

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

**MINUTES
July 12, 2022**

The regular meeting of the White Township Planning Board was held on Tuesday, July 12, 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 Kiszona. 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. With there being no public comment, the meeting was closed to the public.

MINUTES:

The minutes of the Regular Meeting of May 10 2022 were distributed to all the Board Members prior to the meeting.

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

VOTE: 9 AYES

The motion carried.

The minutes of the Executive Session of May 10, 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, except for Mr. Grossman who was not present for Executive Session and he abstained.

VOTE: 9 AYES

The motion carried.

OTHER BUSINESS:

Township Committee Memo-Zoning Board of Adjustment Annual Report Recommendation

Ms. St. Angelo reviewed the Zoning Board of Adjustment Annual Report recommendation and she stated that she can review the Self Storage Ordinance with Mr. Sterbenz to address the concerns raised by the Zoning Board of Adjustment. Ms. Skoog stated that she will recuse herself from this discussion.

Solar Farm Ordinance

Ms. St. Angelo reviewed the modifications suggested regarding the buffering and setbacks, which can be placed in the bulk standards part of the Ordinance and not the conditions.

Mr. Grossman made the motion to recommend the Ordinance to the Township Committee. Motion seconded by Ms. Skoog. In a voice vote, all were in favor.

VOTE: 9 AYES

The motion carried.

Redevelopment Plan

No action at this time.

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 7:15 p.m.

Anthony Sposaro, Esq. was present on behalf of the Applicant and he stated that they have responded with a new report from Matthew Mulhall, dated July 7, 2022. He stated that a site inspection was done on June 30th and Mr. Holt can provide a summary of his observations reflected in his July 12, 2022 report.

Mr. Holt reviewed the site inspection/field verification and he provided an overview. He stated that the property is presently farmed and they visited 4 areas of the site (the locations of the proposed development of the warehouse and stormwater features). He reviewed what he saw and he also addressed the Ordinance, which was discussed with the Board. Mr. Mulhall, still under oath, also testified to the site conditions/findings on the site. Both Mr. Mulhall and Mr. Holt continued to described the site visit and the farmer's observations. Mr. Duveneck questioned Mr. Holt's qualifications to evaluate geotechnical matters. Mr. Holt stated that he was afforded an opportunity to do a site visit and he was providing another opinion and Mr. Mulhall reviewed the remediation matters/construction measures if something were to happen. He commented on the rock fractures, water flow, the rocks and soils, which was discussed with the Board.

Dr. Sasowsky questioned the data regarding the groundwater, sinkholes, surface water, fractures/voids/channels, drilled wells, borings, which Mr. Mulhall addressed. There was much discussion about the interpretations of the soils at the site. Mr. Pritchard questioned the impact of the proposed development on the current site conditions. Mr. Mulhall reviewed the monitoring procedure. Mr. Matthews questioned the Ordinance and what would happen if an issue arose during construction. Possible policy, procedure, and protocol was discussed. Mr. Sposaro reviewed the testimony provided and he stated that they have gone over and beyond to satisfy the concerns raised and the Ordinance has not been applied by any board within the Township. Mr. Mackey stated that he is a farmer and he knows that there have been sink holes on the property in the past.

The hearing was then opened to the public for questions of Dr. Sasowsky, Mr. Mulhall, and Mr. Holt.

Barbara Moore, Harmony Township, questioned the process and why the Board is asking questions of the Applicant, who the Board's professional representatives are, and

the proposal. Mr. Matthews stated that the meeting is opened to the public at this time for Karst questions.

Stewart Rigley, questioned Mr. Mulhall's testimony, regarding what is normally/typically found in New Jersey .

Theresa Chapman, Harmony Township, asked both Dr. Sasowsky and Mr. Mulhall their opinions on sinkholes and filled sinkholes, which they reviewed. She also asked Mr. Holt if he could review the site locations that were visited during the site inspection, the depth of the construction cuts, and the total impervious surface, which was reviewed by Mr. Holt.

A member of the public questioned the procedure/monitoring and the effect of climate change (acid rain).

Tom Bodolsky, Hope Township, questioned the site inspection performed by the Board Professionals, the Ordinance, the depression on the site, mapping of sinkholes, the conversation with the Farmer (Mr. Smith), review of photos, the mapping of the features, limestone solution features, variances, the location of the well for Phase I, the location of the disposal fields for the septic system, groundwater flow, reopening up of a repaired sinkhole, and the farmers knowledge of sinkholes.

Chris Amato, Pennsylvania, asked Mr. Holt if this is the largest project in White Township. Mr. Holt said he is just the conflict engineer on this project and has no knowledge of other applications that have been before the Township. Mr. Sposaro stated that he will stipulate that the application is the largest project that has been before White Township. Mr. Amato asked if the Township should provide extra diligence due, on this project, due to its size. Mr. Holt stated that the Board should due diligence in every application. Mr. Amato questioned the impact of the impervious coverage.

Theresa Chapman, Harmony, asked if Mr. Holt had requested the site visit and whether Mr. Sasowsky needed to make the trip. Mr. Holt stated that he requested the site visit and he did not feel that Dr. Sasowsky needed to make the trip.

Michael Sinkevich, Esq, representing the Delaware River Keeper Network, had several questions of Mr. Mulhall in regards to his June 14th report and Dr. Sasowsky's opinion and whether further investigation is necessary. He also questioned the grouting technique, other filling techniques, the Hazard Mitigation 2014 map and underlying data, the review of the historical aerial photographs, physical observation/evidence during site inspections, his conversations with Mr. Smith, stormwater, and sinkholes.

Linda Stettler, Belvidere, questioned the of impact of older sinkholes/collapses and the difference between silt and clay.

Chris Amato, Pennsylvania, asked about the change of the "hole/pond".

Theresa Chapman, Harmony, asked about borings on the agricultural lot.

Harold Van Seter, Harmony, asked about a vernal pond and Mr. Sposaro stated that the

an appeal was filed with the DEP and it has been addressed by the DEP.

Caroline Witte, White Township, ask Mr. Mulhall questions regarding the failure of filling in sinkholes.

Due to the lateness in the evening, Mr. Matthews closed the meeting to the public, at 10:00 p.m.

Mr. Kiszonak, asked Dr. Sasowsky, about the repair of sink holes.

Mr. Matthews announced that these matters will be carried to the Board's meeting in August. Mr. Sposaro requested special meetings. Ms. St. Angelo stated that the special meetings will be reserved for the solar farms that will be coming back to the Board. Mr. Sposaro granted an extension to the end of September. He stated that they plan on presenting Stormwater and Wastewater testimony as they anticipate plan revisions in response to Mr. Holt's latest report. Mr. Finelli stated they are in the process of a stormwater submission and the County application is under review. Mr. Sposaro stated that they do have other experts/witnesses to present. The applications are carried to the Board's August 9th meeting.

BILLS:

Colliers Engineering-Madonia

496.90 Escrow

In a motion made by Mr. Kiszonak and seconded by Mr. Nieuwenhuis, the bill was approved. In a voice vote, all were in favor.

VOTE: 9 AYES

The motion carried.

ADJOURNMENT:

With no further business to discuss, a motion was made and seconded to adjourn the meeting at 10:06 p.m. In a voice vote, all were in favor.

Respectfully Submitted:

Alfia Schemm
Board Secretary
(via audio) 8/2/22