

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

**MINUTES  
DECEMBER 3, 2020**

A special meeting of the White Township Planning Board was held on Thursday, December 3, 2020. Present were: Chanda Collom, Timothy Matthews, Joan Schnieber, Drew Kiszona, Robert Mackey, Michael Grossmann, Richard Nieuwenhuis, Joseph Phillips, and David Pritchard. Board Member Excused Absence: Sam Race. Also Present: Board Attorney Tara St. Angelo, Board Engineer/Planner Paul Sterbenz, Planner Dan Bloch, and IT Consultant Jean Paul Reese.

**CALL TO ORDER:**

Chairman Matthews called the meeting to order at 7:10 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:**

Board Attorney St. Angelo and IT Consultant Reese reviewed the Zoom instructions for this evening's meeting.

**OPEN TO THE PUBLIC:**

Chairman Matthews stated that he will open the meeting to the public later in the evening.

**OTHER BUSINESS:**

**Public Hearing of the Master Plan Amendment-Continuation**

Chairman Matthews turned the meeting over to the Board Professionals. Ms. St. Angelo stated that she has asked for a clarification on some of the testimony provided at last week's meeting. Mr. Sterbenz summarized the history of the Master Plan discussion, which began back in 2019 and the evaluations and modifications that have been made over the past year. He shared and described the sewer map dated January 2013 and he stated that this information was taken into consideration when preparing the current Master Plan. Mr. Bloch reviewed the sewer service area. The meeting was then opened to the public for questions of the Board. Mr. Phillips, Mr. Grossmann, Mr. Kiszona had several questions of the Board Professionals.

Ms. St. Angelo stated that there are two parties that wish to present expert testimony this evening.

Anthony Sposaro, Esq. had several objections, with the testimony provided this evening. He asked whether the displayed/referenced studies/reports/maps are included in the Master Plan Amendment or posted on the Township website. He stated that he will have to bring other witnesses to address the sewer service area testimony presented this evening. He stated his concern that the information was not presented or posted prior to tonight's meeting and that they need additional time to review and rebut what has been presented and referenced this evening. He stated he would have objected earlier if he was unmuted. He had additional questions for Mr. Sterbenz regarding the prior Master Plan

documents and the modifications made in zoning, the sewer capacity, the sewer service area, endangered species and critical habitat areas. He stated that there are new materials and elements presented this evening and they need more time to research and review them. He stated that he reserves his right to question the Experts, once they have an opportunity to review the materials.

Jay Bohn, Esq. was present on behalf of Albert and Susan Krause, who were sworn in. Also sworn in was Eric Snyder, P.P. Several photographs, marked as Exhibits K-1 to K-6, were shared on the screen and they were described by Mr. and Mrs. Krause. Mr. Snyder was acknowledged /accepted as a Professional Planner and he went on to review the Master Plan Report and the OB District. He commented on the impact of the proposed development to the existing uses in the immediate vicinity. He went on to review the goals, truck traffic, the flag staff access strip/road, traffic, self-storage definition, the various uses in the zones within the Township, conditional uses, and setbacks. He stated that what is being presented is inconsistent and lacks analysis and he commented about appropriate development and standards. He stated that the proposed use is not needed and is incompatible with the neighborhood, the goals and objectives, the land use law, and the Township code. He stated that they would be willing to assist in reviewing appropriate uses in the OB Zone. The Board Members had questions and comments regarding the history of the area and the modifications made to the zoning of the area. Mr. Bohn stated that the property was zoned Residential and then it was later zoned OB. He stated that he would like the record to also reflect: his letters of October 4, 2019, October 18, 2019, and February 26, 2020; the testimony of Mr. Snyder of October 8, 2019; and Mr. Nelson's testimony of February 26, 2020.

Open to the public for questions of Mr. Snyder.

Michael Selvaggi, Esq. was present on behalf of Mr. & Mrs. Skoog and he had several questions of Mr. Snyder: access to the Skoog property; stream buffers; DEP permits; traffic; the build out of the site; alternate development; the purpose of the Master Plan; potential conditions of a conditional use; and access. Mr. Bohn stated a concern with permitting the property owner to take the easy way out in regards to access. Chairman Matthews stated that most of the issues would be addressed during site plan review. Mr. Bohn stated that this is the time to raise his clients concerns.

With there being no further public comment, the meeting was closed to the public, for questions of Mr. Snyder.

The Board then discussed tonight's adjournment time and whether they wished to consider scheduling another special meeting. After a brief discussion it was agreed to hold another special meeting on December 29 at 7:00 p.m. The hearing was then closed to the public with the Master Plan Public Hearing carried to December 29 at 7:00 p.m.

**OPEN TO THE PUBLIC:**

Chairman Matthews opened the meeting to the public for non-agenda items. .

Lori Klemmer asked if the meeting, could be opened to the public first, as they have to been waiting to speak, which was addressed by Chairman Matthews.

Caroline Wittke commented that it is rude to have people speak over one another.

Theresa Chapman confirmed that the next regular Board meeting is scheduled for December 8, 2020.

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

**ADJOURNMENT:**

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 10:08 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
2/5/2021