

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

**MINUTES
APRIL 9, 2019**

The regular meeting of the White Township Planning Board was held on Tuesday, April 9, 2019. Present were: Timothy Matthews, Michael Grossmann, Robert Mackey, Sam Race, Joseph Phillips, Chanda Collom, Richard Nieuwenhuis, and David Pritchard. Board Member Absent: Drew Kiszonak. Also present: Board Attorney Tara St. Angelo and Board Engineer/Planner Paul Sterbenz.

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 January 8, 2019, were distributed to all the Board Members prior to the meeting.

Mr. Mackey made the motion to approve the minutes. Motion seconded by Ms. Collom. In a voice vote, all were in favor, except for Mr. Phillips, who abstained.

VOTE: 7 AYES

The motion carried

CONCEPTUAL:

#788 Jaindl Companies, Block 1, Lots 3, 4, 5, 11, 14 and 16-Informal Review

Chairman Matthews stated that tonight's presentation is an informal conceptual review and not a formal application.

Anthony Sposaro, Esq. was present on behalf of the Applicant and he stated that they are here this evening to introduce themselves, share their vision of the proposal/project, and secure input/feedback.

David Jaindl briefly described their existing/past projects and the industrial development of property, that was recently purchased, in White Township. He stated they want to be good neighbors and they are proposing to phase the project over many years. He stated that they are experienced developers and they are present this evening to answer any questions. Chairman Matthews asked if he could provide the Board with information on other projects that they have developed. Mr. Jaindl describe some of the other projects developed in the Lehigh Valley and he stated that they can provide the Board with the names of Township Managers, Supervisors, and/or Commissioners. He reviewed some of the companies that they have worked with in the past in both manufacturing/warehousing. He stated that they are proposing a development that is consistent with Township Zoning. He also reviewed the phasing as they build/develop to occupy. Mr. Mackey stated his concern with losing top soil and Mr. Grossmann questioned the development of the river frontage, the utilization of railroads, and traffic on County Roads.

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The meeting was opened to the public.

The following members of the public had questions for Mr. Jaindl: Elaine Reichart, Walter Menegus, Karen Rose, David Sandry, Michael Ponsi, Bud Allen, Hugh Roes, Tony Ferrara, John Best (Express Times), Walter Menegus, Joe Kennedy, Tracy Roe, Elaine Reichart, and Bonnie Deering.

The Board and the Board Professionals also questioned the proposal and Board Engineer Sterbenz provided some comments regarding the project. The Applicants then asked about the submission of a General Development Plan. Board Attorney St. Angelo stated that she does not think that the Township permits a Commercial General Development Plan. Board Engineer Sterbenz stated that he thinks that a GDP would be a good approach to the project; however, the Township Ordinance would need to be amended to permit a Commercial GDP.

Lorraine Clark and Elaine Reichart had additional questions and the Applicant's Engineer Michael Finelli also provided comments. Bud Allen and Linda Stettler also had questions.

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

OTHER BUSINESS:

Proposed Grading Plan Ordinance Amendment

Mr. Nieuwenhuis made the motion to recommend the Ordinance to the Governing Body. Motion seconded by Dr. Phillips. In a voice vote, all were in favor.

VOTE: 8 AYES

Local Redevelopment and Housing Law

Board Engineer Sterbenz reviewed the discussion had, back in December, regarding the concerns raised about the A & P property. Board Secretary Schemm stated that it is a standing agenda item and it was her understanding that the Township was going to try and reach out to the property owner.

BILLS:

Maser-Flowerland	217.50	Escrow
Maser-General	108.75	PBOE
Maser-General	280.00	PBOE
Maser-General	70.00	PBOE
Gebhardt & Kiefer - General	528.50	PBOE
Gebhardt & Kiefer - General	596.00	Escrow

In a motion made by Dr. Phillips and seconded by Mr. Mackey, 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 8:45 p.m. In a voice vote, all were in favor.

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Respectfully Submitted:

Alfia Schemm
Board Secretary
5/9/19