

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

**MINUTES  
JUNE 30, 2020**

The special meeting of the White Township Planning Board was held on Tuesday, June 30, 2020. Present were: Chanda Collom, Timothy Matthews, Michael Grossmann, Joan Schnieber, Richard Nieuwenhuis (arriving after roll call), Drew Kiszonak, and David Pritchard. Board Members Excused Absence: Robert Mackey, Sam Race, and Joseph Phillips. Also present: Board Attorney Tara St. Angelo and Board Engineer Paul Sterbenz.

**CALL TO ORDER:**

Chairman Matthews called the meeting to order at 7:03 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 website and bulletin board. Board Attorney St. Angelo reviewed the electronic meeting instructions.

**OPEN TO THE PUBLIC:**

Chairman Matthews opened the meeting to the public for non-agenda items. He stated that the Board will not be taking comments on applications pending before the Board.

Tara Mezzonatte commented on the Resolution adopted by the Knowlton Township Committee. Board Attorney St. Angelo stated that the Board is not taking comments on pending applications.

Theresa Chapman questioned the status of the master plan discussion. After a brief discussion it was agreed to place this matter on the July 14th agenda.

Arnold Hyndman commented on the master plan, development, protecting the quality of life, and the master plan principals and recommendations.

Tom Bodolsky commented on public comments on applications and he suggested that the Board retain a Geologist.

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

**COMPLETENESS:**

**#794 MAM Enterprises, Block 46, Lot 27-Site Plan**

Board Engineer Sterbenz reviewed his June 22, 2020 report and he stated that he has found that the application is incomplete. He stated that Michael Lavery, Esq. sent a letter stating that they will make arrangements to comply with the incompleteness items. Ms. Howard stated that the application link is not working. Board Secretary Schemm stated that the application will be posted on the website, once all of the materials are submitted.

Mr. Kiszonak made the motion to deem the application incomplete. Motion seconded by Ms. Collom. In a voice vote, all were in favor.

**VOTE: 7 AYES**

The motion carried.

**#791 Jaindl Land Company, Block 7, Lots 3, 4, 5, 11 & 14 (Phase 2, Subdivision)  
NO ACTION TO BE TAKEN-CARRIED TO JULY 14, 2020**

**#792 Jaindl Land Company, Block 7, Lots 3, 4, 5, 11 & 14 (Phase 2, Site Plan)  
NO ACTION TO BE TAKEN-CARRIED TO JULY 14, 2020**

**OLD BUSINESS:**

**#790 Jaindl Land Company, Block 7, Lot 16 (Phase 1, Site Plan) - NO ACTION  
TO BE TAKEN-CARRIED TO JULY 14, 2020**

**NEW BUSINESS:**

**#791 Jaindl Land Company, Block 7, Lots 3, 4, 5, 11 & 14 (Phase 2, Subdivision)  
NO ACTION TO BE TAKEN-CARRIED TO JULY 14, 2020**

**#792 Jaindl Land Company, Block 7, Lots 3, 4, 5, 11 & 14 (Phase 2 - Site Plan)  
NO ACTION TO BE TAKEN-CARRIED TO JULY 14, 2020**

**#793 Becrett of White Township, LLC, Block 62, Lots 15, 17, & 17.01  
Preliminary/Final Site Plan and Bulk Variances-Public Hearing**

Amanda Curley, Esq. was present on behalf of the Applicant. She stated that they are present this evening for a reaffirmation of an approval granted back in 2009. She stated that the present application is substantially similar to the prior application and they are requesting 8 variances.

Mark Gimigliano was sworn in and he provided his Engineering qualifications. The plan set sheets were displayed and he went on to describe the aerial photograph and the existing site conditions. He then described the proposal, the DOT driveway/Route 46 stripping, the DEP permits, the grading permit authorized by the Board Engineer, and the latest approved DEP permits. He described the proposed parking, the banked parking, the looped driveway, the drive thru, parking lot connection, sidewalks, access to Route 46, the grading and utility plan, storm water, wastewater, landscaping, site lighting, and site identification signs. He described the bulk variances (signs, parking spaces, impervious coverage, stream corridor buffer, parking setback, residential buffer) and the design waiver for parking space dimension. He went on to outline the outside agency approvals. He stated that they will address the June 26, 2020 report from Board Engineer Sterbenz. Attorney Curley stated that the submitted application is only for Preliminary approval and they will be back for Final.

Mr. Kiszona questioned flooding, which was addressed by Mr. Gimigliano.

Augustine Ficcaro questioned the property limits, the development timeline, and site access, which was addressed by the Applicants.

