

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

**MINUTES
JULY 11, 2017**

The regular meeting of the White Township Planning Board was held on Tuesday, July 11, 2017. Present were: Timothy Matthews, Michael Grossmann, Bryan Vande Vrede, Drew Kiszona, Jeff Herb, Robert Mackey, Sam Race, and David Pritchard. Board Members Absent: Joseph Magnini and Joseph Phillips. Also present: Attorney Tara St. Angelo, Board Planner Joseph Layton, and Board Engineer Paul Sterbenz. Chairman Matthews asked that the Board hold a moment of silence and reflection in honor of Board Attorney Richard Dieterly who passed away over the weekend.

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. He reviewed the procedure for this evening.

OPEN TO THE PUBLIC:

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

Elaine Reichart stated that she emailed some links to the Board Secretary in regards to cannabis, which may be helpful to the Board.

Rita Foti stated that cannabis is not listed as a NJ farm crop.

Carl Hricko had a question in regards to the intent of the Applicant. Chairman Matthews stated that this portion of the meeting is for non-agenda items.

With there being no further public comment, the hearing was closed to the public for non-agenda items.

COMPLETENESS:

#783 Dorothea and Craig Spencer, Block 56, Lot 1

Board Engineer Sterbenz stated that he did receive plans late last week and he does not have a written report, but he is prepared to provide a verbal report. He stated that the submitted proposed minor subdivision is a well done submission, which he went on to review; however, there are two checklist items that have not been addressed: #25 and #28. He stated that there are extensive wetlands on the property and he feels that an LOI should be submitted and he recommended that the matter be deemed incomplete.

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

VOTE: 7 AYES

The motion carried.

Mr. Pritchard arrived.

OLD BUSINESS:

#781 WhiteTown Realty, Block 30, Lots 8 & 11

Bryan Vande Vrede recused himself and sat in the audience. Lawrence Cohen, Esq. was present on behalf of the Applicant and he reviewed where they left off at the last hearing. He stated that he received a list of possible conditions of an approval from Board Engineer Sterbenz and they are all acceptable. He reviewed the proposed addition and the variances being requested. He reiterated that the present application is not for the growing of marijuana.

The hearing was opened to the public.

Ms. Reichart questioned whether additional buffer/landscaping could be considered to minimize light and pollution that may impact the neighbors.

A member of the public questioned the noise, pollution, and existing landscaping. Board Engineer Sterbenz stated that the hedgerow is remaining and he reviewed enforcement during and after construction.

Mr. Duffy questioned the intent of the proposal, which Mr. Vande Vrede reviewed capacity vs. efficiency. The financial outlay was questioned in order to fund the proposal.

A member of the public questioned the landscaping, which was addressed by Board Engineer Sterbenz. He went on to recommend that they fill in any gaps with additional landscaping. He also addressed some modifications to lighting and opportunities to add some additional landscaping and tweak some plantings.

A member of the public questioned their recourse if noise needs to be addressed. The Applicants stated that there should be no change in noise because there will be no increase in truck or traffic and the proposal should help because the vans will be packed inside, there will be less moving of trucks, and there will be electric stand by units provided.

A member of the public questioned the number of employees at the facility, which was addressed by Mr. Vande Vrede.

Mr. Duffy questioned the revenue stream. Attorney Cohen stated that they have an existing business which provides revenue.

Ms. Foti questioned the wording/narrative provided on the submitted application, which was read into the record by Attorney St. Angelo.

A member of the public questioned the proposal and the bays for the tractor trailers.

A member of the public stated that their questions are being glossed over and not being specifically addressed. It was noted that there has been a lot of testimony in regards to capacity vs. efficiency. Chairman Matthews stated that it is not the Board's job to tell the Applicant how to run their business and any future complaints would need to be addressed by the proper parties.

A member of the public questioned the hours of operation. It was noted that the nature of the business is not going to change.

Mr. Herb stated that he has never heard any complaints about noise in the past and he questioned the amount of noise that is generated.

Mr. Kiszonak reviewed the capacity vs. the efficiency. He also commented on less noise and less movement of trucks, which will be hooked up to electricity and will make less noise. Mr. Vande Vrede stated that there will be less movement and commotion. He stated that they are not looking to be a nuisance and they are willing to work with the neighbors.

