

WHITE TOWNSHIP PLANNING BOARD
555 CR 519, BELVIDERE, NEW JERSEY
MINUTES
JUNE 12, 2018

The regular meeting of the White Township Planning Board was held on Tuesday, June 12, 2018. Present were: Timothy Matthews, Michael Grossmann, Robert Mackey, Chanda Collom, David Pritchard, Drew Kiszonak, Joseph Phillip, and Jeff Herb. Board Members Absent: Richard Nieuwenhuis and Sam Race. 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.

Fred Foti asked if the Board has received the impervious coverage calculations for White Town Realty. Board Engineer Sterbenz stated that the Board has discussed this in the past, where White Town Realty would need to provide that information, when they come back to the Board with an application. He stated that if Mr. Foti contacts him, he can provide him, with the current impervious coverage calculation.

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 8, 2018, 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. Kiszonak, Mr. Pritchard, and Dr. Phillips, who were not present at the May meeting and abstained.

VOTE: 5 AYES

The motion carried

COMPLETENESS:

#785 DSM Nutritional Products, Block 52, Lot 10

Board Engineer Sterbenz reviewed his completeness report and he recommended that the Board deem that Application complete.

Mr. Mackey made the motion to deem the application complete. Motion seconded by Mr. Grossmann. In a voice vote, all were in favor.

VOTE: 8 AYES

The motion carried

OTHER BUSINESS:

2018-03 Sign Ordinance Definition

Board Planner Layton reviewed the presented modifications. Dr. Phillips made the motion to recommend the adoption of the Ordinance. Motion seconded by Ms. Collom. In a voice vote, all were in favor.

VOTE: 8 AYES

The motion carried

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

Board Planner Layton reviewed the most recent suggested modifications, which were discussed. Mr. Mackey made the motion to recommend the Ordinance to the Governing Body. Motion seconded by Mr. Grossmann. Discussion on the motion: Chairman Matthews opened the meeting to the public.

John Wyckoff questioned the status of the wick installation and he asked if the proposed Ordinance protects adjacent property owners. The issues were discussed at great length. Board Engineer Sterbenz stated that perhaps the WCSCD may be able to provide some input. Michael Vande Vrede was present and he addressed the field modifications that are being done to address Mr. Wyckoff's concerns. Board Engineer Sterbenz reviewed the present standards vs. the proposed standards and the issues being resolved with the proposed ordinance, which were discussed. Several additional modifications were suggested.

Jim Cannon questioned the present Ordinance and the impervious coverage standard. The Board stated that there is a building coverage standard but no impervious coverage standard.

Bud Allen also questioned the building coverage and the impervious coverage. He also asked if this is a Master Plan issue and whether other outside agencies (Highlands Council) need to be advised of the proposed change to the Regulations/Ordinance.

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

Both Mr. Mackey and Mr. Grossmann, agreed to amend their motion, to address the two modifications, as discussed this evening. In a voice vote, all were in favor, except for Mr. Herb, who abstained.

VOTE: 7 AYES

The motion carried

Mr. Mackey questioned flood irrigation/soil management/grades. Again it was suggested that the Board invite WCSCD to a meeting to discuss the issues.

Marijuana Discussion

Board Attorney St. Angelo gave a brief summary of her review/research on the issues and the key points that the Board may want to consider in any policy discussion/decision. Chairman Matthews questioned the existing legislation. The Board discussed providing the Governing Body, with some of the options, that have been discussed by the Board.

The meeting was opened to the public.

Elaine Reichart questioned distances from vulnerable populations, and approval/permits.

Fred Foti asked if the Board would consider opting out.

Chairman Matthews suggested that the discussion focus on the existing laws, which was discussed with the public and the Board.

Dr. Phillips suggested that that all of the Board's research and findings be sent to the Governing Body for their consideration.

The Board and the public continued to discuss the issues.

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

The Board continued to review and discuss possible future legislation. After further discussion, the Board agreed to send the Board's research and findings to the Governing Body in memo/summary form to be prepared by Board Attorney St. Angelo.

BILLS:

Maser-DSM	735.00	Escrow
Maser-Whitetown Realty	525.00	Escrow
Maser-General	175.00	PBOE
Maser-General	735.00	PBOE
Gebhardt & Kiefer	446.00	PBOE
Gebhardt & Kiefer	1774.50	PBOE
Gebhardt & Kiefer-Whitetown Realty	247.50	Escrow
Gebhardt & Kiefer-Whitetown Realty	66.00	Escrow

In a motion made by Dr. Phillip and seconded by Mr. Kiszonak, the bills were approved. In a voice vote, all were in favor.

VOTE: 8 AYES

The motion carried.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 9:30 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
8/9/18