

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

**MINUTES  
MAY 14, 2019**

The regular meeting of the White Township Planning Board was held on Tuesday, May 14, 2019. Present were: Timothy Matthews, Michael Grossmann, Robert Mackey, Sam Race, Joseph Phillips, Drew Kiszona, Chanda Collom (arriving at 8:15 p.m.), and David Pritchard. Board Member Absent: Richard Nieuwenhuis. 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.

Jaime Learn was present and he asked about an existing accessory building presently on their property that they would like to take down and replace on the same footprint. He stated that the property was rezoned to Highway Commercial years ago. The Board continued to discuss the proposal and what may be needed, if anything, since the proposal is for either the same footprint or a reduction. The Board Secretary will research/confirm the zone change in the Township records.

Joseph Bell, Esq. was present on behalf of Warren County to address a request to rezone a piece of property within the Township from Residential to Industrial. Also present County Administrator Alex Lazorisak who described the property in question and the proposal. Members of the public questioned if adjacent properties would be noticed of this change and the procedure was discussed. Mike Finelli, PE, also reviewed the property and the proposal. The Board continued to discuss the matter and Board Attorney St. Angelo stated that she feels that there needs to be an analysis to determine if the request is consistent with the Township Master Plan.

Several members of the public had questions pertaining to the Jaindl plan. The Board noted that there is no application before the Board at this time and the Board has not received any new information. The Board will be discussing later, this evening, the referral from the Governing Body, pertaining to the request to consider permitting a Commercial General Development Plan.

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

**MINUTES OF PREVIOUS MEETING:**

The minutes of the Regular Meeting of April 9, 2019, were distributed to all the Board Members prior to the meeting.

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

**VOTE: 6 AYES**

The motion carried

**NEW BUSINESS:****#789 Taylor Stine, Block 10, Lot 1-Conditional Use/Minor Site Plan**

Michael Finelli, PE, was present on behalf of the Applicant and he was sworn in. The Board acknowledged his credentials. Donna and Taylor Stine were also sworn in. Engineer Finelli displayed the Site Plan drawing and he reviewed the proposed Conditional Use-Home Occupation to permit a Hair Salon. He stated that they propose to expand the septic system, convert an existing garage into the Hair Salon, and they will stripe the parking spaces. Taylor Stine stated that she proposes to be open Wednesday thru Saturday by appointment and she will have no additional employees. Chairman Matthews questioned the site distance and whether an application should be made to the County, as the driveway is off of a County Road. Ms. Collom arrived. Engineer Finelli stated that it is an existing driveway and there will be a nominal increase in traffic. The Board discussed the Township liability and it was suggested that a submission to the County be a condition of an approval. Board Attorney St. Angelo reviewed the Ordinance, with the Applicants.

The hearing was opened to the public.

Elaine Reichart asked why the application is before the Planning Board and not the Zoning Board of Adjustment. The Board stated that it is a permitted use.

Jim Ashe commented on the traffic in the area.

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

Mr. Mackey made the motion to approve the application, conditioned upon it being submitted to Warren County. Motion seconded by Dr. Phillips. In a voice vote, all were in favor, except for Ms. Collom, who did not hear all of the testimony.

**VOTE: 7 AYES**

The motion carried

**OTHER BUSINESS:****General Development Plan-Commercial Industrial Development**

Board Attorney St. Angelo distributed documentation on a GDP Ordinance, which was discussed with the Board. Board Engineer Sterbenz suggested that further analysis be done and to place the matter on the June agenda.

**Proposed Grading Plan Ordinance Amendment**

Mr. Race stated his concerns over the proposed Ordinance, which was discussed with the Board. An amendment was suggested to address the concerns raised by Mr. Race.

Dr. Phillips made the motion to recommend the Ordinance to the Township Committee, as amended this evening. Motion seconded by Ms. Collom. In a voice vote, all were in favor, except for Mr. Race and Mr. Grossmann, who abstained.

**VOTE: 6 AYES**

**Local Redevelopment and Housing Law**

Board Engineer Sterbenz gave an overview of the meeting that was held last week with Mr. Lane and he stated that they have tried to get tenants to fill the vacancy. He stated that Mr. Lane will be attending a convention and hopes to attract a grocery store.

Board Engineer Sterbenz suggested that we wait to hear if they were able to attract any interest in the site, before the Board considers anything else.

**BILLS:**

Maser-General

362.50 PBOE

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 9:40 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
6/6/19