

**WHITE TOWNSHIP PLANNING BOARD
555 CR 519, BELVIDERE, NEW JERSEY
MINUTES
MAY 8, 2018**

The regular meeting of the White Township Planning Board was held on Tuesday, May 8, 2018. Present were: Timothy Matthews, Michael Grossmann, Robert Mackey, Sam Race, Chanda Collom, and Jeff Herb. Board Members Absent: David Pritchard, Richard Nieuwenhuis, Drew Kiszonak, and Joseph Phillip. Also present: Board Attorney Tara St. Angelo, 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 April 10, 2018, were distributed to all the Board Members prior to the meeting. Mr. Race made the motion to approve the minutes. Motion seconded by Mr. Grossmann. Discussion on the motion: Mr. Mackey noted two typographical errors. In a voice vote, all were in favor.

VOTE: 6 AYES

The motion carried

COMPLETENESS:

#785 DSM Nutritional Products, Block 52, Lot 10

Aaron Sisler was present on behalf of the Applicant. He stated that they were back before the Board in October and they are present this evening to address the new proposal and he went on to give a general overview of the proposal.

Tom Zollo was also present and he spoke about the proposal and the proposed operation/production.

Board Engineer Sterbenz reviewed his May 4, 2018 report, which was discussed. Board Attorney St. Angelo addressed the necessary consent to make the application. Board Engineer Sterbenz recommended that the Board reaffirm the waiver request for checklist items: #19, #20, #32 and #40 and to deem the application incomplete for the lack of a boundary survey and checklist items: #41 and #42. Chairman Matthews noted that the Board also granted a waiver for checklist item: #7.

Mr. Mackey made the motion to reaffirm the 5 waivers and to deem the application incomplete. Motion seconded by Ms. Collom. In a voice vote, all were in favor.

Bud Allen, a member of the public, asked if there is a checklist requirement, for an emission permit. Chairman Matthews stated that the Board can address that during the technical review.

OTHER BUSINESS:

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

Board Planner Layton reviewed his most recent memo and the modifications made, which was discussed with the Board. Mr. Mackey questioned the setbacks and buffer requirement, which was discussed and modifications were suggested.

The meeting was opened to the public.

Members of the public questioned the existing impervious coverage of the White Town Realty property. Board Engineer Sterbenz stated that White Town Realty will need to provide that information when and if they come back to the Board. Mr. Allen asked how the Board could be granting relief when they do not know the impervious coverage. Board Engineer Sterbenz clarified that there is no impervious coverage standard at this time; however, there is a building coverage standard. Mr. Allen commented on the setbacks. Chairman Matthews reviewed the proposed increase in the standards.

Mr. Cannon questioned the Highlands legislation, which was addressed by the Board. Both Mr. Cannon and Mr. Allen questioned whether this is a Master Plan issue because of the impact to the R-1 Zone.

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

The Board agreed to defer this issue until next month, so that the Board can view the discussed modifications.

Marijuana Discussion

Board Attorney St. Angelo stated that she is aware of the Board's discussion and she will distribute information for the next meeting. She then went on to address the existing and possibly proposed Medical Marijuana legislation. She also touched on the Right to Farm Act, the suggestions made by the Board Planner, reasonable separation distances, screening and buffering requirements. The Board continued to discuss the issue.

The meeting was opened to the public.

Several Members questioned the existing Alternative Treatment Facilities and where they are located. Mr. Cannon questioned the cost of the marijuana research being done by the Board Professionals. The Board stated that they are researching the topic due to public interest. Mr. Allen stated that he hopes that the Board would not permit a Dispensary in the R-1 Zone. Mr. Grossman stated that there is no application before the Board and the Board's discussion, at this time, is general in nature. Mr. Cannon questioned why the Board would even entertain this discussion. Mr. Mackey took exception to Mr. Cannon's comment. Chairman Matthews stated that the Board is trying to be proactive. Mr. Wycoff asked if there was an update on the field meeting, held at his property, which Board Engineer Sterbenz addressed.

Another member of the public addressed her concerns regarding a marijuana grow facility being located in White Township and she presented some documentation.

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

BILLS:

Maser-DSM	140.00	Escrow
Maser-Whitetown Realty	175.00	Escrow
Maser-General	280.00	PBOE
Maser-General	2533.75	PBOE
Maser-Whitetown Realty	1190.00	Escrow

In a motion made by Mr. Mackey and seconded by Ms. Collom, the bills were approved.

In a voice vote, all were in favor. Mayor Race abstaining.

VOTE: 5 AYES

The motion carried.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 9:15 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
6/7/18