

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

**MINUTES
MARCH 10, 2020**

The regular meeting of the White Township Planning Board was held on Tuesday, March 10, 2020. Present were: Timothy Matthews, Michael Grossmann, Robert Mackey, Chanda Collom, Drew Kiszona, Joan Schnieber, Richard Nieuwenhuis, Sam Race (arriving at 7:31 p.m.) and David Pritchard. Board Member Absent: Joseph Phillips Also present: Board Attorney Tara St. Angelo, Conflict Engineer Joe Vuich, and Traffic Engineer John Jahr.

CALL TO ORDER:

Chairman Matthews called the meeting to order at 7:03 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:

Adoption of Rules on Citizen Input During Planning Board Meetings

Mr. Mackey made the motion to adopt the Rules. Motion seconded by Mr. Pritchard. In a voice vote, all were in favor.

VOTE: 8 AYES

OPEN TO THE PUBLIC:

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

Theresa Chapman asked if another special meeting has been scheduled. Chairman Matthews stated that nothing has been finalized. Ms. Chapman asked if another subcommittee meeting has been scheduled. Chairman Matthews stated that a subcommittee meeting was held recently. Ms. Chapman confirmed the members of the subcommittee and she proceeded to read a statement in regards to protecting the residents and their quality of life.

Albert Krouse read a statement regarding the development of property on Upper Sarepta Road and the history of the self storage unit recommendation.

Susan Krouse continued to read the statement in regards to the development of property on Upper Sarepta Road and the history of the self storage unit recommendation.

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

MINUTES OF PREVIOUS MEETING:

The minutes of the Regular Meeting of January 14, 2020, were distributed to all of the Board Members prior to the meeting.

Mr. Grossmann made the motion to approve the minutes. Motion seconded by Ms. Chanda Collom. In a voice vote, all were in favor.

VOTE: 8 AYES

The motion carried

COMPLETENESS:**#791 Jaindl Land Company, Block 7, Lots 3, 4, 5, 11 & 14-Phase II-Subdivision**

Anthony Sposaro, Esq. was present on behalf of the Applicant. He addressed a letter received from Michael G. Sinkevich, Jr., Esq. dated March 10, 2020, regarding the submission of a conceptual plan. The following was submitted and marked as an Exhibit:

A-1 Concept Plan originally presented at the 4-9-19 Planning Board meeting.

Mr. Vuich provided a summary of the existing conditions, the submitted subdivision application, the requested non-applicable checklist items, and he commented on his March 6th completeness report, which was discussed with the Board and Applicant. (Mr. Race arrived). The Board reviewed and discussed the completeness procedure and proposal. Ms. Schnieber questioned the agricultural dedication offered by the Applicant and the timeline to deem completeness, which was addressed by the Board Professionals. Mr. Grossmann had a question in regards to the 911 addresses and Ms. Schnieber questioned the structures within 200 feet of the outbound property. Michael Finelli, P.E. reviewed the submission with the Board. Mr. Mackey stated that he just received the completeness report. Board Secretary Schemm stated that the reports were emailed out to the Board once she received them. The Board discussed the subdivision submission and Attorney Sposaro stated that there are no improvements being proposed for the land along Route 519. Mr. Niuwenhus questioned the agricultural deed restriction process, which was addressed by Attorney Sposaro. Chairman Matthews questioned completeness, which Board Attorney St. Angelo addressed. Mr. Nieuwenhuis asked about the leasing procedure, which Attorney Sposaro addressed. Board Attorney St. Angelo stated that the Board can grant waivers, if it determines that an item is not relevant or needed. The Board continued to discuss completeness. Chairman Matthews stated that in the past the Board has authorized and given the authority to the Board Engineer to deem an application complete after the additional information is received and reviewed. The Board continued to discuss the issues.

Mr. Grossman made the motion to deem the application complete, pending Board Engineer review of the remaining items, as discussed this evening. He revised his motion to defer completeness to the Board Engineer. Mr. Grossman questioned the 911 address item. Mr. Grossman made the motion to deem the application complete, provided that the Board Engineer is satisfied, with the three remaining completeness items. Motion seconded by Mr. Nieuwenhuis. Ms. Schnieber questioned the title information, which Attorney Sposaro addressed. In a voice vote, all were in favor.

VOTE: 9 AYES

The motion carried

#792 Jaindl Land Company, Block 7, Lots 3, 4, 5, 11, & 14, Phase II-Site Plan

Anthony Sposaro Esq., was present on behalf of the Applicant and he stated that a letter was submitted today to address two technical items. Mr. Vuich summarized the current site conditions and the proposed project. He reviewed his March 9th completeness report and the non-applicable items, with the Board and the Applicant. Ms. Schnieber questioned the operational information, which was reviewed by the Board and the Applicant. Mr. Grossmann questioned the sewer line to Phase II, Mr. Mackey questioned applying for the sewer service area, Ms. Schnieber questioned the access point, Chairman Matthews asked about the integration of the phases/ lots and the proposed developments/improvements, which were discussed and addressed. Board Attorney St. Angelo stated that the Board can authorize the Board Engineer to deem the application complete, pending the revision to the application to include Lot 16.

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Chairman Matthews questioned the sight lines/sight profiles, which was discussed. Board Attorney St. Angelo also noted some additional minor items and she went on list the completeness items that need to be addressed. Ms. Schnieber questioned the water ponding/drainage on Route 519 and Foul Rift Road.

Mr. Mackey made the motion to authorize the Board Engineer to determine completeness, based on tonight's discussion. Motion seconded by Mr. Grossmann. Discussion on the motion: Ms. Schnieber asked that the completeness items be reviewed again. Attorney Sposaro agreed to an extension of time beyond the 45 day frame. In a voice vote, all were in favor.

VOTE: 9 AYES

The motion carried

Chairman Matthews asked if the meeting could wrap up earlier this evening. Attorney Sposaro stated that he does have an expert to present this evening in regards to the absence of wetlands on Lot 16. The Board agreed to accept the DEP document. Attorney Sposaro stated that they will submit the additional information, so that the applications can be deemed administratively complete. He recommended that they hear the subdivision first and then present witnesses that deal with both phases of the site plans. He stated that they will grant the necessary extensions to permit the Board to hear the two applications concurrently. He also stated again that there is no further development being proposed. The Board continued to discuss the timing and Attorney Sposaro agreed that the time period for Phase I will run concurrently with the time period for Phase II. The Board clarified that the Board Engineer can proceed with the technical review of the subdivision application, once it has been deemed complete.

BILLS:

Maser-General	6417.76 PBOE
Suburban Consultants-Jaindl	697.50 Escrow
Gebhardt & Kiefer-Jaindl	272.00 Escrow
Gebhardt & Kiefer-General	932.50 PBOE

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

VOTE: 9 AYES

The motion carried.

OTHER BUSINESS:

Ms. Schnieber recommended that the Board tables be configured in a "U" for the next meeting.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 9:30 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary

7/10/20