

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

**MINUTES
JULY 14, 2020**

The regular meeting of the White Township Planning Board was held on Tuesday, July 14, 2020. Present were: Chanda Collom, Timothy Matthews, Michael Grossmann, Joan Schnieber, Sam Race, Richard Nieuwenhuis (arriving at 7:10 p.m.), Drew Kizonak, and David Pritchard. Board Member Excused Absence: Robert Mackey and Joseph Phillips. Board Attorney Tara St. Angelo, Conflict Engineer Andrew Holt, and Board Engineer Paul Sterbenz.

CALL TO ORDER:

Chairman Matthews called the meeting to order at 7:00 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.

OPEN TO THE PUBLIC:

Chairman Matthews stated that he is going to open the meeting to the public later in the evening in the hopes that some questions may be answered during the meeting.

MINUTES OF PREVIOUS MEETING:

The minutes of the Regular Meeting of March 10, 2020, were distributed to all the Board Members prior to the meeting.

Ms. Collom made the motion to approve the minutes. Motion seconded by Mr. Pritchard. In a roll call vote, all were in favor.

VOTE: 7 AYES

The motion carried

COMPLETENESS:

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

Board Engineer Sterbenz stated that the two incompleteness items have now been submitted and he recommended that the application be deemed complete.

Mr. Kizonak made the motion to deem the application complete. Motions seconded by Ms. Collom. In a roll call vote, all were in favor.

VOTE: 7 AYES

The motion carried

#790 Jaindl Land Company, Block 7, Lot 16 (Phase 1, Site Plan)

Chairman Matthews noted that the application was previously voted on/deemed complete back on November 12, 2019. Board Attorney St. Angelo went on to clarify that the Board became aware, after the filing of the Jaindl Phase II application, that Board Member Grossmann owns property within 200 feet of property that is the subject of the Phase II subdivision. She stated that Attorney Sposaro asked that Mr. Grossman recuse himself from all of the Jaindl applications as they are intertwined. She asked that the Board reaffirm its action without the participation of Mr. Grossmann. (Mr. Nieuwenhuis arrived). Mr. Kizonak asked if there would be any reason for the Board to change their determination and Ms. Schnieber asked if the Board wishes to continue with the

procedure of permitting the Engineer to determine completeness as she feels that the Board should be more involved in the process. Board Attorney St. Angelo stated that the Board normally acts on the Engineer's recommendation and she stated that in this instance the Board delegated it to the Engineer because there were smaller issues outstanding. Ms. Schneiber questioned the septic and sewer designations on the two phases. Engineer Holt stated that it is his understanding that updated plans are to be submitted to address that issue. He stated that in his opinion the application is complete; however, it is a matter that needs to be presented and addressed by the Applicant. He stated that they stand by their recommendation to deem the application complete. Mr. Grossmann stated that he will recuse himself from voting on these matters; however, he will reserve his right to participate as a member of the public.

Anthony Sposaro stated that all of the Jaendl applications were deemed complete and he asked that the Board reaffirm their determination.

Mr. Nieuwenhuis made the motion to reaffirm the Board's determination of completeness. Motion seconded by Ms. Collom. Roll call vote, all were in favor, except for Ms. Schneiber who voted in opposition.

VOTE: 6 AYES

The motion carried

#791 Jaendl Land Company, Block 7, Lots 3, 4, 5, 11 & 14 (Phase 2, Subdivision)

Conflict Engineer Holt summarized the status of the application where the Board had deemed the application incomplete and they were authorized to deem the application complete (once supplemental information was supplied), which they did in April.

Mr. Nieuwenhuis made the motion to reaffirm the Board's determination of completeness. Motion seconded by Ms. Collom. Roll call vote, all were in favor.

VOTE: 7 AYES

The motion carried

#792 Jaendl Land Company, Block 7, Lots 3, 4, 5, 11 & 14 (Phase 2 - Site Plan)

Conflict Engineer Holt summarized the status of the application where the Board had deemed the application incomplete and they were authorized to deem the application complete (once supplemental information was submitted), which they did in April.

