

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

**MINUTES
APRIL 12, 2022**

The regular meeting of the White Township Planning Board was held on Tuesday, April 12 via Zoom. Present were: Timothy Matthews, Michael Grossmann, Robert Mackey, Anne Skoog, David Pritchard, Joan Schnieber, Chanda Collom, Richard Nieuwenhuis, and Drew Kiszonak. Board Members Absent: Joseph Phillips and Nevitt Duvenek. Also present: Board Attorney Tara St. Angelo, Conflict Engineer Andrew Holt, Traffic Consultant Joe Fishinger, Karst Consultant Ira Sasowsky, and IT Consultant Chris Opalenik, who then provided the Zoom instructions/procedures for this evening's meeting.

CALL TO ORDER:

Chairman Matthews called the meeting to order at 7:02 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 Township Website.

OPEN TO THE PUBLIC:

Mr. Matthews opened the meeting to the public.

Theresa Bender Chapman asked if the Township has Ordinances pertaining to truck, stops, leasing of property for truck parking, etc....which, was briefly addressed by Ms. St. Angelo.

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

MINUTES:

The minutes of the Regular Meeting of March 8, 2022, were distributed to all the Board Members prior to the meeting.

Ms. Collom made the motion to approve the minutes. Motion seconded by Ms. Skoog. In a roll call vote, all were in favor, except for Mr. Pritchard, who abstained.

VOTE: 8 AYES

The motion carried.

OLD BUSINESS:

#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)

Mr. Grossman continues to be recused from the applications. Anthony Sposaro, Esq. was present on behalf of the Applicant and he reviewed that they have two experts that they have present this evening.

Matthew J. Mulhall was sworn in and he presented his qualifications in Hydrogeology and Geology. He then presented a power point presentation that was marked as an Exhibit:

A-19 Power Point Slide Presentation

He then went on to address the slides and his evaluation (Township Ordinance, karst

environment, the subject site and proposal, LIDAR data, mapping, sinkholes/solution cavity, aerial photographs, borings and testing, GTA report, his reports, his findings, and remediation measures if necessary)

Ira Sasowsky, the Board's expert had many questions for Mr. Mulhall on the presentation and the documentation that was reviewed (safety, inspections, hazard mitigation report, highlands). Mr. Sposaro followed up with additional questions of Mr. Mulhall regarding the Township Ordinances and the Carbonate Rock. Mr. Sasowsky stated that he is not prepared to present his presentation this evening; however, after a brief discussion, he stated that he could be ready for next month.

The following Board Members had questions for Mr. Mulhall, which he addressed: Ms. Schneiber had a question regarding the replenishment of the well and its effect on karst activity. Mr. Mackey asked if there is a way to check/testing, sinkholes in the area, and possible remediation/blasting, the proposal, and wells results. Mr. Matthews questioned the excavation and exposing of the limestone, the infiltration basins/storm water calculations, and the flow pattern of Buckhorn Creek.

The hearing was then opened to the public for questions of Mr. Mulhall. The following public had questions, which Mr. Mulhall addressed.

Caroline Wittke asked if the farmer remembered the location of sinkholes and she questioned the capacity of the wells and water for fire fighting.

Theresa Chapman had several questions regarding the presentation.

Michael Sinkevich Esq., representing the Delaware River Keeper Network, questioned the testimony provided, the farming activity on the property, the Buckhorn Creek, investigative testing/studies done, and blasting.

Pat Banes questioned the number of wells being proposed.

Julia Somers, Executive Director of NJ Highlands Coalition, questioned the Township Ordinance, intense storms, projected storm events, sinkhole development, cavity location, and water for firefighting purposes.

Adele Stars asked about the formation of induced sinkholes and radar testing.

Chris Amato asked about the geology of the area and sinkhole activity.

Nancy Mason asked about the Foul Rift Rapids and the effect of the wells on the surrounding rocks.

Ray Ekeland asked if neighboring properties could be affected by the proposed development.

Gail Howard questioned the impact to neighbors by the diversion of water and construction of the development.

Tom Bodolsky asked how much rock volume will be excavated, other methods of exploring the rock surface, mitigation, design measures and good practices, subsurface disposal system, stormwater system, the impact to neighboring wells, and LIDAR imaging.

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

Mr. Holt had several questions regarding the method to enhance the integrity of the carbonate rock, testing, rock excavation, evaluation, recommendations, the siting of the basins, well searches, and water supply.

Mr. Matthews asked about lining the basins and he asked that Mr. Mulhall be available for future meetings. He stated that the May meeting will be held via zoom. Mr. Holt stated that the Board also needs to hear about Stormwater. It was agreed that Dr. Sasowsky will be scheduled to present his testimony at the May meeting. Mr. Sposaro granted an extension to the end of June and it was announced that the hearings are carried to the Board's May 10th meeting.

CORRESPONDENCE:

**Michael Vande Vrede
8 Mill Road
White Town Realty**

- . Letter dated 3-30-22, WCPB, Re: Approval
- . Letter dated 3-9-22, WCPB, Re: Reviewed
- . Letter dated 4-8-22, WCPB, Re: Conditional Approval
- . Letter dated 4-4-22, Delaware Riverkeeper Network, Re: Conduct
- . Letter dated 3-9-22, Bodolsky, Re: Conduct
- . Letter dated 3-30-22, PK Environmental, Re: General Permit Application
- . White Township Zoning Board of Adjustment, Re: Annual Report 2021

Misc

BILLS:

Colliers Engineering-Vande Vrede	82.50	Escrow
Colliers Engineering-Becrett	84.02	Escrow
Suburban Consulting-Jaindl	352.50	Escrow
Suburban Consulting-Jaindl	228.75	Escrow
Suburban Consulting-Chamberlain-West	747.50	Escrow
Suburban Consulting-Hummer	747.50	Escrow
Suburban Consulting-Chamberlain-East	747.50	Escrow
Suburban Consulting-Chamberlain West	1486.92	Escrow
Suburban Consulting-Chamberlain East	1620.00	Escrow
Suburban Consulting-Hummer	1765.00	Escrow
Gebhardt & Kiefer-General	858.50	PBOE
Gebhardt & Kiefer-8 Mill Road	66.00	Escrow
Gebhardt & Kiefer-Chamberlain-East	66.00	Escrow
Gebhardt & Kiefer-Foul Rift	33.00	Escrow
Gebhardt & Kiefer-Litigation	379.50	PBOE
Gebhardt & Kiefer-Jaindl	165.00	Escrow

MINUTES - WHITE TOWNSHIP PLANNING BOARD

APRIL 12, 2022

Gebhardt & Kiefer-Chamberlain-West	66.00	Escrow
Gebhardt & Kiefer-Vande Vrede	33.00	Escrow
Gebhardt & Kiefer-Hummer	66.00	Escrow
Bright View Engineering-Jaindl	682.50	Escrow
Bright View Engineering-Jaindl	536.25	Escrow

In a motion made by Mr. Nieuwenhus and seconded by Mr. Pritchard, the bills were approved. In a voice vote, all were in favor.

VOTE: 9 AYES

The motion carried.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 10:31 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
6/10/22