

**WARREN TOWNSHIP PLANNING BOARD
REORGANIZATION MEETING MINUTES
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
JANUARY 14, 201**
APPROVED

CALL TO ORDER The Planning Board Reorganization Meeting was called to order at 7:37 by Maryellen Vautin

FLAG SALUTE AND MOMENT OF SILENCE FOR OUR TROOPS

- Announcement of New Members/Re-appointments to the Planning Board at the Township Committee Reorganization Meeting of January 3, 2013
 - Mayor Sordillo– Term expiration 12/31/13 – Class I
 - Committeeman DiNardo– Term expiration 12/31/13 – Class III
 - Sal DiBianca – Term expiration 12/13/2014 Alt #1
 - John Lindner – Term expiration 12/31/13 – Class II
 - Suzanne Smith – Term expiration 12/31/16 – Class IV

Reappointed members not sworn in at Township Committee Reorganization Meeting were sworn in at this time by Alan Siegel. Mr. Lindner, Mrs. Smith, and Mr. DiBianca were sworn in.

ROLL CALL

Mayor Sordillo	Excused	Mrs. Smith	Present
Committeeman DiNardo	Present	Mr. Toth	Present
Mr. Gallic	Present	Mr. DiBianca– Alternate #1	Present
Mr. Kaufmann	Present	Mr. Freijomil – Alternate #2	Excused
Mr. Lindner	Present		
Mr. Malanga	Present	Mr. Villani	Present

Staff Present: Alan A. Siegel, Esq., John T. Chadwick IV, P.P., Christian M. Kastrud P.E., Maryellen Vautin

Statement by Presiding Officer : Adequate notice of this meeting was posted on January 19, 2012 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.

- Elections for Planning Board
- Chairperson for 2013

Mr. Gallic made a motion to elect Pete Villani as Chair, seconded by Mr. Toth

In Favor: Committeeman DiNardo, Mr. Gallic, Mr. Kaufmann, Mr. Lindner, Mr. Malanga, Mrs. Smith, Mr.Toth, Mr. DiBianca, and Mr. Villani
Opposed: None.

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Ms. Vautin turned the meeting over to the Chair

- Vice-Chairperson for 2013

Mr. Villani motioned to elect Dan Gallic for Vice-Chair, second by Mr. Malanga.

In Favor: Committeeman DiNardo, Mr. Gallic, Mr. Kaufmann, Mr. Lindner, Mr. Malanga, Mrs. Smith, Mr.Toth, Mr. DiBianca, and Mr. Villani

Opposed: None.

- Board Secretary for 2013

Mr. Gallic motioned to elect Rick Kaufmann for Board Secretary, second by Mr. DiBianca

In Favor: Committeeman DiNardo, Mr. Gallic, Mr. Kaufmann, Mr. Lindner, Mr. Malanga, Mrs. Smith, Mr.Toth, Mr. DiBianca, and Mr. Villani

Opposed: None.

- Board Comptroller for 2013

Mr. Gallic motioned to elect Mr. Villani to Board Comptroller, second by Mr. Toth.

In Favor: Committeeman DiNardo, Mr. Gallic, Mr. Kaufmann, Mr. Lindner, Mr. Malanga, Mrs. Smith, Mr.Toth, Mr. DiBianca, and Mr. Villani

Opposed: None.

- Escrow Certifier for 2013

Mr. Gallic motioned to elect Mr. Villani to Escrow Certifier, second by Mr. DiBianca

In Favor: Committeeman DiNardo, Mr. Gallic, Mr. Kaufmann, Mr. Lindner, Mr. Malanga, Mrs. Smith, Mr.Toth, Mr. DiBianca, and Mr. Villani

Opposed: None.

- Appointment of Planning Board Attorney for 2013

Motion by Mr. Gallic for Mr. Alan Siegel to be Board Attorney, seconded by Mrs. Smith.

In Favor: Committeeman DiNardo, Mr. Gallic, Mr. Kaufmann, Mr. Lindner, Mr. Malanga, Mrs. Smith, Mr.Toth, Mr. DiBianca, and Mr. Villani

Opposed: None.

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■ Appointment of Professional Planner for 2013

Motion by Mrs. Smith for Mr. Chadwick to serve as Township Planner, seconded by Mr. Villani.

In Favor: Committeeman DiNardo, Mr. Gallic, Mr. Kaufmann, Mr. Lindner, Mr. Malanga, Mrs. Smith, Mr. Toth, Mr. DiBianca, and Mr. Villani

Opposed: None.

■ Appointment of Professional Engineer for 2013

Motion by Mrs. Smith for Mr. Chris Kastrud to be Township Engineer, seconded by Mr. Malanga.

In Favor: Committeeman DiNardo, Mr. Gallic, Mr. Kaufmann, Mr. Lindner, Mr. Malanga, Mrs. Smith, Mr. Toth, Mr. DiBianca, and Mr. Villani

Opposed: None.

■ Appointment of Clerk for 2013

Motion by Mr. Villani for Mrs. Vautin to be Clerk, seconded by Mr. DiBianca.