Mr. Kiszonak made the motion to reaffirm the Board's completeness and deeming the application complete. Motion seconded by Mr. Nieuwenhuis. Roll call vote, all were in favor, except for Ms. Schneiber who voted in opposition.

VOTE: 6 AYES

The motion carried

OLD BUSINESS:

#790 Jaendl Land Company, Block 7, Lot 16 (Phase 1, Site Plan) - NO ACTION TO BE TAKEN-CARRIED TO AUGUST 11, 2020

Board Attorney St. Angelo stated that the Township is working on setting up equipment where the meeting could be live streamed, to the public, via zoom.

NEW BUSINESS:

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

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

SCHEDULING:

Attorney Sposaro stated that they would like to begin, next month, with the hearing on the subdivision application and then they would like to move into the Phase I and Phase II Site Plan applications. Board Attorney St. Angelo stated that all documentation will continue to be uploaded to the Township Website. Chairman Matthews asked if the Board wished to consider scheduling a special meeting, in August, to hear the MAM application and also include a Master Plan discussion at the meeting. The Board agreed and Board Attorney St. Angelo stated that they will review possible meeting dates.

OPEN TO THE PUBLIC

Chairman Matthews opened the meeting to the public.

Tom Bodolsky stated that he had hoped to speak before the Board acted upon completeness as he has concerns over completeness, the phasing of the project, and acting on the applications independently. He stated that the Applicant is not being straightforward and the project has major implications to the Township. He stated that there are glaring deficiencies. He also questioned setting up a special meeting for the master plan discussion.

Arnold Hyndman agreed with Mr. Bodolsky on the review of the Jaindl projects. He also urged the Board to move forward with the master plan amendment.

Ryan Scacci stated that there is overwhelming opposition to the proposed development and he asked that the Board pay attention to the needs of the people in the community.

Tara Mezzanotte stated her concerns and she reviewed the adopted Knowlton Resolution.

Butch VanSetters questioned the completeness determination and the traffic on the roads and the impact to the busing of the schoolchildren.

Nancy Mason commented on the Permit Extension Act and the time that should be taken to review the proposed projects.

Beth Kabert concurred with the previous commenter's and she commented that the Board has squandered the "gifts" given to them, in their review of completeness and in their review of the master plan.

Karen Capolgeni questioned the meeting locations, which was addressed by Board Attorney St. Angelo.

Carolyn Wittke agreed with the prior commenter's and she questioned the meeting capacity and she stated that the Board should postpone the hearings.

Linda VanSetters commented on the recent legislation that was passed regarding extensions and she stated her concerns over the proposed development.

A member of the public questioned the possible options in holding meetings.

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

OTHER

Mr. Kiszonak questioned the time frame allotted to make decisions, which was addressed by Board Attorney St. Angelo.

CORRESPONDENCE

Jaindl

- WCPB**, dated 6-23-20, Re: Return Fee
- WCPB**, dated 6-25-20, Re: Return Fee
- Sinkevich**, dated 6-9-20, Re: Notice & Completeness
- Sposaro**, dated 6-9-20, Re: Completeness
- Sposaro**, dated 6-12-20, Re: Conflict
- Sposaro**, dated 6-26-20, Re: Completeness
- Sposaro**, dated 7-9-20, Re: Completeness
- WCPB**, dated 7-2-20, Re: Incomplete Submission

Chairman Matthews noted the correspondence received.

BILLS:

Maser-Becrett	1094.07	Escrow
Maser-Bella Giorno	37.50	Escrow
Bright View Engineering-Jaindl	390.00	Escrow
Suburban Consulting-Jaindl	6050.00	Escrow
Gebhardt & Kiefer-General	214.50	PBOE
Gebhardt & Kiefer-Jaindl	49.50	Escrow
Gebhardt & Kiefer-Jaindl	1056.00	Escrow
Gebhardt & Kiefer-Jaindl	412.50	Escrow
Gebhardt & Kiefer-General	4208.00	PBOE
Gebhardt & Kiefer-General	2986.50	PBOE
Gebhardt & Kiefer-Jaindl	297.00	Escrow
Gebhardt & Kiefer-Becrett	214.50	Escrow

In a motion made by Ms. Collom and seconded by Mr. Pritchard, 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 8:12 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
11/6/2020x