

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

**MINUTES  
MAY 10, 2022**

The regular meeting of the White Township Planning Board was held on Tuesday, May 10, 2022 via Zoom. Present were: Timothy Matthews, Michael Grossmann, Robert Mackey, Anne Skoog, Joan Schnieber, Chanda Collom, Richard Nieuwenhuis, Joseph Phillips, Nevitt Duveneck, David Pritchard (arriving at 8:25 p.m.) and Drew Kiszonak. Also present: Board Attorney Tara St. Angelo, Board Engineer Paul Sterbenz, Conflict Engineer Andrew Holt, 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 for non-agenda items

Chris Amato provided a Pennsylvania infrastructure update and the impact of development.

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

**MINUTES:**

The minutes of the Special Meeting of March 30, 2022, were distributed to all the Board Members prior to the meeting.

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

**VOTE: 6 AYES**

The motion carried.

**COMPLETENESS:**

**#803 Michael & Heather Madonia, Block 71, Lots 5 & 6-Minor Subdivision**

Mr. Sterbenz reviewed his completeness report of May 5, 2022 and he summarized the incompleteness items, and waivers being requested for the submitted lot line adjustment (no development being proposed). Mr. Madonia briefly described the lot line adjustment. Mr. Duveneck asked if it was possible to create 2 conforming lots. The Board agreed first to determine completeness and defer Mr. Duveneck's question for the hearing.

Dr. Phillips made the motion to grant the waivers and to deem the application complete. Motion seconded by Mr. Nieuwenhuis. In a roll call vote, all were in favor.

**VOTE: 9 AYES**

The motion carried.

**NEW BUSINESS:****#803 Michael & Heather Madonia, Block 71, Lots 5 & 6-Hearing**

Mr. Sterbenz summarized the proposed lot line adjustment and the pre-existing non-conformities. He stated that the application is a conforming application and the properties are both owned by the Applicant.

Michael Madonia and Surveyor Ron Haffling were sworn in. Mr. Duveneck questioned whether the Applicant can create 2 conforming lots. The Applicants stated that there is not enough property to create ( 2 ) 3 acre lots. Mr. Sterbenz went on to review his technical comments and the possible conditions of an approval. He stated that he supports the application. Ms. St. Angelo addressed the possible conditions of an approval.

Ms. Skoog made the motion to grant the minor subdivision as presented, reviewed, and discussed this evening. Motion seconded by Ms. Collom. In a roll call vote, all were in favor.

**VOTE: 9 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 stated that they will not be presenting any Stormwater testimony this evening.

Ira Sasowsky was present and is still under oath. Ms. St. Angelo stated that Dr. Sasowsky is the Board's expert and his CV is located in the Jaindl folder. The following was marked as an Exhibit:

B-1 Dr. Sasowsky power point presentation, 30 slides

Dr. Sasowsky began to present the slides and he reviewed the characteristics of Karst. Mr. Sposaro objected to the power point presentation, as he thought that Dr. Sasowsky was going to review his reports. He stated that they have not been provided the power point presentation in advance of the meeting. Ms. St. Angelo stated that so far Dr. Sasowsky is providing a foundation and she does see any issues with what has been shown so far. Mr. Sposaro continued to state his concern. It was agreed to proceed. Dr. Sasowsky continued to present the slides and he addressed the type of sinkholes, promotion of sinkholes, geology and mapping of the area, the concerns raised by the proposed development, and carbonate rock. Mr. Sposaro asked that the photographs be identified. Dr. Sasowsky continued with his power point presentation, known sinkholes, possible site concerns and whether a variance is needed. Several Board Members had questions regarding the retention ponds, other possible factors that could cause sinkholes, wells, the proposed development, and sinkholes observed by past farmers. Mr. Holt also questioned the Township Ordinance regarding sinkholes and limestone solution features, sinkholes on the property, and the lined basins.

Mr. Sposaro had many questions of Dr. Sasowsky regarding his credentials, whether he did an onsite evaluation, his consulting work, the Township Ordinance, limestone solution features on the property, the reliability of the 2014 Hazard Mitigation Map,

testing regulations, location of sink holes, and his analysis of the data. Dr. Sasowsky stated that he did perform a site visit and he reviewed the data.

