

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

**MINUTES
FEBRUARY 11, 2020**

The regular meeting of the White Township Planning Board was held on Tuesday, February 11, 2020. Present were: Timothy Matthews, Michael Grossmann, Robert Mackey, Joseph Phillip (arriving at 7:19 p.m.), Sam Race, Joan Schnieber, Richard Nieuwenhuis, Drew Kiszonak, and David Pritchard. Board Member Absent: Chanda Collom. Also present: Board Attorney Tara St. Angelo and Conflict Engineer Joe Vuich.

CALL TO ORDER:

Chairman Matthews called the meeting to order at 7:06 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.

OTHER BUSINESS:

Draft Rules on Citizen Input During Planning Board Meetings

Board Attorney St. Angelo reviewed the draft Rules that were distributed. The Board agreed to review them and place them on the next agenda.

OPEN TO THE PUBLIC:

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

Arnold Hyndman read a statement into the record in regards to development, protecting the quality of life, and the Master Plan recommendations. (Mr. Phillips arrived.)

George Stafford suggested limiting public comment for non agenda items to 3 minutes to allow for more individuals to speak.

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

MINUTES OF PREVIOUS MEETING:

The minutes of the Regular Meeting of December 10, 2019, were distributed to all the Board Members prior to the meeting.

Mr. Nieuwenhuis made the motion to approve the minutes. Motion seconded by Mr. Mackey. In a voice vote, all were in favor.

VOTE: 9 AYES

The motion carried

The minutes of the Special Meeting of January 8, 2020, were distributed to all the Board Members prior to the meeting. Both Board Secretary Schemm and Ms. Schnieber noted a few minor typographical errors.

Mr. Mackey made the motion to approve the minutes, as amended this evening. Motion seconded by Mr. Nieuwenhuis. In a voice vote, all were in favor, except for Mr. Phillips, who was not present at the January 8th meeting, and he abstained.

VOTE: 8 AYES

The motion carried

SWEARING IN:

Board Attorney St. Angelo administered the oath of office to Mr. Phillips.

OLD BUSINESS:

#788 Jaindl Companies, Block 7, Lot 16-Hearing

Anthony Sposaro, Esq. was present on behalf of the Applicant and he outlined the experts that are prepared to testify this evening.

Patrick Stuart was sworn in and he provided his qualifications as a Landscaping Architect and Lighting Expert. He displayed A-2 and he went on to describe the proposed landscaping. He concluded that the proposed plan complies with the Township Ordinance requirements. He then described the lighting plan, sheet 11, of the submission. The Board questioned the landscaping and whether there could be an enhanced buffer. The proposed lighting and light pollution were also questioned. Mr. Stuart stated that they could provide some photographs and also provide addresses of existing sites that could be viewed by the Board Members. The Board continued to question the landscaping and lighting.

Scott Murdoch was sworn in and he provided his qualifications as an Architect. The following were submitted and marked as Exhibits:

A-3 Site Section Diagram

A-4 Site Plan Set

Mr. Murdoch described the site, grades/elevations, sight lines, the proposed structure, and the existing visual landscape. The following were submitted and marked as Exhibits:

A-5 Colorized version of the submitted plan

A-6 Colorized version of the elevations

Mr. Murdoch displayed and described the Exhibits and the design of the proposed building. The following was submitted and marked as an Exhibit:

A-7 Colorized version of the proposed warehouse

Mr. Murdoch went on to describe the proposed facade and what will be seen visually at the site. He stated that he can provide the Board with locations of other buildings that he has designed.

Ms. Schnieber questioned Lead Certification and green roofs/walls and Mr. Grossmann questioned the facade and building materials, which were addressed by Mr. Murdoch.

Chairman Matthews asked if the Board could get some photographic renderings that will show what will be seen from Route 519, Foul Rift Road, and at a higher elevation. The Applicant agreed.

There was a question regarding the heating and air conditioning units. Mr. Pritchard asked about a green roof around the perimeter and Mr. Nieuwenhuis asked about the placement of the heating and air conditioning units, which were all addressed by Mr. Murdoch.

Chairman Matthews stated that the hearing is now opened to the public for questions pertaining to landscaping, lighting, and architect.

The following Members of the Public had questions, which were addressed by the

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Applicants: A Resident from Harmony questioned the proposed lighting; Richard Kuenzler questioned the impact of the tractor trailer lights, bay doors lights, and vegetation; Aaron Hyndman questioned the landscaping, lighting, and work environment; Rick Ferrugia questioned the color of the roof and materials and if solar panels were being considered; Beth Kabert questioned the view shed of the Warren/Sussex Regional Trail; and Tom Bodolsky questioned the elevation, signage, green roof design, lighting. Board Attorney St. Angelo confirmed that the Applicant agrees to submit a conforming signage plan that will be reviewed by the Board Professionals. The following Members of the Public had questions, which were addressed by the Applicants: Ann Carlson questioned the expense of a green roof; and Mark Freeland questioned fencing;. A Resident of Harmony Township questioned the definition of high cube warehouse, which was addressed by the Applicants and the Board.

With there being no further lighting, landscaping, and/or architectural questions, the Board closed the meeting to the public and took a brief recess at 9:07 p.m. The meeting resumed at 9:17 p.m., with all Board Members present.

The meeting was then opened to the public for questions of Mr. Finelli. Mr. Finelli acknowledged that he was still under oath and he clarified that there is fencing proposed around the top of the detention basin.

Mr. Bodolsky questioned the validity of the conceptual plan. Chairman Matthews stated that questions should be directed towards the submitted application. Mr. Bodolsky questioned: the details for the monument sign; incomplete checklist items; the sewage disposal system; staging areas; septic systems/subsurface sewage treatment and testing/design; technical manual; borings and testing; parking; the potential tenant of the warehouse; operational questions; the design of the septic; the number of loading bays/drivers/operations; pavement materials and road improvements; the stormwater management report; Best Practice Manuel; karst geology and sinkholes; and the Best Management Practices.

Chairman Matthews noted the time and he suggested that the questioning of Mr. Finelli be carried to the next meeting. Attorney Sposaro consented to an extension to the Board's March meeting and if there is inclement weather to the Board's April meeting.

BILLS:

Maser-General	2670.09	PBOE
Gebhardt & Kiefer - General	522.67	PBOE
Gebhardt & Kiefer - Jaindl	764.83	Escrow
Bright View Engineering-Jaindl	907.50	Escrow

In a motion made by Dr. Phillips and seconded by Mr. Nieuwenhuis, the bills were approved. In a voice vote, all were in favor. Mayor Race abstaining.

VOTE: 7 AYES

The motion carried.

OTHER BUSINESS:

Board Attorney St. Angelo noted the Board will hold a Special Meeting on February 26th to review a revised draft Master Plan Document. She recommended that the

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Board agree to releasing the Document to the Public, in advance of the meeting, so that there could be meaningful discussion.

Mr. Kiszonak made the motion to release the draft Master Plan Document, to the public, in advance of the meeting. Motion seconded by Mr. Pritchard.

VOTE: 7 AYES

The motion carried.

Board Attorney St. Angelo noted, for the public, that the document will be available through OPRA.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 10:03 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
6/8/20