

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

**MINUTES
SEPTEMBER 8, 2020**

The regular meeting of the White Township Planning Board was held on Tuesday, September 8, 2020. Present were: Chanda Collom, Timothy Matthews, Robert Mackey, Joan Schnieber, Drew Kiszona, Rich Nieuwenhuis, Sam Race (arriving at 8:07 p.m.) and David Pritchard. Board Members Excused Absence: Michael Grossmann and Joseph Phillips. Also present: Board Attorney Tara St. Angelo and Conflict Engineer Andrew Holt.

CALL TO ORDER:

Chairman Matthews called the meeting to order at 7:04 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. Board Attorney St. Angelo reviewed the electronic meeting instructions for this evening's meeting.

OPEN TO THE PUBLIC:

Chairman Matthews opened the meeting to the public for non-agenda items. He stated that the Board will not be taking comments on applications pending before the Board and the public comment period will be limited to 30 minutes.

Arnold Hyndman commented on the number of White Township residents that are attending the planning board meetings and that they are concerned about the future and development of White Township.

Michael Sinkevich, Esq. commented on the comment that was made in regards to the scheduling of the hearings/meetings and the delays that have been out of the Board's control. He also asked how the Jaendl site plan application will move forward.

Chris Amato expressed a concern that he has in regards to the integrity of the prior Conflict Engineer.

Gayle Howard typed her comments in the Zoom Chat feature and she commenting that the lack of minutes on the website. Board Secretary Schemm stated that she is working on the backlog of minutes and the Township Committee minutes should be adopted shortly. Ms. Howard also commented on the prior Conflict Engineer

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

MINUTES OF PREVIOUS MEETING:

The minutes of the Special Meeting of June 30, 2020, were distributed to all the Board Members prior to the meeting.

Ms. Collom made the motion to adopt the minutes. Motion seconded by Mr. Kiszona. In a voice vote, all were in favor, except for Mr. Mackey, who was not present at the June meeting.

VOTE: 6 AYES

The motion carried.

OLD BUSINESS:

#790 Jaindl Land Company, Block 7, Lot 16 (Phase 1, Site Plan) - NO ACTION TO BE TAKEN-CARRIED TO OCTOBER 13, 2020

Anthony Sposaro, Esq. was present on behalf of the Applicant and he stated this matter is being carried to the next Board Meeting.

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

Anthony Sposaro, Esq. was present on behalf of the Applicant. He reviewed where they left off at the August 11, 2020 meeting. He noted that he sent a letter to the Township Attorney outlining the three issues that he is going to address this evening: waiver of an LOI for the 220 acres that is not going to be developed; deferring action on the stream corridor buffer plan; and the buffers required from property lines. Also present this evening Engineer Michael Finelli, still under oath from the last meeting.

Mr. Holt went on to review the technical comments of his May 19, 2020 report and Mr. Finelli shared, on the screen, the plans and the deed of easement, which were discussed with the Applicants. Mr. Race arrived. Exhibits were displayed and the proposed subdivision was discussed with the Board. Mr. Sposaro asked that the Board make DEP approval a condition of any approval. Ms. Schnieber asked if she could get an Exhibit that is a combination of both Exhibit 4 and Exhibit 8. Mr. Finelli stated that he can provide that. Mr. Holt continued to review his report. Mr. Sposaro asked that the Board defer the need for the stream corridor buffer plan until the time of Site Plan, which was discussed. The Board continued to discuss the proposal and the possible deed restrictions. Chairman Matthews stated that he would prefer not to have a laundry list of approval; conditions. Mr. Sposaro stated that they can come back with some limits on the lots. The Board continued to review and question the proposed subdivision. Mr. Sposaro stated that they have submitted to the County and they should be getting feedback from them. He stated that it appears that the Board will not be taking action on the application, this evening, even though his client would like an approval. Ms. St. Angelo reviewed the items that need to be addressed before the next meeting: proposal on maximum coverage on the agricultural lots, LOI on lot 5, and County input on the proposed lot with the acceleration lane. She stated that it was also agreed to provide a new Exhibit combining Exhibit 4 & 8 and to provide an estimation of lands that will remain in agriculture. Mr. Sposaro asked if the Board would consider scheduling a special meeting and after a brief discussion Mr. Sposaro agreed that this matter will be carried to the Board's October 13, 2020 meeting. Ms. St. Angelo clarified that the plan is to present Phase I and Phase II site plans at the same time and Mr. Sposaro agreed. She also stated that public questions will be taken at the next Board Meeting.

NEW BUSINESS:

#792 Jaindl Land Company, Block 7, Lots 3, 4, 5, 11 & 14 (Phase 2 - Site Plan) NO ACTION TO BE TAKEN-CARRIED TO OCTOBER 13, 2020

OTHER BUSINESS:

Master Plan

Mr. Mackey asked that the Board work on getting the Master Plan passed. The Board discussed scheduling a public hearing in October.

BILLS:

Maser-Becrett

37.50 Escrow

MINUTES - WHITE TOWNSHIP PLANNING BOARD SEPTEMBER 8, 2020

Maser-Bella Giorno	75.00	Escrow
Maser-General-Attendance at 7/14/2020 Meeting	150.00	PBOE
Suburban Consulting-Jaindl	11560.55	Escrow
Suburban Consulting-Jaindl	155.00	Escrow
Bright view Engineering-Jaindl	397.50	Escrow
Gebhardt & Kiefer-General	1172.00	PBOE
Gebhardt & Kiefer-Jaindl	198.00	Escrow
Gebhardt & Kiefer-Becrett	808.50	Escrow
Gebhardt & Kiefer-Jaindl	214.50	Escrow

In a motion made by Ms. Collom and seconded by Mr. Mackey, 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 9:37 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
1/8/21