Ms. Reichart asked if the Applicants are willing to work with the neighbors to address additional landscaping, if there are issues. Attorney Cohen reviewed the process in building to the approved site plan.

A member of the public questioned the air quality/exhaust and the muddy green algae covered puddle next to the existing building. It was noted the truck traffic is going to be more efficient in movement. Board Engineer Sterbenz stated that there is an improvement plan to get the existing basin functioning as part of the Stormwater Management Plan for the proposed project.

A member of the public asked that everyone speak up so that everyone can hear the testimony. Mr. Herb invited members of the public to all the Township meetings.

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

The Board continued to discuss the proposal and reviewed the modifications as discussed and recommended. Mr. Grossman stated that he feels that the Board and the Applicant have tried to address and mitigate most of the concerns that have been raised by the public. He stated that the Board has to abide and operate within their rules. Board Engineer Sterbenz reviewed the possible conditions of an approval. The Board discussed the variances with the Applicant. The Applicant addressed the necessary proofs as required for the variance for the basin.

Mr. Mackey made the motion to grant the setback variance for the basin. Motion seconded by Mr. Grossman. In a voice vote, all were in favor.

VOTE: 7 AYES

The motion carried.

The Board reviewed the two signs being replaced by one sign. The Applicant then addressed the variance required for the proposed sign.

Mr. Grossman made the motion to grant the relief as requested and agreed upon. Motion seconded by Mr. Kiszonak. In a voice vote, all were in favor.

VOTE: 7 AYES

The motion carried

The Board reviewed the building coverage variance and the percentage of coverage involved in the growing of plants, which was addressed and discussed with the Applicant. Attorney Cohen stated that the Township should, in the future, consider breaking out the agricultural use, in regards to building coverage.

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

VOTE: 7 AYES

The motion carried

Mr. Grossman made the motion to grant the site plan conditioned upon the comments by the Board Professionals and as discussed throughout the hearings. Motion seconded by Mr. Pritchard. In a voice vote, all were in favor.

VOTE: 7 AYES

The motion carried

Mr. Vande Vrede resumed his position on the Board.

OTHER BUSINESS:

Public Hearing for the Housing Element and Fair Share Plan

It was noted that this matter was noticed for a public hearing. Mayor Race stated a concern that the majority of the public left for the evening. The Board discussed the time frame and the process. It was noted that there will be another opportunity for the public to comment when the matter comes before the Township Committee. Board Planner Layton and Board Engineer Sterbenz reviewed the Township's obligation and the Plan. Mr. Vande Vrede left for the evening.

The hearing was opened to the public.

Ms. Reichart asked if the Plan could be posted on the Township Website. The Board agreed that the PDF could be placed on the website. Ms. Reichart questioned the deed restriction process, in order to qualify for the program.

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

Mr. Mackey made the motion to adopt the Housing Element and Fair Share Plan. Motion seconded by Mr. Grossmann. In a voice vote, all were in favor. Abstaining: Mayor Race

VOTE: 6 AYES

The motion carried

CORRESPONDENCE:

6-22-17 DEP, Re: WC Sanitary Landfill

The Board discussed the letter received regarding the Landfill. Concerns were raised and it was suggested that perhaps they should be invited to give an overview.

OTHER:

The Board then went on to discuss the recent passing of Board Attorney Dieterly. Attorney St. Angelo stated that she will pass along the arrangement information, once she receives it.

Mr. Herb made the motion to send a floral arrangement on behalf of the Township, once the arrangements are known. Motion seconded by Mr. Pritchard. In a voice vote, all were in favor.

VOTE: 7 AYES

The motion carried

BILLS:

Maser-DSM/Geopeak	1530.00	Escrow
Maser-DSM/Geopeak	578.00	Escrow
Maser-White town Realty	374.00	Escrow
Maser-White town Realty	1437.00	Escrow

In a motion made by Mr. Grossman and seconded by Mr. Mackey, the bills were paid. In a voice vote, all were in favor. Abstaining: Mayor Race

VOTE: 6 AYES

The motion carried.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 9:31 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
9/8/17