

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

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

CALL TO ORDER:

Chairman 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 Regular Meeting of February 13, 2018, were distributed to all the Board Members prior to the meeting. Mayor Race suggested a correction to the minutes, where he requested his agenda ahead of the meeting, not a week ahead of the meeting.

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

VOTE: 8 AYES

The motion carried

OTHER BUSINESS:

Ordinance Discussion-NC District

Board Engineer Sterbenz addressed the suggested modification to the Township Ordinance to include Medical Offices as a permitted use in the NC District.

The meeting was opened to the public.

Bud Allen questioned whether this proposed change would impact all of the N/C Zones within the Township.

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

Mr. Mackey made the motion to recommend the proposed modification to the N/C Zone. Motion seconded by Mr. Nieuwenhuis. In a voice vote, all were in favor, except for Mayor Race, who abstained.

VOTE: 7 AYES

The motion carried

Ordinance Discussion-Changes to the Requirement to the R-1 District

The Board reviewed the proposed modification to the R-1 District pertaining to Greenhouses.

Lawrence Cohen, Esq. was present and the Board discussed the possibility of increasing building coverage in R-1 District for Agriculture packaging and processing. Attorney Cohen stated that they can also make recommendations for the Board's consideration and work with the Township on this matter.

The meeting was opened to the public.

Bud Allen stated that Mr. Nieuwenhuis should recuse himself from this discussion and remove himself from the Board.

John Wycoff distributed photographs of his Christmas tree farm and he read a statement stating his concerns over the changed soil practices, impervious coverage, and the alteration of the natural topography. He stated his concern over excessive water issues and pathogens that can harm/infect his Christmas trees. He welcomed the Board to come and visit his 180 year old farm.

Donald Craigle stated his concern over the impact of the proposal to the entire area.

Denis Sullivan asked about the "processing" process.

Attorney Cohen addressed the building coverage for Agricultural used in the R-1 zone. He also commented on the Township "review" process.

Bud Allen commented on "processing" and he questioned the current building coverage. He stated that he does not know why the Township would consider making this change, for one property owner, that would impact the entire R-1 District.

A Resident questioned the building coverage and who would be in charge to monitor the operation. Attorney Cohen addressed the site plan and review process. The Board also discussed capturing the storm water runoff into holding tanks.

Jake Bilyk questioned the other buildings that currently exist, on the White Town Realty property, that are not being used.

Bud Allen asked why nothing is being done with DeRoche Canvas issue and he also commented on the standing water and the borrow pit. Board Engineer Sterbenz stated that the water issue should be cleared up when the new project is completed.

John Wycoff commented on the natural topography, the alteration of the topography, and the natural water flow. He stated his concerns over an environmental disaster.

Chairman Matthews thanked the public for all of their comments.

A Resident recommended that the Board do a site visit to the Wycoff Farm and that they also visit Brookfields to hear the noise.

Marijuana Discussion

Chairman Matthews stated that they attended a state cannabis meeting and they are researching local control mechanisms. Mr. Grossman also commented on the meeting

that was attended and the possible State Legislation. Mr. Matthews referenced the 2014 Resolution that was passed by the Township Committee. He also spoke about a closed growing facility, restricting by zoning districts, and possible buffer distances from a Resident, School, etc. Attorney Makoski provided his comments on the possible local options and the state legislation. Chairman Matthews questioned the 2010 law for medicinal marijuana. The Board continued to discuss the issues.

Chairman Matthews opened the meeting to the public.

Pete Lasarati shared his professional experience with marijuana.

Many members of the public stated their concerns over the growing and processing of marijuana and being proactive.

Rita Foti provided some documentation and she discussed having the Township opt out. Another member of the public also provided documentation.

Bud Allen suggested that the Board contact the other Municipalities to see what they did to opt out. He commented on the misconception regarding the amount of revenue that the Township might receive. He also stated that several property owners received robo calls stating that tonight's Planning Board meeting was canceled.

Fred Foti commented on his concerns and he also provided documentation.

The public and the Board continued to discuss the issues and the many options available. Chairman Matthews thanked the Public for coming out. Ms. Reichart asked if the Board wishes to consider preparing 2 ordinances opting out of both dispensary and growing and 2 ordinances pertaining with dispensary and growing if the Township cannot opt out. It was agreed that the Board Professionals should continue to provide their input on the issues. Mr. Mackey provided his comments in regards to the issues and medicinal marijuana.

BILLS:

Maser-Spencer	105.00	Escrow
Maser-Shoemaker	140.00	Escrow
Maser-DSM	105.00	Escrow
Gebhardt-General	380.00	PBOE
Gebhardt-Shoemaker	99.00	Escrow

In a motion made by Mr. Grossmann 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.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 9:31 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
4/5/2018