

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

**MINUTES  
DECEMBER 8, 2020**

The regular meeting of the White Township Planning Board was held on Tuesday, December 8, 2020. Present were: Chanda Collom, Timothy Matthews, Joan Schnieber, Drew Kiszona, Robert Mackey, Michael Grossmann, Richard Nieuwenhuis and David Pritchard. Board Members Excused Absence: Sam Race and Joseph Phillips. Also Present: Board Attorney Tara St. Angelo, Conflict Engineer Andrew Holt, Geologist Ira Sasowsky, and IT Consultant Jean Paul Reese.

**CALL TO ORDER:**

Chairman Matthews called the meeting to order at 7:02 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 and posting on the Township bulletin board and Township Website. Mr. Reese then went on to review the Zoom instructions.

**OTHER**

**Retaining a Karst Geologist-Jaindl Applications**

Mr. Holt introduced Mr. Sasowsky the Karst Geologist recommended to review the Jaindl applications. The Board stated that they have reviewed his credentials and have no questions.

Ms. Collom made the motion to retain Mr. Sasowsky to review the Jaindl applications. Motion seconded by Mr. Nieuwenhuis. In a roll call vote, all were in favor.

**VOTE: 7 AYES**

Motion Carried

Anthony Sposaro, Esq. was present on behalf of the Jaindl applications and he stated his concern over being muted, prior to the action being taken, which directly impacts his Client. He stated that he is being denied the opportunity to effectively represent his Client and the process needs to be refined so that he is afforded that opportunity. Chairman Matthews commented on the hearing process. Mr. Sposaro stated that he is looking for a solution to state his objections and/or provide input. He stated that the expert has been retained, before he has had an opportunity to ask him any questions. Mr. Sasowsky then proceeded to provide his experience.

The meeting was then opened to the public for questions.

Tom Bodolsky commented on the difficulties of the Zoom format and that Mr. Sposaro should not be treated any differently than anyone else in the public.

Ms. Schnieber questioned the scope of the work that will be done in regards to the Jaindl review. Mr. Sasowsky stated that he understood that he will be reviewing materials. Ms. St. Angelo stated that she thinks, that the scope of work, will depend on the evaluation of the information.

Tom Bodolsky stated that the local residents have valuable input and information that they would like to share. Ms. St. Angelo stated that anyone can send information to the Township, which can then be dispersed.

Mr. Sposaro stated that they will be revising their plans and providing updated information in the near future. Chairman Matthews asked Mr. Sposaro what his plans are for this evening. Mr. Sposaro stated that they were going to provide traffic testimony; however, they are not proceeding this evening with that testimony. He did have a question regarding the buffer requirements in the Township Ordinance. Chairman Matthews suggested that the Board review that issue in a few minutes when the meeting moves to the Subdivision discussion.

**CORRESPONDENCE:**

<b>Jaindl</b>	12-04-20	Anthony J. Sposaro, Re: Conduct of Virtual Meetings
<b>MAM Enterprises</b>	11-16-20	WCPB, Re: Incomplete
<b>Master Plan</b>	11-12-20	Anthony J. Sposaro, Re: Conflict

**OLD BUSINESS:**

**#790 Jaindl Land Company, Block 7, Lot 16 (Phase 1, Site Plan)**

Chairman Matthews announced that this matter is being carried to the Board's January meeting. Mr. Sposaro agreed to grant an extension until the end of January 2021.

**#791 Jaindl Land Company, Block 7, Lots 3, 4, 5, 11 & 14 (Phase 2, Subdivision)**

Chairman Matthews then addressed Mr. Sposaro's question regarding the buffer requirements, which the Board discussed. Chairman Matthews stated that he would not have a problem in waiving the requirement, as long as there is an impervious coverage restriction, and getting as much land, in green farmland, as possible. Mr. Sposaro stated that they will be submitting LOI applications and he discussed the buffer matter, which was discussed with the Board. Mr. Pritchard stated that he would have to poll the Environmental Commission, as they have not met lately, and he commented on the natural buffers. Mr. Sposaro summarized where they stand at this time and he stated that he envisions the growing of field crops on the agricultural lots. Chairman Matthews stated that no decisions are being made and they will revisit the matter when they get back to the site plan review. Mr. Holt stated that the basis for the requested relief has to be offered and placed on the record.

