

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

**MINUTES
FEBRUARY 11, 2014**

The regular meeting of the White Township Planning Board was held on Tuesday, February 11, 2014. Present were: Timothy Matthews, Jeff Herb, Bryan Vande Vrede, Robert Mackey, Sam Race, Michael Grossmann, Joseph Phillips, Joseph Magnini, and David Pritchard. Also present: Board Attorney Richard Dieterly, Board Engineer Paul Sterbenz, and Board Planner Joseph Layton.

CALL TO ORDER:

Chairman Matthews called the meeting to order at 7:32 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

SWEARING IN OF BOARD MEMBERS:

Attorney Dieterly administered the oath of office to Michael Grossmann and Sam Race.

MINUTES OF PREVIOUS MEETING:

The minutes of the meeting of January 14, 2014, were distributed to all the Board Members prior to the meeting. Discussion on the motion: Mr. Mackey commented on the minutes and his opposition to the Highlands. The Board felt that the minutes reflect Mr. Mackey's passion on the issue.

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

VOTE: 6 AYES

The motion carried

CONCEPTUAL:

Paintball Depot, Block 62, Lot 20

Michael Selvaggi, Esq. was present along with David Artler to present a conceptual plan for a paintball facility. Mr. Artler went on to review the conceptual proposal and his present facility in West Milford. The Board questioned and discussed the possible disturbance to the adjacent property owners from the proposed activities/operation. The Board then went on to discuss what the Applicant might need to provide in a future Site Plan application. Several Board Members felt that the use could be a good use for White Township. Several Board Members stated that the noise issue would need to be addressed. Chairman Matthews stated that he did speak with the West Milford Zoning Officer and there have been no complaints with Mr. Artler's West Milford operation. He also stated that West Milford does have an Ordinance regulating paintball facilities.

NEW BUSINESS:

#769 Trinacria LLC, Block 21, Lot 7.03-Preliminary and Final Site Plan

The Board noted that the Applicant is not present this evening as there was a deficiency in their notice. Board Engineer Sterbenz stated that the necessary paperwork has been filed with the DEP, to have a pre-application meeting, to discuss the details involved in having the property approved in the Sewer Service Area.

BILLS:

Maser-Flowerland	156.25	Escrow #00757
Maser-La Torre Plaza	812.50	Escrow
Maser-La Torre Plaza	62.50	Escrow
Maser-General	93.75	PBOE
Gebhardt-Balka	352.00	Escrow
Gebhardt-Trinacria	32.00	Escrow
Gebhardt-General	370.00	PBOE
NJPO	180.00	PBOE

In a motion made by Mr. Phillips and seconded by Mr. Magnini, the bills were paid. In a voice vote, all were in favor. Mr. Race abstained.

VOTE: 8 AYES

The motion carried.

OTHER BUSINESS:

Master Plan Reexamination Report

Board Planner Layton stated that the last Master Plan was adopted in 2004 and the Board will need to work on a Master Plan Reexamination Report this year. He went on to review the items that the Board might want to address in a Reexamination Report.

Mr. Magnini made the motion to have Board Planner Layton's estimate/proposal forwarded to the Township Committee for their review. Motion seconded by Mr. Vande Vrede. In a voice vote, all were in favor, except for Mr. Race and Mr. Herb, who abstained.

VOTE: 7 AYES

The motion carried

Highlands Update

Board Planner Layton stated that he did prepare a revised draft Checklist Ordinance that he sent to Mayor Race, for his review and comment. Mr. Race stated that he feels that there should be a WHEREAS that identifies the benefits to the Residents of the Township that reside in the Preservation Zone. Board Planner Layton stated that he does have some language presently in his draft, that he feels might address Mayor Race's concerns. Mayor Race stated that he will review the draft and provide any comments.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 8:26 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary