

**WARREN TOWNSHIP PLANNING BOARD
MEETING MINUTES**

7:30 P.M. – Second Floor Conference Room – 46 Mountain Boulevard

June 9, 2014

APPROVED

CALL TO ORDER Meeting was called to order at 7:29

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

Committeeman Marion (excused)

Mr. Toth

Mr. Kaufmann

Mr. Lindner

Mr. Malanga

Mrs. Smith

Mr. DiBianca

Mr. Freijomil (excused)

Mr. Gallic(excused)

Mr. Villani

The meeting location was moved due to a conflicting meeting of the Police Department that was already in progress. A note was left on the front door of the Court Room and we moved to the 2nd floor conference room at 46 Mountain Blvd.

■ **Announcements:**

None

■ **APPROVAL OF MINUTES:**

April 28, 2014

Motion made by Mr. Lindner, seconded by Mr. DiBianca to approve the April 28, 2014 minutes.

Roll Call

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

Against: None.

Motion made by Mr. DiBianca, seconded by Mr. Villani to approve the May 12, 2014

Roll Call

For: Mr. Kaufmann, Mr. DiBianca, and Mr. Villani

■ **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

Mr. Chadwick discussed the new COAH rules and he feels they will be challenged. The Township will make comments on the rules.

Ms. Vautin introduced Mrs. Mandell, who is on the Environmental Commission and the Green Team. Mrs. Mandel discussed a little about the Green Team and the Green Development checklist that they would like to be used/given out to applicants to the Warren Township Board of Adjustment and Planning Board to encourage developers at the early stages to promote conservation and green buildings. The town is looking to get a Silver Certification and this checklist will help get that certification.

Mrs. Mandell also stated they were updating the Warren Natural Resources Inventory that will be useful to the Planning Board.

■ **CORRESPONDENCE**

None.

RESOLUTIONS

- **PB 14-03 Ralph Markham, 6 Cory's Brook** Minor Subdivision Application was heard and considered at a public hearings on April 28 at which time the board rendered its decision to approve with conditions, and this resolution is intended to memorialize the same in accordance with N.J.S.A. 40:55D-10(g) (2).

Motion was made by Mr. Kaufmann, seconded by Mrs. Smith to memorialize the resolution.

ROLL CALL

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

■ **CASE No. 1**

PB 14-04 Jonathan Eng

Block: 202 Lot 2

APPLICANT: Jonathan Eng

LOCATION: 72 Mountain Ave

PROPOSED: minor subdivision

Mr. Murray introduced the case, a minor subdivision after Mr. Siegel swore in Mr. Page, and Mr. Chris Kastrud, and Mr. John Chadwick. It is a minor subdivision with plans dated May 21, 2014. There is an existing home on the south side of Mountain Ave. It is a 1.126 acre lot in R-20 zone. They would create one additional lot. Mr. Page went through the plans. The applicants are Mr. and Mrs. Jonathan Eng. Mr. Page talked about the topographical survey and that the property has been renovating nicely with new patios and a koi pond. There is sewer and water in the street and the existing house is on public water and sewer. The existing lot (with home on it now) would be 260036F and the new lot would be 21928 SF and neither lot would require variances. Mr. Murray asked if the proposed construction would require any variances. Mr. Page stated no variance. Mr. Page went through the reports from Mr. Chadwick and Mr. Kastrud. Mr. Page stated they would agree to the comments and they will provide drainage calculations. The applicant is waiting for Sewerage Authority approval, and the County. The county may require a single driveway and the easement for that would be a private easement. The Board of Health had some comments about a below ground oil tank. There is an above ground tank currently. There is an issue with DEP because of a leak in the below ground tank. The DEP did sign off and the applicant is obtaining the documentation of that. It will be a condition of approval. There is public water for the home and a well for irrigation and the koi pond. The Health department inquired why it wasn't capped and they will clarify with the Health Dept. what the well is used for.

Mr. Villani addressed the Fire Chief report and the recommendation of equipping with complete sprinklered house. Mr. Page brought up that the hydrant is in front of the house and it meets the RSIS requirements.

Mr. Chadwick spoke about the application and that it should be subject to sign off by Kevin Sumner, Health Department, Sewer Authority, Somerset Union Soil Conservation, and Somerset County and the DEP information on the tank.

Mr. Kastrud went over his report. The applicant will have to submit a soil movement application for any new construction, and the easement is private with no township maintenance. Also the metes and bounds description will be submitted to Warren Township Engineering Dept. for review.

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Mr. Chadwick also brought up the Zoning Table is based on the lot areas minus the dedication of road right-of-way, so all the deeds will show that and all lots are conforming.

Mr. Villani asked the board for any comments and then discussion. There was no audience to ask questions.

Motion was made by Mayor DiNardo, seconded by Mr. DiBianca for approval of subdivision with conditions.

Roll Call

For: Mayor DiNardo, Mr. Kauffmann, Mr. Lindner, Mr. Malanga, Mrs. Smith, Mr. Toth, Mr. DiBianca, and Mr. Villani.

■ **CITIZENS HEARING (Non Agenda Items)**

None

■ **SCHEDULE OF NEXT MEETING:**

June 23, 2014

■ **ADJOURNMENT**

Motion by Mr. Villani, second by Mrs. Smith to adjourn meeting. All for

Adjournment at 8:20