In Favor: Committeeman DiNardo, Mr. Gallic, Mr. Kaufmann, Mr. Lindner, Mr. Malanga, Mrs. Smith, Mr. Toth, Mr. DiBianca, and Mr. Villani

Opposed: None.

■ **ADOPTION OF RESOLUTIONS:**

PB1301A – Adoption of Resolution for appointment of Planning Board Attorney

PB1302A – Adoption of Resolution for appointment of Professional Planner

PB1303A – Adoption of Resolution for appointment of Professional Engineer

PB1304A – Adoption of Resolution for appointment of Clerk

PB1305A – 2013 Rules of Order – Resolution

PB1306A – 2013 Meeting Dates – Resolution

Motion by Mr. Gallic to approve all above listed resolutions, seconded by Committeeman DiNardo

In Favor: Committeeman DiNardo, Mr. Gallic, Mr. Kaufmann, Mr. Lindner, Mr. Malanga, Mrs. Smith, Mr. Toth, Mr. DiBianca, and Mr. Villani

Opposed: None.

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ADOPTION OF RESOLUTIONS CONTINUED:

Brookside Rd. Amendment to resolution 98-12

Motion by Mr.Toth to approve resolution, second by Mr. DiBianca

In Favor: Committeeman DiNardo, Mr. Kaufmann, Mr. Lindner, Mrs. Smith, Mr.Toth, Mr. DiBianca, and Mr. Villani

Opposed: None.

■ **APPROVAL OF MINUTES:
December 10, 2012**

Motion by Mr. Lindner to approve minutes, seconded by Mrs. Smith.

In Favor: Committeeman DiNardo, Mr. Kaufmann, Mr. Lindner, Mrs. Smith, Mr.Toth, Mr. DiBianca, and Mr. Villani

Opposed: None.

■ **DISCUSSION:**

Reports:

Alan Siegel, Esq.

John T. Chadwick, IV, P.P., Professional Planner

Christian Kastrud, P.E., Professional Engineer

Maryellen Vautin, Clerk-reappointed members to sign oath of office

There was some discussion on meeting dates and the number of meetings per month. The Planning Board does schedule two meetings a month. Mr. Villani spoke about a San Rd., The Hollows, subdivision and some issues with the wetlands. There is ongoing discussion about whether you can hold back a case due to an LOI not yet obtained. Mr. Villani continued and discussed that the application may come before the board during a work meeting. There was discussion on the procedure for a work meeting. Mr. Villani continued and stated if we don't have cases we can cancel meetings but it will continue to be two meetings per month

Mr. Chadwick discussed that the Shelter case/application now has Health and Sewerage approval, and we have the Hollows, and he believes that the BAC is still held up in Berkeley Heights,

Mr. DiNardo brought up that the next case, The Hollows, may be dependent on the LOI and asked Mr. Siegel for guidance on that case. Mr. Siegel stated the Board should hear the case, unless you can determine that the LOI is crucial in determining the case. Mr. DiNardo asked Mr. Siegel for more information on the legal guidance for determining how to proceed. Mr. Siegel recalled that there was an issue a few years ago and he could find the information he gathered for that case.

Mr. Chadwick stated that the real issue is where the boundary line is to determine where the lots can be established.

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Mr. Gallic raised that completeness does not require that the LOI is complete. Mr. Chadwick and Mr. Siegel do feel there is case law that can support both sides of the issue. But, Mr. Siegel did say that you can't hold up an application because they don't have approval from another government agency. However, there are a couple of cases that state if the missing information is central to the determination, it can be considered that the board cannot determine how to vote on the case without the information. The Board will need to hear all the testimony and decide if the missing information is critical.

Mr. Chadwick brought up that the LOI may be done in March, thus the information may be available.

Mr. Villani brought up that if a board member feels he does not have enough information to decide on a case, then how do you force a member to vote. Therefore, a work meeting was decided for the case, The Hollows, to get an idea if the LOI is central to making decisions. The board needs factual reasons on whether the case is ready to move forward. Mr. Villani suggests that the members visit the site as a lot has happened on and near that site.

Mr. Chadwick stated that if have a Work Session the board will need to focus on the issue on wetlands as it affects the property and if the case ready to move forward.

Mr. Chadwick feels the most important witness will be the environmental, Mr. Krueger.

Mr. Siegel reported that Mr. Gage did file another appeal and it was turned down. It appears he can continue to appeal.

Mr. Villani reminded Ms. Vautin to get the signed Oath of Office from the newly elected members.

■ **CORRESPONDENCE**

The New Jersey Planner – September/October 2012, Volume 73. No. 5

■ **CASES:**

None

■ **CITIZENS HEARING** None Present

■ **SCHEDULE OF NEXT MEETING:** **January 28/ February 11, 2013**

■ **ADJOURNMENT**

Motion by Mr. Gallic, seconded by Mrs. Smith, All in favor. Meeting adjourned at 8:04 p.m.