

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

**MINUTES
MARCH 9, 2021**

The regular meeting of the White Township Planning Board was held on Tuesday, March 9, 2021. Present were: Timothy Matthews, Chanda Collom, Michael Grossmann, Robert Mackey, Anne Skoog, Nevitt Duveneck, Joan Schnieber, Richard Nieuwenhuis, Joseph Phillips, Drew Kiszonak, and David Pritchard. Also present: Attorney Richard Cushing, Conflict Engineer Andrew Holt, and IT Consultant Jean Paul Reese.

CALL TO ORDER:

Chairman Matthews called the meeting to order at 7:09 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 and the township website.

OPEN TO THE PUBLIC:

Mr. Reese reviewed the Zoom procedures for the evening. 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 Special Meeting of December 29, 2020, were distributed to all the Board Members prior to the meeting.

Ms. Collom made the motion to approve the minutes. Motion seconded by Mr. Mackey. In a voice vote, all were in favor, except for Mr. Duveneck, Ms. Skoog, Mr. Kiszonak, who were not present at the meeting and abstained and Dr. Phillips who abstained.

VOTE: 7 AYES

The motion carried

The minutes of the Regular Meeting of January 12, 2021, were distributed to all the Board Members prior to the meeting.

Ms. Skoog made the motion to approve the minutes. Motion seconded by Ms. Collom. In a voice vote, all were in favor, except for Dr. Phillips, who was not present at the meeting and abstained.

VOTE: 9 AYES

The motion carried

CORRESPONDENCE:

MAM

Jaindl

Foul Rift Solar Farm

2-24-21 WCPB, **Re: Exempt**

2-16-21 WCPB, **Re: Incomplete**

2-26-21 WCPB, **Re: Incomplete**

2-26-21 WCPB, **Re: Incomplete**

2-24-21 Sinkevich, **Re: Notice**

3-09-21 Sposaro, **Re: Notice**

2-19-21 Reichart, **Re: Objection**

OLD BUSINESS/NEW BUSINESS:

Anthony Sposaro, Esq. was present on behalf of the Jaindl applications. Mr. Cushing reviewed two procedural issues: the first issue being a document that was hand delivered to the home of a Board Member (Dr. Phillips). He stated that he was told that Dr. Phillips did not read the material and he notified the Board Secretary immediately. He stressed that all materials and/or documents are to come through the Board Secretary. Mr. Sposaro stated that no materials were hand delivered to Dr. Phillips on behalf of his team and he sees no prejudice in having Dr. Phillips continue on hearing the applications. Mr. Sinkevich, Esq., representing the Delaware River Keeper Network, stated that they did not hand deliver any documents to Dr. Phillips either and he questioned Mr. Grossmann's participation in this evening's meeting. Mr. Grossmann stated that he is recused from hearing the Jaindl applications; however, he is still attending the meeting.

Mr. Cushing then addressed the second issue, which was the matter that was brought up at the last meeting in regards to the notice provided for the Jaindl applications. He stated that he reviewed everyone's position on the issue and he finds that the notice that was provided is sufficient.

#790 Jaindl Land Company, Block 7, Lot 16 (Phase 1 Site Plan)**#792 Jaindl Land Company, Block 7, Lots 3, 4, 5, 11 & 14 (Phase 2 Site Plan)****#791 Jaindl Land Company, Block 7, Lots 3, 4, 5, 11 & 14 (Phase 2 Subdivision)**

Anthony Sposaro, Esq. was present and he stated that he had some additional questions for Mr. Ritter, who is still under oath. Mr. Sposaro reviewed the subdivision exhibits that were presented in the past. A new plan was displayed and it was marked as an Exhibit.

