

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

**MINUTES
AUGUST 31, 2020**

A special meeting of the White Township Planning Board was held on Monday, August 31, 2020. Present were: Chanda Collom, Timothy Matthews, Michael Grossmann, Joan Schnieber, Richard Nieuwenhuis, Drew Kiszonak, David Pritchard, Joseph Phillips, Sam Race (arriving at 7:35 p.m.), and Robert Mackey. Board Attorney Tara St. Angelo 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.

MEETING INSTRUCTIONS:

Board Attorney St. Angelo went over the participation instructions for tonight's meeting.

OPEN TO THE PUBLIC:

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

Arnold Hyndman commented on the scale of the Jaindl application and the prior representations. Board Attorney St. Angelo stated that the Board is not taking comments on a pending applications, which are not being heard this evening. Mr. Hyndman stated that he hopes that the Board takes into account honesty and integrity when it is making its decisions.

A White Township resident asked when the Board will begin to have in person meetings again and the surveying being done. Board Attorney St. Angelo reviewed the in person meeting restrictions and she stated that she does not know anything about surveying being done.

Dr. Ryan Scacci commented on the damaging effects of high density development.

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

NEW BUSINESS:

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

Michael Lavery, Esq. was present on behalf of the Applicant. Also present John Hansen and Judy Donnelly. Attorney Lavery reviewed the proposal to build a "grooms room" over an existing garage. He reviewed the completeness items and the waiver items. Board Engineer Sterbenz recommended that the application be deemed complete.

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

VOTE: 9 AYES

The motion carried.

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Board Attorney St. Angelo stated that she confirmed that notice was provided and the Board has jurisdiction on this issue. Both Mr. Hansen and Ms. Donnelly were sworn in.

Mr. Hansen reviewed his qualifications as an Engineer and Planner. He then displayed and described the plans that were submitted with the application. He reviewed the existing site conditions and the proposed addition. (Mr. Race arrived)

Mr. Phillips stated his concern over possible light pollution, which Mr. Hansen addressed. Chairman Matthews questioned the height of the proposed addition and the height of the main structure. Board Engineer Sterbenz asked if the Applicant would be providing revised plans to address his June 22nd report. Mr. Hansen stated that they would address the technical items listed. Board Engineer Sterbenz also confirmed that the facility will continue to operate as it was approved back in 2006. Attorney Lavery stated that they agree to abide by the conditions of the prior approval and adopted Resolution. The Board discussed the lack of venue parking as there have been events where cars have parked on Route 46. Attorney Lavery stated that the "Grooms Room" will not generate more parking and they recently closed on the "ball field" property.

Ms. Donnelly addressed the height of the existing structure and the height of the proposed addition to the garage. The Board continued to discuss the proposal and light pollution.

Attorney Lavery stated that they have concluded their presentation. Mr. Hansen then addressed the variances and the necessary proofs.

The hearing was opened to the public.

Eric Kabert wished to comment on the ball field purchase. Chairman Matthews stated that the ball field purchase is not a part of this application.

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

Mr. Phillips continued to state his concerns that date back to the 2006 approval and the lack of parking and the light pollution. The Board continued to discuss the proposal and the variances being requested.

Mr. Phillips made the motion to approve the C-1 variance. Motion seconded by Mr. Nieuwenhuis. In a voice vote, all were in favor, except for Mr. Race, who arrived in the middle of the testimony and is not eligible to vote on this matter.

VOTE: 9 AYES

The motion carried.

Mr. Nieuwenhuis made the motion to approve the site plan. Motion seconded by Mr. Mackey. In a voice vote, all were in favor, except for Mr. Race, who arrived in the middle of the testimony and is not eligible to vote on this matter.

VOTE: 9 AYES

The motion carried.

OTHER BUSINESS:

Master Plan Discussion

Board Engineer/Planner Sterbenz reviewed where the Board left off with the Master Plan discussion and the latest Master Plan draft, which was discussed with the Board. He stated that the Traffic Analysis will need to be included. The Board discussed the draft at

great length and there were several recommendations. The Board agreed to release the document to the public with the understanding that there will be additional changes to the document. Ms. Schneiber stated that she did find some errors and she has recommendations to make, which she will forward to Board Engineer Sterbenz. The Board continued to discuss the proposal and the percentages of coverage and the scheduling of a public hearing.

MEMORIALIZING RESOLUTION:

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

Board Attorney St. Angelo stated that there are some typographical errors that still need to be corrected.

Mr. Nieuwenhuis made the motion to adopt the Resolution, with the typographical corrections. Motion seconded by Ms Collom. In a voice vote, all were in favor, except for Mr. Mackey, Mr. Race, and Mr. Phillips, who were not present at the June hearing.

VOTE: 7 AYES

The motion carried.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 9:07 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
12/4/20x