Vote: 6 AYES

1 NAY

1 ABSTENTION

Discussion on scheduling the need for a Special Meeting for January 2021

Ms. St. Angelo stated that a special meeting will not be needed as the Master Plan hearings have now concluded. Mr. Sposaro stated that there was a discussion on possibly scheduling a meeting later in January. Chairman Matthews stated that an additional meeting is no longer necessary. Mr. Sposaro stated that they will proceed at the regular meeting in January, their notice remains viable, and an extension is granted until the end of January. The Agenda for the January was briefly reviewed.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 9:25 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
3/8/2021