

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

**MINUTES
August 9, 2022**

The regular meeting of the White Township Planning Board was held on Tuesday, August 9, 2022 at the Township Municipal Building and also via Zoom. Present were: Timothy Matthews, Michael Grossmann, Robert Mackey, Anne Skoog via Zoom, Joan Schnieber, Chanda Collom via Zoom, Richard Nieuwenhuis, Nevitt Duveneck, David Pritchard, and Drew Kiszonak. Board Member Absent: Joseph Phillips. Also Present: Board Attorney Tara St. Angelo, Conflict Engineer Andrew Holt, Karst Consultant Ira Sasowsky, and IT Consultant Chris Opalenik, who then provided the Zoom instructions/procedures for this evening's meeting.

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 bulletin board and Township Website.

OPEN TO THE PUBLIC-for non-agenda items

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

Sarah Hare began to speak about warehouse fire safety. Mr. Matthews stated that this public session is for non agenda items.

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

MINUTES:

The minutes of the Regular Meeting of June 14, 2022 were distributed to all the Board Members prior to the meeting. Prior to the meeting, Ms. Skoog noted a minor correction.

Mr. Nieuwenhuis made the motion to approve the minutes. Motion seconded by Ms. Schneiber. In a voice vote, all were in favor.

VOTE: 9 AYES

The motion carried.

The minutes of the Regular meeting of July 12, 2022 were distributed to all the Board Members prior to the meeting.

Ms. Skoog made the motion to approve the minutes. Motion seconded by Ms. Collom. In a voice vote, all were in favor.

VOTE: 9 AYES

The motion carried.

OLD BUSINESS:

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

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

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

Mr. Grossman continues to be recused from the applications and left at 7:06 p.m.

Anthony Sposaro, Esq. was present on behalf of the Applicant and he acknowledged the reports from Mr. Holt, dated 8-5-22.

Paul Ferriero, P.E. was sworn in and he provided his qualifications. He then asked that the Board allow Mr. Finelli's office to share the zoom screen so that they can screen share plans/exhibits to address wastewater and stormwater. The overall utility plan, sheet 35, of the May submission was displayed. Mr. Ferriero went on to describe the 3 step process for state approval for a wastewater disposal system. He described the system and the disposal bed what the system does and how it works. Mr. Sposaro stated that this review was informational as wastewater is under the jurisdiction of the DEP. Mr. Ferriero then went on to review the DEP regulations for Stormwater Management and the three elements: groundwater recharge, water quality, and rate reduction. The Existing Conditions Drainage Area Map for Phase I was displayed. Mr. Duveneck questioned why Mr. Ferriero is presenting the Finelli Plan. Mr. Ferriero stated that he is the Stormwater Consultant for this portion of the application and he is very familiar with the submission. He continued to address Stormwater Management and the Post Development Drainage Area Map was displayed. Mr. Duveneck questioned the latest revision dates of the material/information submitted/displayed. Mr. Ferriero stated that they can provide the Board with the plan revision dates and he continued to review Stormwater. A colorized plan was reviewed/displayed and marked as an Exhibit:

A-20 Colorized sheet of 2 of 4 in the Stormwater Report-Phase I

The Existing Condition Drainage Area Map for Phase II was then displayed and described by Mr. Ferriero. Mr. Duveneck had several questions regarding hooking up to the sewer system, the DEP submission, the system, the sewer service area, karst, which Mr. Ferriero addressed. Mr. Ferriero stated again that they will provide the plan revision dates to the Board. Ms. Schneiber questioned the potable water. Mr. Mulhall reviewed the proposed well. The Board continued to question the wastewater system, design, generator system, the lifespan and maintenance of the system, sewer system, runoff, karst topography/geology, soil absorption, the detention basin, water quality, county feedback, which Mr. Ferriero addressed. Mr. Sposaro reviewed their request to expand the sewer service area. The Board continued to discuss and question the septic design and storm water, piping and flow evaluation, off tract impacts, chemicals that will be used, phasing/easements, storms, flow calculations, existing conditions, storm water analysis, the township ordinances, development impacts, down stream flooding, which Mr. Ferriero addressed. Mr. Holt commented on his August 5th reports. The Board continued to question/discuss the maintenance/storm water operation manual

The hearing was opened to the public.

Theresa Chapman questioned the monitoring for wastewater, truck driver five gallon per day use, the total area of impervious surface, filtration system, road salt usage/impact, snow removal, impacts downstream, and confirmation on the latest plan dates, which was addressed by Mr. Ferriero.

Karen Capolunghi questioned the security and mosquitoes.

Harold Van Seter questioned the roof drainage into the system and Mr. Ferriero reviewed the water collection design/system.

Nancy Mason questioned the truck trips per day and she stated that she wished to share information/sample regarding Karst. Mr. Matthews stated that the Board is aware of Karst.

Tom Bodolsky questioned the permit requirements, if the proposal meets the DEP regulations, the BMP, the travel path and cross drains, maintenance and inspections, the concentration of flow, detention pond, classes of dams, and the storm water report and soils. He questioned the accuracy of the report, the phasing, whether variances would be required, the cross drains, and improvements to the road.

Mr. Matthews announced that the hearing has concluded for this evening. Mr. Sposaro granted an extension to the end of September. Mr. Matthews stated that these matters will continue at the September 13th meeting and the Board will pick up with the online public at the September 13th hearing.

Mr. Duveneck commented on the storm water regulations/plan and protecting down stream properties.

BILLS:

Suburban Consulting-Jaindl	312.50	Escrow
Suburban Consulting-Jaindl	80.00	Escrow
Suburban Consulting-Jaindl	1887.80	Escrow
Suburban Consulting-Hummer	160.00	Escrow
Suburban Consulting-Jaindl	1594.64	Escrow
Suburban Consulting-Jaindl	2362.50	Escrow
Gebhardt & Kiefer-Foul Rift Solar	82.50	Escrow
Gebhardt & Kiefer-Jaindl	462.00	Escrow
Gebhardt & Kiefer-General	644.00	PBOE
Gebhardt & Kiefer-Madonia	412.50	Escrow
Gebhardt & Kiefer-Hummer	1039.50	Escrow
Colliers Engineering-Madonia	41.25	Escrow
Sasowsky Earth Science-Jaindl	5988.75	Escrow
Walter Stringer-Escrow Refund	592.68	Escrow

In a motion made by Mr. Nieuwenhus and seconded by Ms. Skoog, the bills were approved. In a voice vote, all were in favor.

VOTE: 9 AYES

The motion carried.

OTHER:

Special Meeting

The Board discussed holding a special meeting, on October 6th, to review possible recommendations to the board application and checklists, fees and escrows, affordable housing update, redevelopment, etc... The Board also agreed that zoom will not be required for that meeting.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 10:13 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
9/9/22