

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

**MINUTES
JUNE 11, 2019**

The regular meeting of the White Township Planning Board was held on Tuesday, June 11, 2019. Present were: Timothy Matthews, Michael Grossmann, Robert Mackey, Sam Race, Joseph Phillips, Drew Kiszona, Richard Nieuwenhuis, Chanda Collom, and David Pritchard. Also present: Board Attorney Tara St. Angelo and Board Engineer/Planner Paul Sterbenz.

CALL TO ORDER:

Chairman Matthews called the meeting to order at 7:32 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.

Gayle Howard submitted materials to the Chair and she asked that the Board consider an Ordinance pertaining to commercial stockyards, feedlots, and concentrated animal feeding operations.

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 May 14, 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. Race. In a voice vote, all were in favor, except for Mr. Nieuwenhuis who not present at the May meeting and he abstained.

VOTE: 8 AYES

The motion carried

MEMORIALIZING RESOLUTION:

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

Mr. Mackey made the motion to adopt the Resolution. Motion seconded by Mr. Grossmann. In a voice vote, all were in favor, except for Mr. Nieuwenhuis who was not present at the May meeting and he abstained.

VOTE: 8 AYES

The motion carried

OTHER BUSINESS:

Local Redevelopment and Housing Law

Board Engineer Sterbenz stated that there is no update from Mr. Lane at this time.

OTHER BUSINESS:

General Development Plan Ordinance-Commercial Industrial Development

Chairman Matthews noted that the Board received emailed materials earlier today from Board Engineer Sterbenz and there has not been enough time to review them.

Board Engineer Sterbenz described the distributed materials and it was suggested that this matter be deferred until next month. Chairman Matthews asked how the public can obtain copies of the materials. Board Secretary Schemm stated that anyone interested can fill out an OPRA request.

Tom Bodolsky asked if the Board would entertain public input this evening. Chairman Matthews stated that he will open the meeting, up to the public, for a few minutes, for GDP Ordinance discussion.

Malcolm Leslie, Chairman of the Environmental Commission, made a statement requesting that the Board consider rezoning of the LDI property to Agriculture.

Tom Bodolsky questioned why the Board would consider a General Department Plan Ordinance stating his concerns over the impacts of a GDP Ordinance.

Brian Scotch stated that he asked that the Township formally seek input from the surrounding communities as there is overwhelming opposition to the warehouse proposal.

Richard Kiernan stated his concern over the impact of truck traffic on the quality of life.

Linda Hendershot stated her concern over the impact of the traffic on the retirement communities and the rural roads.

Sister Miriam MacGillis, Genesis Farm, made a statement.

Dr. Phillips commented on the Township Ordinances and the legal process. Mr. Grossmann stated that there should be no discussion regarding a specific project, that is not before the Board, and the meeting was opened to the public for comments on a General Development Plan Ordinance. Chairman Matthews stated that the Board will review the materials received today and he stated that the meeting was opened to the public for comments on the General Development Ordinance comments.

Beth Kabert stated that everyone needs to educate themselves before the application is filed and she asked if the warehouse proposal meets the WC Strategic Development Plan. Another member of the public questioned the history of the zoning. .

Mike Cavalla asked if the Public can get copies of all of the same materials that the Board has. Board Secretary Schemm stated that the documentation can be requested via an OPRA form.

Jodi Keegan asked why the Board is considering a General Development Plan Ordinance. Board Engineer Sterbenz stated that there was a request, to the Township Committee, which was then passed onto the Planning Board.

A resident from Harmony questioned the status of the General Development Plan Ordinance. Chairman Matthews stated that they will review the information and proceed from there and Board Attorney St. Angelo reviewed the process.

Theresa Chapman commented on the Township State designations.

The meeting was then closed to the public, for comments, on the General Development Plan Ordinance.

County of Warren-Rezoning Request

Chairman Matthews questioned the Landfill Expansion and Open Space. The Board went on to discuss the County rezoning request. Board Engineer Sterbenz then addressed the Master Plan and the County's rezoning request. He stated that the Board could do a Master Plan Reexamination in conjunction with the County's request, which was discussed at great length.

Alex Lazorisak was present and he stated that the County has made their request and he will answer any questions that the Board may have as the Freeholders plan to auction off the property.

Mr. Nieuwenhuis made the motion to carry this matter to the Board's July meeting. Motion seconded by Mr. Kiszonak. Discussion on the motion: Chairman Matthews opened the meeting to the public.

Elizabeth McKinnon stated her concerns over the present noise, machinery, blasting, sirens, and odors with the current quarry operation and the impact to the Township Residents.

Another resident questioned the expansion of a mining operation and the impact to wells.

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

In a voice vote, all were in favor of carrying this matter to the Board's July meeting.

VOTE: 9 AYES

Motion carried.

BILLS:

Maser-General	108.75	PBOE
Gebhardt & Kiefer	137.50	Escrow Jandel
Gebhardt & Kiefer	380.00	PBOE

In a motion made by Dr. Phillips and seconded by Ms. Collom, the bills were approved. In a voice vote, all were in favor. Mayor Race abstaining.

VOTE: 8 AYES

The motion carried.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 8:50 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary

7/4/19