

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

**MINUTES  
SEPTEMBER 10, 2019**

The regular meeting of the White Township Planning Board was held on Tuesday, September 10, 2019. Present were: Timothy Matthews, Robert Mackey, Sam Race, Drew Kiszonak, Michael Grossmann Richard Nieuwenhuis, Chanda Collom, and David Pritchard. Board Member Absent: Joseph Phillips. Also present: Attorney Dan Makoski and Board Engineer/Planner Paul Sterbenz.

**CALL TO ORDER:**

Chairman Matthews called the meeting to order at 7:32 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

**OPEN TO THE PUBLIC:**

Chairman Matthews stated that the meeting is now opened to the public for non-agenda items. He stated that he will also open the meeting to the public again later in the evening.

**MINUTES OF PREVIOUS MEETING:**

The minutes of the Regular Meeting of July 9, 2019, were distributed to all the Board Members prior to the meeting.

Mr. Mackey made the motion to approve the minutes. Motion seconded by Mr. Kiszonak. In a voice vote, all were in favor, except for Mr. Grossman, who was not, present at the July 9th meeting.

**VOTE: 7 AYES**

The motion carried

**OTHER BUSINESS:**

**Draft Master Plan Amendment**

Chairman Matthews stated that Board Engineer/Planner Sterbenz will make a presentation this evening on the proposed Amendment to the Master Plan.

Mr. Sterbenz stated that the draft Master Plan report was prepared in accordance with the discussions had with the Master Plan Review Subcommittee. He stated that the purpose of tonight's review is to obtain input from the Board and the Public. He stated that the draft report is a working document and not a final document. He reviewed the history of the various requests for zone changes and land use policy changes. He stated that the draft report is not a Reexamination but an Amendment. He then reviewed and summarized the draft report, the requests for modifications, and the subcommittee recommendations, which were briefly discussed with the Board. Chairman Matthews suggested that the Board separately discuss each proposed request/recommendation since Board Members may have not had an opportunity to thoroughly review the report.

The Board then went on to review the first request/recommendation: Rezone Lot 17, Block 32 from R-1 to I-2. Anthony Sposaro, Esq. stated his concerns over the request for public input when the public has not had an opportunity to see or review the report. It was agreed that the process needs to begin somewhere. The Board continued to review the recommendation and the meeting was opened to the public. Several members of the public questioned the location of the subject property and the impact of the proposed use.

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The Board then went on to review the second request/recommendation: Amend the R1-B District to Eliminate Office/Retail Requirement. The meeting was opened to the public. Elaine Reichart questioned the approved GDP and if there could be a green space designation instead.

The Board went to on to review the third request/recommendation: Amend the C-C District to Permit Flex/Warehouse Use. The meeting was opened to the public. A member of the public questioned the permitted uses in the C-C District.

The Board then went on to review the fourth request/recommendation: Amend the O-B District to Permit Self-Storage Facilities or Flex/Warehouse. The meeting was opened to the public. Linda Stettler suggested that it would be helpful to have maps for the public to see. She also asked if the report is available through OPRA. Attorney Makoski stated that the report is a working document and not available for the public via OPRA.

The Board went on to review the fifth request/recommendation: Amend the H-D District to Permit Self-Storage Facilities. The meeting was opened to the public. Several members of the public commented on the matter.

The Board then went on to review the sixth request/recommendation: A&P Shopping Center Redevelopment Investigation. The meeting was opened to the public. Several members of the public commented on the concept of a co-op community grocery store.

The Board then went on to review the seventh request/recommendation: Rezone Properties from O-B to R-1. The meeting was opened to the public and there was no public comment.

The Board went on to review the eighth request/recommendation: Rezone Properties from H-D to R-1. The meeting was opened to the public. A member of the public commented on need for consistency.

The Board went on to review the ninth request/recommendation: Rezone Properties from R-2 to R-1. It was suggested that appraisal values be researched by the Attorney. The meeting was opened to the public and there was no public comment.

The Board went on to review the tenth request/recommendation: Rezone Properties from LDI and I to R-1A. Anthony Sposaro Esq., representing Jaindl, asked how they can respond to the report, if they do not have the report. He went on to question the procedure. Attorney Makoski reviewed the process. Attorney Sposaro stated that tonight's procedure is fundamentally flawed and he is stating his position for the record. The Board discussed the procedure and the proposed recommendation. Chairman Matthews questioned the potential impact to the school and resources. The meeting was opened to the public. Many members of the public commented on the process/procedure and commented and questioned the recommendation. A member of the public submitted a "Grown in Warren" report. With there being no further public comment, the meeting was closed to the public.

Chairman Matthews stated that he feels that the report needs more work before it is released. Several Board Members agreed. Mr. Grossmann stated that he has a lot of questions in regards to the last recommendation and he feels that the issue needs further attention. The Board continued to discuss the process and procedure in presenting a draft and/or final report. Board Engineer/Planner Sterbenz suggested setting up another subcommittee meeting to evaluate the comments and possible changes/modifications.

**Local Redevelopment and Housing Law  
General Development Plan Ordinance-Commercial Industrial Development  
County of Warren-Rezoning Request**

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The Board confirmed that these topics can be removed off of the agenda, as they have been assigned to the subcommittee. Chairman Matthews asked if the Affordable Housing obligation could be evaluated with and without the proposed Master Plan Amendment.

**BILLS:**

Maser-General	507.50	PBOE
Maser-General	652.50	PBOE
Gebhardt & Kiefer-General	1898.00	PBOE

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

**VOTE:    8 AYES**

The motion carried.

**OTHER:**

A member of the public asked that the Board consider more microphones for the next meeting.

**ADJOURNMENT:**

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 9:45 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
10/3/19