

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

**MINUTES  
JUNE 3, 2021**

A special meeting of the White Township Planning Board was held on Thursday, June 3, 2021. Present were: Timothy Matthews, Michael Grossmann, Robert Mackey, Anne Skoog, Joan Schnieber, Richard Nieuwenhuis, Nevitt, Duveneck, Drew Kiszona, and David Pritchard. Board Members Absent: Joseph Phillips and Chanda Collom. Also present: Board Attorney Tara St. Angelo, Board Engineer/Planner Paul Sterbenz, and IT Consultant Jean Paul Reese.

**CALL TO ORDER:**

Chairman Matthews called the meeting to order at 7:04 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, posting on the township bulletin board, and the township website. Mr. Reese reviewed the Zoom instructions for this evening.

**OPEN TO THE PUBLIC:**

Chairman Matthews opened the meeting to the public for non-agenda items.

Elaine Reichart commented on when testimony is provided; however, supporting statutes/ordinances/documentation are not provided to support the testimony. She also asked that people identify themselves when speaking.

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

**OTHER BUSINESS:**

**Ordinance #2021-06 Amending zoning to permit cannabis cultivation, manufacturing and distribution-Master Plan consistency determination pursuant to N.J.S.A. 40:55D-31**

Mr. Sterbenz reviewed the state legislation/statute and the proposed ordinance. Chairman Matthews asked that Mr. Sterbenz display/share the 2018 draft ordinance that was proposed/prepared for medical cannabis that was redistributed earlier this evening by the Board Secretary. Both Mr. Sterbenz and Ms. St. Angelo reviewed and summarized the draft 2018 ordinance, the current legislation, the proposed ordinance, and the Board's task, which were discussed with the Board, at great length. The Board discussed authorizing a draft letter to the Township Committee stating that the proposed ordinance is deemed to not be inconsistent with the Master Plan; however the Board recommends that the Committee adopt an ordinance temporarily opting out at this time, until the regulations are formulated by the State. Chairman Matthews stated that in his opinion, the proposed ordinance is weaker than the draft 2018 ordinance, if the Committee were to move forward with opting in. The Board discussed the possible state regulations and the current legislation/statute. Mr. Duveneck asked if the Board can be provided with the "farmland assessment and right to farm protection" information that was referenced this evening.

Ms. Schneiber made the motion that the Board finds that proposed ordinance #2021-06 is not inconsistent with the Township Master Plan; however, they recommend that the Township adopt an Ordinance prohibiting/opting out of cannabis activities, until such time as the State's regulatory process is established. Discussion on the motion:

Chairman Matthews stated that there is no public comment at this time. Motion seconded by Mr. Duveneck. Further Discussion: Mr. Grossmann stated that the reason that the matter is not inconsistent with the Master Plan, is that the Master Plan does not address/is silent on this situation. In a roll call vote, all were in favor, except for Mr. Grossmann and Ms. Skoog, who abstained.

**VOTE: 7 AYES**

The motion carried

**Resolution authorizing the Planning Board to undertake a preliminary investigation whether or not Block 53, Lot 1 qualifies as a non-condemnation area in need of redevelopment pursuant to N.J.S.A. 40:12A-1 et Seq.**

Mr. Sterbenz reviewed the Master Plan Amendment recommendation and he stated that there may be some state funding available. He stated that the site is the former A & P. He stated that he has not prepared a formal cost proposal for the investigation; however, it can cost between \$7,500 to \$10,000.00. He then reviewed the procedure. Chairman Matthews asked if there needs to be a study/investigation, unless there is a legal need for one, as the Board knows that there is a need for redevelopment. Mr. Sterbenz stated that the study/report has to be prepared as per the Statute. Ms. Schnieber stated that there has been a grass roots effort by the Residents and they have contacted the owner and it appears that the owner may be willing to work with the community. Mr. Grossmann stated that he has also been in contact with the a grocery owner. Mr. Sterbenz stated that he can have a proposal ready for the July meeting and he will also look into funding. Ms. St. Angelo stated that the Board can review the proposal in July and possibly authorize the investigation. Mr. Kiszona questioned the property owner's involvement and the benefits to the Township.

**The Authorization to permit the Board's Karst expert Ira Sasowsky to exceed the Jaiidl contract amount.**

Ms. St. Angelo reviewed the procedure in the authorization to exceed the contract amount. After a brief discussion it was agreed that the "not to exceed amount" should be \$12,000.00

Mr. Duveneck made the motion to raise the allowable fee for the Karst expert to \$12,000.00. Motion seconded by Mr. Pritchard. Discussion on the motion: Ms. St. Angelo stated that the Applicant has been notified of this matter. In a roll call vote, all were in favor, except for Mr. Grossmann, who abstained.

**VOTE: 8 AYES**

The motion carried

**ADJOURNMENT:**

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 8:58 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary

7/11/21