

**WARREN TOWNSHIP PLANNING BOARD
MEETING MINUTES
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
February 10, 2014
APPROVED**

CALL TO ORDER Meeting called to order at 7:40

FLAG SALUTE AND MOMENT OF SILENCE FOR OUR TROOPS

***Statement by Presiding Officer:** Adequate notice of this meeting was posted on January 14, 2014 on the Township bulletin board and sent to the Township Clerk, Echoes Sentinel and Courier News per the Open Public Meetings Act. All Board members are duly appointed volunteers working for the good and welfare of Warren Township. We plan to adjourn no later than 10:00 p.m.*

ROLL CALL

Mayor DiNardo	Mrs. Smith (excused)
Committeeman Marion	Mr. DiBianca
Mr. Toth	Mr. Freijomil
Mr. Kaufmann	Mr. Gallic (excused)
Mr. Lindner	Mr. Villani
Mr. Malanga	

■ **Announcements:**

None

■ **APPROVAL OF MINUTES:**

January 27, 2014

Motion by Mr. Toth, Seconded by Mr. DiBianca to approve the minutes

Roll Call

For: Mayor DiNardo, Mr. Kaufmann, Mr. Lindner, Mr. Malanga, Mr. Toth, Mr. DiBianca, Mr. Freijomil, and Mr. Villani.

Against: None.

■ **PROFESSIONAL STAFF REPORTS:**

**Alan Siegel, Esq., Planning Board Attorney
John T. Chadwick, IV, P.P., Professional Planner
Christian Kastrud, P.E., Professional Engineer
Maryellen Vautin, Clerk**

No reports.

■ **CORRESPONDENCE**

None

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**CASE 1 - Case #: PB-12-08
Block: 53 Lots 1.06 and 2
Road: Mount Horeb and Dock Watch Hollow
Minor subdivision with variances**

**APPLICANT: Paulo J. Varino and Rafal Imiolek
OWNER: same as above**

LOCATION: 68 Mount Horeb and 98 Dock Watch Hollow

Request from applicant to withdraw without prejudice

Motion to approve withdrawal without prejudice by Mr. Toth, seconded by Mayor DiNardo.

Roll Call

For: Mayor DiNardo, Mr. Kaufmann, Mr. Lindner, Mr. Malanga, Mr. Toth, Mr. DiBianca, Mr. Freijomil, and Mr. Villani

Against: None

■ **MASTER PLAN (Amendment) – Historic Preservation Plan Element
Mt. Bethel Historic Village**

Mr. Chadwick discussed the Master Plan Amendment and the Master Plan update. The last update to Historic Elements of the Master Plan was 1990 and 1991 and this has been partly brought up by the King George Inn and its sale and future development. The background information has been done by Mr. Siegel and there are many historic buildings in that area. There are other areas in town that have historic buildings. This amendment sets a tone for that district. The ordinance that follows this identifies the Historic District and in Chapter XV there is a full set of architectural standards set up for commercial properties that apply to this area now. If someone had come in and did not want to follow those standards they would have to get a waiver from the Planning Board (in the past) This new ordinance with the Master Plan amendment elevates the requirement for the architectural standards. A building could be demolished but any new construction would have to meet the standards so the character and nature of the area will remain.

Mr. Freijomil asked about the Section XV requirements. Mr. Chadwick stated they don't tell you the shape or configuration of the building, but has to do with the architectural fenestration and details. (keeping windows in proportion to wall areas, etc). The standards as they exist now apply to all non-residential zones (except OR). The newer buildings in Warren's town center comply with the standards.

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Mayor DiNardo brought up that gable roofs would be part of the design and asked about the process of reviewing these standards. This would be brought up at the TCC meeting before it would come before the respective board with guidance from the Planner.

There was discussion on how far the Master Plan will carry Historic Preservation. There are different regulations and the town could create a Historic Sites Preservation Commission that would have a funded commission and guide the Planning and Zoning Board on the historic areas. That will be decided during the Master Plan reevaluation this year.

Mr. Lindner brought up the Historic Sites Committee and is wondering how it will tie into this district. It is sometimes asked if an applicant should supply plans to the committee for review and comment. Mr. Chadwick felt if it is in this district it would be a good idea.

Mr. Freijomil felt the issue may be implementation and application going forward with possible challenge issues. Mr. Freijomil felt there had to be some form of a commission. Mr. Chadwick stated you do not have to have a Historic Sites Commission. You can have design standards and many towns do that are not historic even. There was further discussion of districts, commissions, and what Warren might want or need.

Mr. Chadwick stated that this element amendment supports the ordinance and that it establishes the district and that it elevates the standard from a waiver standard to a variance standard. There would be testimony required before a vote would be considered.

There was discussion on Historic Sites building that are registered at the national or state level and the requirements for any renovations and how expensive it is. There will be a reexamination of the master plan then after the direction is determined ordinances would be created to follow it. There was discussion that most of the Master Plan work has been done in Warren around the affordable housing in the recent past.

There was a lot of discussion among the board members about historic districts, Scarpellino's site being included, and that the Historic District is for commercial properties standards, and other areas in the northeast United States with historic design standards.

There was talk about the gas station in the district and if they wanted renovations they would need to go towards the design standards.

A motion was made by Mr. Toth and seconded by Mr. Villani to adopt the Historic Preservation Plan Element.

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Roll Call

For: Mayor DiNardo, Committeeman Marion, Mr. Kaufman, Mr. Lindner, Mr. Malanga, Mr. Toth, Mr. DiBianca, Mr. Freijomil, and Mr. Villani
Against: None.

- **Ordinance Referral from Township Committee-** Supplementing and amending Chapter XVI entitled "Zoning" of the revised general ordinances of the Township of Warren as heretofore supplemented and amended y amending section 16-15 entitled "NB-Business District by establishing the HNB-Historic Neighborhood Business District for consistency with the Master Plan.

Motion was made that the Ordinance is not inconsistent with the Master by Mr. Freijomil, seconded by Mr. Lindner.

Roll Call:

For: Mayor DiNardo, Committeeman Marion, Mr. Kaufman, Mr. Lindner, Mr. Malanga, Mr. Toth, Mr. DiBianca, Mr. Freijomil, and Mr. Villani
Against: None.

- **CITIZENS HEARING (Agenda Items)** No one came forward.

- **SCHEDULE OF NEXT MEETING:**

February 24, 2014

There was discussion on the upcoming meeting with the 29 Dubois Rd. application. It is the Urban Renewal Site across from the soccer field (Duderstadt fields). It is for 35 townhouses with the majority (all but five) having a master bedroom on the first floor, they will be age targeted. Discussion continued about basically housing, landscaping, all will have garages and basements. There was some clean up of the site. Mr. Chadwick stated there is no color decided and he felt that the garage doors were a nice design and the front has relief, along with the back. The units are in 3 to 5 unit groups. There was discussion on a landscape buffer for privacy or highlighting. The redevelopment project is good for the township in the area of taxes. It is a PILOT program so most of the taxes go to the Township.

- **ADJOURNMENT**

Motion by Mr. Toth, second by Mr. Villani to adjourn All in favor. Meeting adjourned at 8:20 p.m.