Mr. Sposaro requested a brief break at 9:16 p.m. so that he can confer with his client.

The Board then went on to discuss the remainder of the agenda items to be addressed this evening.

The hearing resumed at 9:21 p.m., with all Board Members present. Mr. Sposaro stated that he has no further questions of Dr. Sasowsky for this evening. He stated that they will be providing a supplemental report to address some of the issues brought up this evening.

Chairman Matthews asked Dr. Sasowsky about the possible unreported sink holes and depressions.

The meeting was then opened to the public.

Mr. Bodolsky asked about visiting the site, potential impact to Buckhorn Creek, wells, groundwater, blasting, development impacts, and Dr. Sasowsky's reports and additional evaluations.

Mr. Sinkevich stated that due to the lateness of the evening he would be willing to defer his questions until next month.

Mr. Matthews closed the meeting to the public at 9:45 p.m. The Board discussed the scheduling of the June meeting and it was agreed to hold it via Zoom as the school is not available. Mr. Matthews announced the carrying of the Jaindl applications to the Board's June 14th meeting via Zoom. Mr. Sposaro granted an extension to the end of July. Ms. St. Angelo stated that the Board will be going into Executive Session, with no action to be taken.

**OTHER BUSINESS:**

**Solar Ordinance**

Ms. St. Angelo stated that she anticipates that the Board will be receiving a request, from the Township Committee, to look into the Solar Ordinance, as there has been a request from Mr. Bellin. The Board discussed setting up a subcommittee to review the Solar Ordinance. Mr. Matthews, Mr. Pritchard and Ms. Schneiber agreed to sit on the subcommittee.

Ms. Skoog made the motion to set up a subcommittee. Motion seconded by Ms. Collom. In a voice vote, all were in favor.

**VOTE: 9 AYES**

The motion carried.

**EXECUTIVE SESSION:**

Mr. Grossman was placed in the waiting room. Ms. Skoog made the motion to go into Executive Session at 9:58 p.m. Motion seconded by Ms. Collom. In a voice vote, all were in favor.

**VOTE: 9 AYES**

The motion carried.

**WHEREAS**, Section 8 of the Open Public Meetings Act, Chapter 231, P.L. 1975 permits the exclusion of the public from a meeting in certain circumstances; and

**WHEREAS**, this public body is of the opinion that such circumstances presently exist;

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board of the Township of White, Warren County, State of New Jersey, as follows:

1. The public shall be excluded from discussion of and action upon the hereinafter-specified subject matter.
2. The general nature of the subject matter to be discussed is as follows: Litigation.
3. It is anticipated at this time that the above stated subject matter will be made public at the conclusion of each individual specified subject matter.
4. This Resolution shall take effect immediately.

Date adopted: May 10, 2022

In a motion made by Ms. Skoog and seconded by Mr. Nieuwenhuis, the Board came out of Executive Session at 10:35 p.m., with all Board Members present. Mr. Grossman reentered the meeting.

Ms. St. Angelo announced that the no action was taken.

**BILLS:**

Gebhardt & Kiefer-General	924.50	PBOE
Gebhardt & Kiefer-8 Mill Road	445.50	Escrow
Gebhardt & Kiefer-Chamberlain-East	49.50	Escrow
Gebhardt & Kiefer-Litigation	181.50	PBOE
Gebhardt & Kiefer-Jaindl	1386.00	Escrow
Gebhardt & Kiefer-Chamberlain-West	148.50	Escrow
Gebhardt & Kiefer-Vande Vrede	247.50	Escrow
Gebhardt & Kiefer-Hummer	66.00	Escrow
Sasowsky Earth Science-Jaindl	3231.25	Escrow
Bright View Engineering-Jaindl	1755.00	Escrow
Suburban Consulting-Jaindl	2551.25	Escrow
Suburban Consulting-Jaindl	2459.42	Escrow

In a motion made by Dr. Phillips and seconded by Ms. Skoog, 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 10:36 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary

7/6/22