

WHITE TOWNSHIP PLANNING BOARD
555 CR 519, BELVIDERE, NEW JERSEY
MINUTES
FEBRUARY 13, 2018

The regular meeting of the White Township Planning Board was held on Tuesday, February 13, 2018. Present were: Timothy Matthews, Jeff Herb, Michael Grossmann, Robert Mackey, Joseph Phillips, Sam Race, Chanda Collom, Richard Nieuwenhuis, Drew Kiszona, and David Pritchard. Also present: Board Attorney Tara St. Angelo, Board Engineer Paul Sterbenz, and Board Planner Layton.

CALL TO ORDER:

Chairman Timothy Matthews called the meeting to order at 7:30 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

MINUTES OF PREVIOUS MEETING:

The minutes of the Reorganization and Regular Meeting of January 9, 2018, were distributed to all the Board Members prior to the meeting.

Mr. Grossmann made the motion to approve the minutes. Motion seconded by Mr. Mackey. In a voice vote, all were in favor, except for Dr. Phillips, who was not at the January meeting and he abstained.

VOTE: 9 AYES

The motion carried

OTHER BUSINESS:

DeBoer Subdivision

Board Attorney St. Angelo reviewed the current issue where there is a pending preservation application for the DeBoer property and there is a request that the subdivision easements be vacated. She then went on to review the draft Resolution that she prepared.

Mr. Mackey made the motion to approve the Resolution. Motion seconded by Mr. Pritchard. Discussion on the motion: Chairman Matthews suggested an amendment to the draft Resolution. He asked if there was any public comment on the matter. With there being no public comment, in a voice vote, all were in favor of adopting the Resolution as amended, except for Mr. Herb, who abstained.

VOTE: 8 AYES

The motion carried

Marijuana Discussion

Both Board Attorney St. Angelo and Board Planner Layton reviewed and discussed their marijuana research with the Board at great length. Chairman Matthews asked if the Board would like to consider a subcommittee to review the materials and to provide guidance to the Board Professionals. Mr. Mackey, Mr. Grossmann, and Chairman Matthews agreed to sit on the subcommittee.

Rezoning Request-White Town Realty

Lawrence Cohen, Esq. was present on behalf of the Applicant. He stated that the subject property is located in the R-1 District and they are not a Residential Use. He noted that this request has nothing to do with marijuana and the adjacent property is zoned Industrial and he would like the Township to consider the rezoning request. He then went on to review the procedure and he addressed the various standards in the Residential District vs. the Industrial District and the variances that are required because of the Residential standards. The Board discussed the various options available with the Board Professionals. Attorney Cohen stated that they will provide a fee and escrow to cover the cost of the Board Professionals in providing their recommendations.

The meeting was opened to the public.

Bud Allen stated his concerns over marijuana and the request for the rezoning request as this facility is located in the R-1 District. He stated that DeRoche Canvas is not a farming use. He stated that the Township should take all of this into consideration. Chairman Matthews stated that there are many farming productions throughout the state of New Jersey that are similar to White Town Realty.

Jake Bilyk stated his concern over marijuana and opening the door to issues.

Walter Menegus stated his concern over marijuana and the impact to the Township.

A member of the public asked who White Town Realty is and Attorney Cohen stated that a corporate disclosure statement has been submitted. Chairman Matthews invited the public to future meetings when it will be discussed. Dr. Phillips stated that the Board gave wide latitude to farmers to encourage farming.

A member of the public asked when he might be able to provide his clinical/professional thoughts/input in regards to substance abuse. Chairman Matthews stated that his input could be heard at future meetings.

Elaine Reichart questioned the timeline. Chairman Matthews stated that he does not have an answer in regards to the timeline; however, he stated that he is concerned about protecting the Township Residents in regards to health, safety, and quality of life.

Bud Allen commented on the marijuana legislation and he stated that the Township should prohibit it, which Board Attorney St. Angelo addressed.

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

Mr. Herb asked that the Township be notified, if they are planning on having a large crowd, so that the public can be accommodated.

BILLS:

Maser-Flowerland	68.00	Escrow
Maser-Shoemaker	136.00	Escrow
Gebhardt-Spencer	82.50	Escrow
Gebhardt-Spencer-Echo	247.50	Escrow

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

VOTE: 8 AYES

The motion carried.

OTHER BUSINESS:

Mr. Herb commented on the marijuana materials that were distributed, which the Board discussed. He stated that back in 2014 the Township adopted a Resolution that should be distributed.

Board Attorney St. Angelo stated that she is going out on maternity leave; however, she plans on working on the R-1 Ordinance. The subcommittee discussed meeting ahead of the next Planning Board meeting. Board Attorney St. Angelo commented on prohibiting a use that is permitted, which was discussed with the Board.

Mayor Race stated a concern over not having the Board packet ahead of the meeting. Board Secretary Schemm stated that the materials came in late and the packet was emailed out. She stated that she can leave his packet at the Building if he would like to pick it up and the Board can institute a cut off time for meeting materials. Mayor Race asked that his packet be mailed to him a week ahead of the meeting.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 9:20 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
3/7/18-1