

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

**MINUTES  
SEPTEMBER 13, 2022**

The regular meeting of the White Township Planning Board was held on Tuesday, September 13, 2022 at the Township Municipal Building and also via Zoom. Present were: Timothy Matthews, Michael Grossmann, Robert Mackey, Anne Skoog via Zoom, Joan Schnieber, Richard Nieuwenhuis, Nevitt Duveneck via Zoom (arrived after roll call), David Pritchard, and Drew Kiszonak. Board Member Absent: Chanda Collom and Joseph Phillips. Also Present: Board Attorney Tara St. Angelo 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 7:03 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.

Theresa Chapin commented on the Jaindl submission, the public's review of the project, and the numerous revisions, errors, and oversights made by the Applicant. She stated as has been stated, by the Applicant, numerous times, that the public is not holding up the process.

Michael Grossmann commented on the lengthy process, the cost to the taxpayers, and the impact on other board business. He then left for the evening.

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

**MINUTES:**

The minutes of the Regular Meeting of August 9, 2022 were distributed to all the Board Members prior to the meeting.

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

**VOTE: 7 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)**

Anthony Sposaro, Esq. was present on behalf of the Applicant and he stated that they are not proceeding this evening after receiving input from the Board Professionals, the Board and the public. He stated that they will providing revisions and he is present to address any questions.

**MINUTES - WHITE TOWNSHIP PLANNING BOARD      SEPTEMBER 13, 2022**

Mr. Sposaro reviewed that that he believes that Mr. Ferraro will be present next month to address Stormwater. He stated that Ed Kuc will also be present to address Environmental (Threatened and Endangered Species) and then they intend to bring back any witnesses that the Board feels is necessary. He stated that the last witness will be the traffic expert. He stated that they are still waiting on the County and then the public will have an opportunity to present/speak. After that they will conclude their presentation, the Board will deliberate, and vote. He stated that the Board may wish to consider who they want (experts/witnesses ) to bring back. Ms. Schneiber asked when they will hear from the Township's Emergency Services. Ms. St. Angelo stated that there is a letter from the Goodwill Fire Company, dated 9-13-21, and they did not have any additional comments. Ms. Schneiber asked how the County will handle a fire as they are all volunteer fire companies. Mr. Duveneck asked about his request, from the August meeting, to provide the Board with the correct Storm water revision dates, as there are discrepancies. Mr. Sposaro stated that they are providing a new revision and they will be prepared to clarify the dates. He stated that he can provide dates of plans, that will not change, well ahead of the next meeting. Mr. Duveneck asked if the Applicant has reached out to existing residential properties to see if they are willing to sell. Mr. Sposaro stated that he will have an answer at the next month. Mr. Duveneck questioned the location of the lot lines and he asked if they can be relocated out in the field. Mr. Sposaro stated that the present fields are planted and the crops will have to be harvested. Mr. Sposaro stated that they are granting an extension until of this year. Mr. Niuwenhus questioned the status of an application to the SACD. Mr. Sposaro stated that they are not requesting compensation/reimbursement for the development rights and he addressed a possible restriction regarding green houses. Mr. Nieuwenhuis suggested some additional language regarding production structures. Ms. St. Angelo stated she has prepared an email of possible witnesses/experts that the Board may wish to have come back and the general area of questions. There was also a question regarding buffer/landscaping, which Mr. Sposaro addressed. With there being no further questions/comments Mr. Sposaro left for the evening.

**OTHER BUSINESS:**

**Solar Farm Ordinance**

Ms. St. Angelo reviewed the minor modifications to the Ordinance, which was reviewed by the Board and they also discussed the lack of State regulations.

Mr. Nieuwenhuis made the motion to recommend the Ordinance to the Governing Body. Motion seconded by Ms. Skoog. In a voice vote, all were in favor.

**VOTE: 8 AYES**

The motion carried.

**CORRESPONDENCE**

**Jaindl** . 9-7-22 WC Department of Land Preservation,  
**Re: Compliance**

**BILLS:**

Colliers Engineering & Design-Becrett	166.52	Escrow
Colliers Engineering & Design-General	41.25	PBOE
Suburban Consulting Engineers-Jaindl	627.50	Escrow
Suburban Consulting Engineers-Jaindl	877.17	Escrow
Gebhardt & Kiefer, P.C.-Jaindl	669.50	Escrow

**MINUTES - WHITE TOWNSHIP PLANNING BOARD      SEPTEMBER 13, 2022**

Gebhardt & Kiefer, P.C.-Litigation	33.00 PBOE
Gebhardt & Kiefer, P.C.-General	1501.50 PBOE
Sasowsky Earth Science-Jaindl	763.75 Escrow

In a motion made by Mr. Mackey and seconded by Mr. Pritchard, the bills were approved. In a voice vote, all were in favor.

**VOTE: 9 AYES**

The motion carried. Mr. Pritchard left for the evening.

**OTHER:**

**Special Meeting**

The Board reviewed the special meeting that is scheduled for October 6th to address the Redevelopment Plan, the Affordable Housing Plan, and Tim Matthews application.

Mr. Matthews stated that the Jaindl agenda items are carried to the Board's regular meeting of October 11, 2022.

**ADJOURNMENT:**

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 7:37 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm  
Board Secretary  
10/6/22