

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

**MINUTES
JUNE 9, 2020**

The regular meeting of the White Township Planning Board was held on Tuesday, June 9, 2020 via Zoom Virtual Meeting Service. Present were: Timothy Matthews (arriving at 8:11 p.m.), Michael Grossmann, Chanda Collom, Joan Schnieber, Richard Nieuwenhuis, Drew Kiszonak, Sam Race (arriving at 7:21 p.m.) and David Pritchard. Board Member Excused Absent: Robert Mackey and Joseph Phillip. Also present: Board Attorney Tara St. Angelo and Board Engineer Paul Sterbenz.

CALL TO ORDER:

Board Attorney St. Angelo called the meeting to order at 7:10 p.m. She 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.

APPOINTMENT OF ACTING CHAIRMAN FOR THIS MEETING:

Board Attorney St. Angelo stated that the first order of business is to appoint a Chairman for this evening, as both the Chair and Vice Chair are not present.

Mr. Nieuwenhuis made the motion to appoint Mr. Pritchard. Mr. Pritchard declined.

Mr. Nieuwenhuis made the motion to appoint Mr. Kiszonak. Motion seconded by Mr. Pritchard. Roll call vote, all were in favor.

VOTE: 6 AYES

The motion carried

MINUTES OF PREVIOUS MEETING:

The minutes of the Regular Meeting of February 11, 2020, were distributed to all the Board Members prior to the meeting.

Mr. Nieuwenhuis made the motion to approve the minutes. Motion seconded by Mr. Pritchard. In a voice vote, all were in favor, except for Ms. Collom, who was not present at the meeting and abstained.

VOTE: 5 AYES

The motion carried

The minutes of the Special meeting of February 26, 2020, were distributed to all the Board Members prior to the meeting.

Ms. Collom made the motion to approve the minutes. Motion seconded by Ms. Schnieber. In a voice vote, all were in favor, except for Mr. Nieuwenhuis, who was not present at the meeting and abstained.

VOTE: 5 AYES

The motion carried

OPEN TO THE PUBLIC:

In a motion made and seconded the meeting was opened to the public, for non-agenda items. In a voice vote, all were in favor.

VOTE: 6 AYES

The motion carried

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Arnold Hyndman thanked the Board for meeting this evening and he commented on the need to address the Amended Master Plan. Mr. Race arrived.

Tom Bodolsky commented on the need to adopt the Master Plan and he asked when a public hearing will be scheduled. Board Attorney St. Angelo stated that the Board may discuss scheduling later in the evening.

Chris Amato commented on his concerns regarding the Zoom format for meetings.

Nancy Mason asked if there is a participant limitation for this evening's meeting as people are contacting her stating that they cannot log into tonight's meeting. Jean Paul Reese, White Township IT Consultant and Board Attorney St. Angelo stated that the Township does have a large meeting subscription to accommodate 1000 participants and they will look into the licensing provisions.

Lynn Peterson commented on the Zoom proceedings.

Michael Sinkevich, Esq., representing the Delaware River Keeper Network stated his concerns over the limitation of public participation.

The Board continued to address and discuss the Zoom subscription.

Beth Kabert stated her concerns over the Zoom meeting and the lack of the Board response to the public's comments and concerns.

Board Attorney St. Angelo addressed the application procedure, possible extensions, deadlines, future meetings, and meeting size restriction. The Board stated that they are doing the best that they can during this unprecedented time and they discussed the items on tonight's agenda.

In a motion made and seconded the meeting was closed to the public. In a voice vote, all were in favor.

VOTE: 7 AYES

The motion carried

COMPLETENESS

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

Amanda Curley, Esq. was present on behalf of Becrett. Board Engineer Sterbenz went on to review the history of the application and the present application to reaffirm the approvals granted by the Board back in 2009. He reviewed his completeness report of May 8th and the incompleteness/waiver items and non applicable items, which the Board discussed. The Board also discussed a possible special meeting on 6/30/20 to hear this application and a possible meeting format.

Mr. Nieuwenhuis made the motion to deem the application complete. Motion seconded by Mr. Grossmann. In a voice vote, all were in favor, except for Ms. Schnieber who abstained.

VOTE: 6 AYES

The motion carried

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The Board agreed to schedule a special meeting on June 30, 2020. Chairman Matthews arrived.

**#791 Jaindl Land Company, Block 7, Lots 3, 4, 5, 11 & 14 (Phase 2, Subdivision)
#792 Jaindl Land Company, Block 7, Lots 3, 4, 5, 11 & 14 (Phase 2, Site Plan)**

Board Attorney St. Angelo stated that the Board should request a "consent to extend deadlines" at least until next month.

Anthony Sposaro, Esq. was present on behalf of Jaindl Land Company and he thanked Board Secretary Schemm and Board Attorney St. Angelo for going the extra mile to get tonight's meeting scheduled. He stated that they are willing to work with the Board and he reviewed the timeline and he consented to an extension of time; however, he stated that the Board has time to take action, as there are two more meetings scheduled, to deliberate and take action, before the deadline. He asked that this matter being carried to the June 30th meeting, without further public notice. He stated that they consent to any deadlines running before that date. He also asked if the meeting could take place at the school to allow more room for people to participate. It was agreed that the website will be updated to reflect any changes to location. He stated that public has every right to participate.

OPEN TO THE PUBLIC:

In a motion made and seconded the meeting was reopened to the public for non-agenda items. In a voice vote, all were in favor.

VOTE: 8 AYES

The motion carried

Theresa Chapman stated her concerns over limiting public participation.

Julia Summers, Executive Director, NJ Highlands Coalition stated that she could not hear a portion of the meeting and her concerns that people could not attend tonight's meeting. She stated that Zoom has its limitations and in person meetings are the way to go and Attorney Sposaro should grant the necessary extensions.

Kurt stated his concerns over holding meetings over Zoom and he stated that the public should be given every opportunity to voice their concerns.

Ryan Scarci stated that there is overwhelming opposition from surrounding communities to the warehouse development.

Tom Bodolsky questioned the Hazen blinker light and whether the intersection was being signalized.

With there being no further public comment, there was a motion made and seconded to close the meeting to the public. In a voice vote, all were in favor.

VOTE: 8 AYES

The motion carried

OTHER BUSINESS:

Master Plan

It was agreed to defer the scheduling of the Master Plan Discussion to the June 30th

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meeting.

Designation of Official Newspapers

The Township has designated the Star Ledger and the Express Times NJ Zone Edition as the official newspapers of the Township as the Star Gazette is no longer published.

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	
Gebhardt & Kiefer-Jaindl	9757.50	Escrow	error
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	error
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	
Maser-General	2670.09	PBOE	
Gebhardt & Kiefer - General	522.67	PBOE	
Gebhardt & Kiefer - Jaindl	764.83	Escrow	
Bright View Engineering-Jaindl	907.50	Escrow	

In a motion made by Ms. Collom and seconded by Mr. Nieuwenhuis, the bills were approved. Discussion on the motion: Mr. Grossman questioned the Maser PBOE bills, which are for the Master Plan. In a voice vote, all were in favor. Mr. Grossman abstaining.

VOTE: 7 AYES

The motion carried

OTHER

The Board then discussed the 6/30/20 meeting and the meeting format. Ms. Schnieber asked about the status of the Master Plan discussion. Chairman Matthews asked that it be placed on the 6/30/20 meeting agenda for discussion.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 8:40 p.m. In a voice vote, all were in favor.

VOTE: 8 AYES

The motion carried

Respectfully Submitted:

Alfia Schemm
Board Secretary
8/11/20X