

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

**MINUTES  
AUGUST 8, 2017**

The regular meeting of the White Township Planning Board was held on Tuesday, August 8, 2017. Present were: Bryan VandeVrede, Drew Kiszonak, Jeff Herb, Robert Mackey, Sam Race, and David Pritchard. Board Members Absent: Timothy Matthews, Michael Grossmann, Joseph Magnini and Joseph Phillips. Also present: Attorney Tara St. Angelo, Board Planner Joseph Layton, and Board Engineer Paul Sterbenz.

**CALL TO ORDER:**

Board Secretary Schemm called the meeting to order at 7:33 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 bulletin board.

With there being no Chair and Vice-Chair present this evening, Mr. Pritchard made the motion to elect Robert Mackey as Chair Pro-Tem for the evening. Motion seconded by Mr. Herb. In a voice vote, all were in favor,.

**VOTE: 6 AYES**

The motion carried.

**OPEN TO THE PUBLIC:**

Mr. Mackey opened the meeting to the public for non-agenda items. With there being no public comment, the hearing was closed to the public for non-agenda items.

**COMPLETENESS:**

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

Dominick Santini, Esq. was present on behalf of the Applicant. Also present Surveyor Laura Brill and Craig Spencer, who were both sworn in. Ms. Brill provided her qualifications and was accepted as an Expert. Board Engineer Sterbenz reviewed the two incomplete checklist items that were outlined at last month's meeting. He stated that in doing a site visit, he no longer feels that an LOI will be required and checklist item #28 has been complied with. He would recommend that the Board waive checklist item #25 and deem the application complete.

Mr. VandeVrede made the motion to deem the application complete as per the recommendation of the Board Engineer. Motion seconded by Mr. Kiszonak. In a voice vote, all were in favor.

**VOTE: 6 AYES**

The motion carried.

Attorney St. Angelo disclosed that her firm represents Knowlton Township and the subject property is adjacent to Knowlton Township, although it is not in Knowlton Township. She stated that she does not see any disqualifying issues.

Ms. Brill displayed the proposed plans and she described the proposed subdivision. She then addressed Board Engineer Sterbenz's technical comments. She addressed the critical slopes, the wetlands and buffer, and the conservation easement. Mr. Spencer also addressed the proposal, the access and driveway, which was discussed with the Board.

Board Engineer Sterbenz asked if the Applicants are agreeable to the comments/notes in his report. Ms. Brill stated that they are. He then went on to address the design waivers, which was discussed with the Board and the Applicants.

Mr. VandeVrede made the motion to grant the design waiver for dedication of right of way along the frontage of Remainder Lot 1. Motion seconded by Mr. Pritchard. In a voice vote, all were in favor.

**VOTE: 6 AYES**

The motion carried.

Mr. Kiszonak made the motion to grant the design waiver for the dedication of conversation easement, within Lot 1.02. Motion seconded by Mr. VandeVrede. In a voice vote, all were in favor.

**VOTE: 6 AYES**

The motion carried.

The hearing was opened to the public. With there being none, the hearing was closed to the public.

Mr. VandeVrede made the motion to grant the subdivision. Motion seconded by Mr. Pritchard. In a roll call vote, all were in favor.

**VOTE: 6 AYES**

The motion carried.

Mr. Spencer addressed the existing ECHO Ordinance and condition "F". The Board went on to discuss the alternatives at great length. It was suggested that condition "F" could be removed. It was agreed to discuss this further at the end of tonight's meeting.

**MEMORIALIZING RESOLUTIONS:**

**#781 White Town Realty, Block 30, Lots 8 & 11**

Mr. VandeVrede recused himself. Both Board Engineer Sterbenz and Board Planner Layton stated that they are fine with the draft Resolution as presented.

Michael VandeVrede asked that they be allowed to do dirt work. Board Engineer Sterbenz stated that condition "N" would need to be revised, which was discussed with the Board at great length.

Ms. Reichart asked if the meeting was going to be opened to the public. Mr. Mackey stated that the meeting would be opened to the public later in the meeting.

Attorney St. Angelo reviewed the change to the Resolution.

Mr. Kiszonak made the motion to adopt the Resolution as revised and discussed this evening, in regards to condition "N". Motion seconded by Mr. Pritchard. In a voice vote, all were in favor.

**VOTE: 5 AYES**

The motion carried.

Mr. VandeVrede resumed his position on the Board.

**Public Hearing for the Housing Element and Fair Share Plan**

Attorney St. Angelo reviewed the process. Mr. Kiszonak made the motion to adopt the Resolution. Motion seconded by Mr. Pritchard. In a voice vote, all were in favor. Abstaining: Mayor Race who abstained during the vote to adopt the Plan.

**VOTE: 5 AYES**

The motion carried.

**OTHER:**

**Township Committee request to review the 2014 Master Plan Recommendation**

The Board discussed the request from the Township Committee to review the 2014 Master Plan recommendation in regards to Titman Road.

Mr. Pritchard made the motion to advise the Township Committee that the Board stands by their 2014 recommendation. Motion seconded by Mr. VandeVrede. In a voice vote, all were in favor. Abstaining: Mayor Race and Mr. Herb.

**VOTE: 4 AYES**

The motion carried.

The Board discussed the procedure.

**ECHO Housing Ordinance**

The Board discussed the current Township Ordinance and condition #F at great length. Board Engineer Sterbenz stated that he feels that there are existing controls within the Ordinance to address any possible concerns. After a lengthy discussion it was agreed to have the Board Attorney work with the Board Engineer, to revise the Ordinance and have it sent to the Governing Body.

Mr. Pritchard made the motion to authorize the Board Attorney and Board Engineer to work on the Ordinance. Motion seconded by Mr. VandeVrede. In a voice vote, all were in favor. Abstaining: Mayor Race.

**VOTE: 5 AYES**

The motion carried.

**CORRESPONDENCE:**

**7-31-17 DEP, Re: Solid Waste Facility**

The Board discussed the DEP letter received and concerns were raised and it was suggested that perhaps Covanta should be invited to the next Board meeting to give an overview. Mr. Herb also addressed his conversation with Mr. Williams in regards to the DEP letter received last month.

**OPEN TO THE PUBLIC:**

The meeting was opened to the public.

Elaine Reichart commented on allowing public comment on changes/modifications to a Resolution. prior to adoption. The Board discussed procedure.

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

**VOTE: 6 AYES**

The motion carried.

**BILLS:**

Maser-DSM	963.00	Escrow
Maser-White town Realty	798.00	Escrow
Maser-Beha	68.00	Escrow

Maser-White town Realty	544.00	Escrow
Gebhardt-General	413.00	Escrow
Gebhardt-DSM/Geopeak	33.00	Escrow
Gebhardt-White town Realty	165.00	Escrow
Gebhardt-Beha	132.00	Escrow

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

**VOTE: 5 AYES**

The motion carried.

**ADJOURNMENT:**

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 9:36 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
9/7/17