A-15 Overall Preliminary Plat Exhibit, revision date of 2-23-21

Mr. Ritter went on to describe the Exhibit and the proposed subdivision. He stated that the proposed plan complies with all bulk standards and there are no waivers or variances being requested, which he stated has been verified by Mr. Holt. The Board Members had several questions regarding the configuration of the subdivision lots. Mr. Holt also had a question regarding the agricultural use on the proposed lots. Mr. Sposaro stated that they will address that in the future. Mr. Holt also questioned the intensification of the solar field lot. Mr. Cushing questioned the setbacks and buffering of the solar field. Chairman Matthews asked if the plans can be modified to show the buffer line up to the solar panels. Mr. Sposaro agreed. Mr. Ritter addressed the screening of the buildings from Route 519.

The hearing was then opened to the public for questions of Mr. Ritter.

Chris Amato had several questions regarding the Planning Report-Development Impact Section: the water supply for emergency services, air pollution, and tractor trailer acceleration. Mr. Ritter stated that the Planning Report is a compilation of the other expert's reports. Mr. Amato questioned the impact to the School District.

Gayle Howard asked about maintenance/ownership of Foul Rift Road. Mr. Ritter addressed the costs of the improvements, driveway maintenance, and the maintenance of rights of way.

Theresa Chapman questioned the lack of information in the Planning Report on the realignment/improvements to Foul Rift Road. She also questioned the tenant, the water impact for the proposed buildings, sewer/service area, Foul Rift Road, Stormwater

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Regulations, soil conditions and drainage rates, removal of top soil, and the aquifer recharge/discharge area data. Ms. Chapman stated her concern over the piecemealing of information. Mr. Ritter stated that he feels that the Board has been supplied adequate information and the plan has evolved. Ms. Chapman questioned the level of service for intersections and whether the Planners Report is up to date with the present proposal.

Michael Sinkevich Esq., present on behalf of the Delaware River Keeper Network, questioned the stormwater basins and whether variances are needed.

Tom Bodolsky questioned the Planners report and air pollution, noise performance standards, waivers, access way, conformance with the Ordinances, the operation of the site, truck storage area, permitted uses, Ordinance #160-106 Trailers and Recreational Facilities, Foul Rift Road, reconfiguration of lot lines, number of employees and the number of parking stalls,

Diane Reichart questioned the parking trailers and the impact to the stormwater runoff and overnight parking of idling trucks.

Dr. Phillips questioned the housing/children projections.

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

Mr. Kiszonak questioned the roadway grades/level of services. Mr. Pritchard asked for an updated Development Impact Statement and he commented on truck idling and newer truck technology that may be available.

With it approaching 10:00 p.m. Chairman Matthews announced that all of the Jaendl applications are being carried to the Board's April 13, 2021 meeting, without further notice. Mr. Sposaro stated that they will be addressing landscaping, buffering, and lighting at the next meeting. He also granted an extension until the end of April.

BILLS:

Maser-Master Plan	2310.72	PBOE
Maser-Becrett	77.50	Escrow
Maser-Foul Rift Solar Farms	1779.93	Escrow
Bright View Engineering-Jaendl	1612.50	Escrow
Gebhardt & Kiefer-Jaendl	214.50	Escrow
Gebhardt & Kiefer-General	2260.50	PBOE
Suburban Consulting-Foul Rift Solar Farm	1366.20	Escrow
NJPO-Dues	325.00	PBOE
NJPO-Class Registration	85.00	PBOE

In a motion made by Dr. Phillips and seconded by Mr. Nieuwenhuis, the bills were approved. Discussion on the motion: Mr. Kiszonak questioned the Master Plan voucher. Board Secretary Schemm reviewed the voucher with the Board. Mr. Grossmann stated his concerns over exceeding the Master Plan budget. Mr. Duveneck asked if the invoices should be reviewed prior to them being presented. The Board then discussed the numerous revisions that were made to the Master Plan. In a roll call vote, all were in favor, except for Mr. Grossmann, who abstained.

VOTE: 8 AYES

The motion carried.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 10:02 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm

Board Secretary

5/6/21