

WHITE TOWNSHIP PLANNING BOARD
555 CR 519, BELVIDERE, NEW JERSEY
MINUTES
APRIL 10, 2018

The regular meeting of the White Township Planning Board was held on Tuesday, April 10, 2018. Present were: Timothy Matthews, Michael Grossmann, Robert Mackey, Sam Race, Chanda Collom, Richard Nieuwenhuis, Jeff Herb, Joseph Phillips, and Drew Kiszonak. Board Member Absent: David Pritchard. 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 March 13, 2018, were distributed to all the Board Members prior to the meeting. Mr. Grossmann questioned how the Board left off on the discussion on the proposed modification to the R-1 zone. Board Secretary Schemm stated that there was discussion, but no action taken, after the topic was opened to the public.

Mr. Nieuwenhuis made the motion to approve the minutes. Motion seconded by Mr. Grossmann. In a voice vote, all were in favor, except for Mr. Herb and Dr. Phillips, who were not present at the March meeting and abstained.

VOTE: 7 AYES

The motion carried

OTHER BUSINESS:

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

Board Planner Layton reviewed his most recent memo, which was discussed with the Board. The restricted lighting, light spillage and light pollution, percentage of coverage, indoor growing, topsoil removal, the Right to Farm, and water collection, was discussed.

Michael Vande Vrede spoke about modern operations/facilities and he stated concerns over the proposed limitation to flooring and lighting.

Bryan Vande Vrede also addressed the new modern farming technology which includes LED lighting and concrete floors. He touched on food safety, the future of our food source, and local food supply.

Dr. Phillips stated that farming is changing and he stated that the Township will probably need to review this subject in the near future.

The meeting was opened to the public.

Bud Allen said that there has not been a clash of farming in a Residential Zone and he stated that there is a process already in place that has been working. He stated that he finds it appalling that the Board is considering modifying the Ordinance for one property owner as it will deny residents in the R-1 Zone the ability to be notified of a potential impact. He stated that the Board needs to protect the rights of the R-1 residents. Chairman Matthews addressed the various standards being reviewed.

John Wykoff stated that he spoke at the March meeting about his concerns in regards to the potential impacts to his Christmas Tree farm and he was disappointed that no one from the Board came out to his property to assess his concerns. Chairman Matthew suggested that Board Engineer Sterbenz go out to site to evaluate the situation. Mr. Herb agreed that this matter needs to be addressed.

The Board and the public continued to discuss the issue.

Marijuana Discussion

Attorney Makoski stated that his firm is advising Townships to do nothing at this time and to wait to see what the State is going to do in regards to legalizing marijuana. Chairman Matthews questioned the 2010 law, which was discussed. The Board then went on to discuss the potential legislation.

The Board and the public continued to discuss the issues in regards to both the Marijuana and modifications to the Requirement to the R-1 District. It was agreed that Board Planner Layton will provide another draft of modifications to the R-1 District Ordinance and that the Board will revisit the issues at the next meeting.

BILLS:

Maser-General	1941.25 PBOE
Maser-General	455.00 PBOE

In a motion made by Dr. Phillips 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:

A member of the public passed out some material in regards to marijuana. She also spoke about opting out, which the Board and the public discussed.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 9:40 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
5/2/2018