

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

**MINUTES
FEBRUARY 26, 2020**

A special meeting of the White Township Planning Board was held on Wednesday, February 26, 2020. Present were: Timothy Matthews, Chanda Collom, Michael Grossmann, Robert Mackey, Joseph Phillip, David Pritchard, Sam Race, Joan Schnieber, Chanda Collom, and Drew Kiszonak. Board Member Absent: Richard Nieuwenhuis. Also present: Alternate Board Attorney Matthew Lyons and Board Engineer/Planner Paul Sterbenz.

CALL TO ORDER:

Chairman Matthews called the meeting to order at 7:00 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.

Theresa Chapman had several procedural questions and statements regarding the goals and objectives of the Master Plan and the correspondence received by the Board and letters sent to the Board by Anthony Sposaro, Esq.

Chris Amato made a statement regarding development.

Susan Yetter had a question regarding the draft Master Plan. Chairman Matthews asked that she hold her question until the Board discusses the Master Plan.

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

OTHER BUSINESS:

Master Plan Discussion

Board Engineer Sterbenz reviewed the subcommittee meetings that were held and the draft Master Plan Report that was prepared and filed on 2/14/20. He summarized the modifications/recommendations, outlined in the draft Report, at great length.

The following Board Members had questions and comments, which were addressed by Mr. Sterbenz: Mr. Grossmann asked about the LDI standards and possible spot zoning, coverage, tract improvements, and development in the Township; Ms. Schnieber asked that the Board consider an "Agricultural Enterprise Zone" and the "Knowlton Farm Preservation Zone"; Dr. Phillips clarified which Board Members sit on the Subcommittee; Mr. Kiszonak questioned the procedure and implementation of the recommendations; and Ms. Schnieber asked if the Board can meet more often to work on these issues. The Board reviewed the procedures, the submitted applications before the Board, the future development in the remainder of the Township, the rules and regulations that the Board needs to abide by and adhere to, and the work being done by the subcommittee, which was discussed with the public.

MINUTES - WHITE TOWNSHIP PLANNING BOARD FEBRUARY 26, 2020

The meeting was then opened to the public.

Susan Yetter questioned the rationale to rezone R-2 to R-1 and why it is not CC and she provided a letter for the record.

Elaine Reichart questioned the proposed Brookfield recommendation and the approved Brookfield GDP. She stated that she objects to the proposed recommendation. She made a statement regarding the Board's responsibility and obligation regarding the submitted applications and the Master Plan. She stated that she can provide the Board with information regarding Karst soils, Harmony Township documentation, and Model Ordinances. She continued to discuss the Board's responsibility. Mr. Pritchard stated that the Township does have an NRI and Board Engineer Sterbenz stated that the Township does have a Carbonate Rock District Ordinance; however there is no map referenced in the Ordinance.

Kasey Manahan, Esq., representing the Delaware Riverkeeper Network read a "conflict of interest" letter. She also made a statement regarding "spot zoning", the Industrial Zoning Districts, and the Master Plan.

Arnold Hyndman made a statement regarding the Master Plan, the goals and vision of the Township, and the Master Plan recommendations.

Ann Carson made a statement regarding the number of existing vacant buildings, encouraging open space, and the Master Plan recommendations.

Judy Wykoff Morris stated that she is a lifelong resident, a farmer, and she would like to see White Township kept as rural as possible.

Kristine Compton stated that she does not feel that the Planning Board is fighting for the Residents.

Jay Bohn, Esq., was present on behalf of Albert and Susan Krause. Kenneth Nelson, Professional Planner, was also present and he provided his qualifications and he was sworn in. He stated that he was planning on providing testimony on the Master Plan recommendation, which was then discussed. Chairman Matthews stated that tonight's meeting is a discussion meeting and should not be any sworn testimony provided. It was agreed to allow Mr. Nelson to provide his comments/statements. He distributed and reviewed a document for the Board to consider. He addressed the self storage facilities recommendation and the proposed conditions. Attorney Bohn reviewed the history of the discussion on this matter and the submittal of a concept plan. It was noted that the existing homes are in the OB Zone.

Katherine Bilyk made a statement opposed to the warehouses.

Linda Van Setters questioned the draft Master Plan and she stated her opposition to the warehouses.

Nancy Brown made a statement regarding the possible hours of operation of self storage facilities.

MINUTES - WHITE TOWNSHIP PLANNING BOARD FEBRUARY 26, 2020

Anton Brown made a statement regarding the self storage facilities.

Michael Selvaggi Esq. was present to discuss the Master Plan recommendations for both the Brookfields and the self storage facility.

Susan Ellis asked that the Board change the zoning and disallow warehousing. She stated that the Board has the support of many people.

Linda Belstra made a statement regarding the opposition of the warehouses and the Master Plan recommendations.

Theresa Chapman provided a document in regards to the Goals and Objectives.

Tom Bodolsky questioned and commented on the Board Member conflict of interest. He displayed a drawing and he discussed the amount of Industrial zoned property in White Township and adjoining Townships. He commented on the Sposaro letters and the overlay zone that was created. The Board discussed the proposed overlay zone and Mr. Bodolsky's comments. Mr. Phillips left at 10:12 p.m. The Board stated that they are not aware of the Sposaro letters. Mr. Bodolsky continued to state his concern with the draft Master Plan and he handed out the Knowlton Township 10 acre zoning ordinance. He then went on to address the Board review of the Township Checklist and Completeness for the 2nd Jaindl application submitted, the allotted time for a proper review, setting up a special completeness meeting, and setting up multiple master plan meetings to accommodate the Board's schedule.

Chairman Matthews closed the meeting to the public. He asked that the Master Plan Subcommittee reconvene to review tonight's comments.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 10:26 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
6/8/20