Chairman Matthews questioned the impervious coverage calculation, which was discussed by the Applicants.

Ms. Schnieber questioned the possible tenants and the impervious coverage. Attorney Curley stated that they may be able to address tenants questions at Final and Mr. Gimigliano addressed the impervious coverage.

Mr. Pritchard asked about flooding and Mr. Nieuwenhuis questioned access off of Route 46, which were addressed by Mr. Gimigliano.

Keenan Hughes was sworn in and he provided his Planner qualifications. He stated the adopted 2009 Resolution outlines the findings of fact and conclusions relative to the same variances being requested this evening. He then went on to review the variances being sought along with providing the proofs to support the variances. He stated that all of the variances were granted back in 2009. He also addressed the waiver for the parking stall dimensions.

Mr. Matthews questioned the sizing of the sewer line to address future development, which was addressed by both Mr. Gimigliano and Board Engineer Sterbenz. Mr. Grossmann questioned the Beaver Brook buffer requirement, which was addressed by Mr. Gimigliano. Ms. Schnieber questioned the success of the proposal and the market research that was done, when there is a vacant development across the street. Attorney Curley stated that an economic analysis was provided and she can also have the Applicant address that matter.

Keith Beccia was sworn in and he addressed the market research for a mid level supermarket. Mr. Pritchard asked if more parking could be banked. Mr. Veccia stated that they could bank more parking. Board Engineer Sterbenz agreed that more parking could be banked. Attorney Curley stated that they could possibly address that issue at Final. Many Board Members agreed to banking additional parking.

The hearing was then opened to the public.

Augustine Ficcaro questioned the status of Luigi's Restaurant. Mr. Veccia stated that the Restaurant has a long term lease.

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

Board Engineer Sterbenz stated that the Applicant has addressed his report and he suggested that any approval be conditioned upon the conditions that he outlined and also tonight's discussion for additional banked parking. Board Attorney St. Angelo also commented on the blanket conditions of an approval.

Mr. Kiszonak made the motion to re-approve the submitted application as discussed this evening. Motion seconded by Ms. Collom. In a roll call vote, all were in favor.

**VOTE: 7 AYES**

The motion carried.

**#794 MAM Enterprises, Block 46, Lot 27-Site Plan-Public Hearing**

Deferred the application was deemed incomplete.

**OTHER BUSINESS:**

**Review and Recommendation on Ordinance 2020-04 (Amending provisions regarding accessory structures)**

Board Engineer Sterbenz reviewed the proposed Ordinance regarding residential accessory structures, which was discussed with the Board.

Mr. Grossmann made the motion to recommend the adoption of the Ordinance as it is consistent with the Master Plan. Motion seconded by Mr. Pritchard. Discussion on the motion: The Board continued to discuss the matter with Board Engineer Sterbenz. In a roll call vote, all were in favor, except for Mr. Nieuwenhus, who abstained.

**VOTE: 6 AYES**

The motion carried.

**BILLS:**

Maser-General	5783.42	PBOE
Maser-General	5725.56	PBOE
Maser-Becrett	416.10	Escrow
Maser-Becrett	37.50	Escrow
Maser-Becrett	37.50	Escrow
Gebhardt & Kiefer-Becrett	33.00	Escrow
<b>Gebhardt &amp; Kiefer-Jaindl</b>	<b>9757.50</b>	<b>Escrow error</b>
Gebhardt & Kiefer-Jaindl	1369.50	Escrow
Gebhardt & Kiefer-Jaindl	598.50	Escrow
Gebhardt & Kiefer-Jaindl	148.50	Escrow
Gebhardt & Kiefer-General	3432.00	PBOE
Gebhardt & Kiefer-General	2784.50	PBOE
Bright View Engineering-Jaindl	5490.00	Escrow
Bright View Engineering-Jaindl	1237.50	Escrow
Bright View Engineering-Jaindl	1155.00	Escrow
Bright View Engineering-Jaindl	1175.00	Escrow
Bright View Engineering-Jaindl	4957.50	Escrow
Bright View Engineering-Jaindl	2088.75	Escrow
Suburban Consulting-Jaindl	9757.50	Escrow
Suburban Consulting-Jaindl	1338.80	Escrow
Suburban Consulting-Jaindl	4692.30	Escrow

In a motion made by Ms. Collom and seconded by Mr. Nieuwenhuis, the bills were re-approved, as there was an error in the bill list approved on 6-9-20. In a roll call vote, all were in favor.

**VOTE: 7 AYES**

The motion carried.

**ADJOURNMENT:**

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 10:03 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm  
 Board Secretary  
 9/8/20