The hearing was then opened to the public.

Tom Bodolsky commented on the buffer issue and farmland pollution. He suggested a buffer along the stream to prevent erosion and provide shade to the stream.

Elaine Reichart commented on the buffer, the stream, vegetation, crops, and organic farming.

Mr. Kiszonak commented on the requirements for applying/spraying pesticides.

Mr. Sposaro suggested that a site inspection be done in the Spring so that they can identify areas that may require buffering, as that may be the practical solution.

With there being no further public comments, the hearing was closed to the public, and this matter is carried to the Board's January meeting.

**NEW BUSINESS:****#792 Jaindl Land Company, Block 7, Lots 3, 4, 5, 11 & 14 (Phase 2 - Site Plan)**

This matter is being carried to the Board's January meeting, with an extension granted until the end of January 2021.

**OPEN TO THE PUBLIC:**

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

Elaine Reichart questioned the public participation on the Master Plan hearing and preferential treatment being given to certain individuals, which was reviewed by Chairman Matthews. Ms. Reichart stated that it is discriminatory and not a courtesy. Ms. St. Angelo also commented on the process to allow objector's to present their experts.

Mr. Sposaro commented on the meeting schedule as Ms. St. Angelo will be going out on leave in January. He stated that they are agreeable to having the Master Plan discussed at the regular meeting in January with the scheduling of a special meeting later in January to hear the Jaindl applications. Ms. St. Angelo stated that would only need to happen if the Board does not conclude the Master Plan hearing at the special meeting on December 29, 2020.

Mr. Bodolsky commented on the presentation of traffic testimony, when there has not been an overview of the project.

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

Chairman Matthews suggested that the Board Professionals look for special meeting dates, in January, if needed. Ms. St. Angelo stated that Attorney Makoski will be filling in for her while she is out on leave. Chairman Matthews asked for volunteers for the nominating committee: Ms. Schneiber and Mr. Nieuwenhuis volunteered. .

**MINUTES OF PREVIOUS MEETING:**

The minutes of the Regular Meeting of August 11, 2020, were distributed prior to the meeting. Ms. Collom made the motion to approve the minutes. Motion seconded by Ms. Schneiber. In a voice vote, all were in favor.

**VOTE: 7 AYES**

Motion carried

The minutes of the Executive Session Minutes of August 11, 2020, were distributed prior to the meeting. Ms. Collom made the motion to approve the minutes. Motion seconded by Mr. Nieuwenhuis. In a voice vote, all were in favor.

**VOTE: 7 AYES**

Motion carried

The minutes of the Special Meeting of August 31, 2020, were distributed prior to the meeting. Ms. Collom made the motion to approve the minutes. Motion seconded by Mr. Nieuwenhuis. In a voice vote, all were in favor.

**VOTE: 7 AYES**

Motion carried

**BILLS:**

Maser-Becrett	262.50	Escrow
Maser-Bella Giorno	154.14	Escrow
Maser-Master Plan-Nov	8604.27	PBOE
Bright view Engineering-Jaindl	825.00	Escrow
Gebhardt & Kiefer-General	1138.50	PBOE
Gebhardt & Kiefer-General	1271.00	PBOE
Gebhardt & Kiefer-Jaindl	627.00	Escrow
Gebhardt & Kiefer-Jaindl	396.00	Escrow
Gebhardt & Kiefer-Bella Giorno	594.00	Escrow

In a motion made by Ms. Collom and seconded by Mr. Pritchard, the bills were approved. In a voice vote, all were in favor

**VOTE: 7 AYES**

The motion carried.

**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  
2/5/21