

**WARREN TOWNSHIP PLANNING BOARD
MEETING MINUTES
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
October 26, 2015
APPROVED**

CALL TO ORDER

FLAG SALUTE AND MOMENT OF SILENCE FOR OUR TROOPS

Statement by Presiding Officer: Adequate notice of this meeting was posted on January 14, 2015 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 Marion
Committeeman DiNardo
Mr. Toth
Mr. Kaufmann
Mr. Lindner (excused)
Mr. Malanga

Mr Freijomil
Mr. DiBianca
Mr. Scuderi
Mr. Gallic (excused)
Mr. Villani

■ **Announcements:**
None

■ **APPROVAL OF MINUTES:**

September 14, 2015

Roll Call

Motion was made by Mr. DiBianca, seconded by Mr. Toth to approve the minutes

For: Mayor Marion, Mr. Malanga, Mr. Toth, Mr. DiBianca, Mr.Scuderi, and Mr. Villani.

Against: None.

■ **MEMORIALIZATION OF RESOLUTION/S:**

- **Memorialization of Resolution PB 15-10, Rica Properties, LLC Minor Subdivision Approval, approved September 14, 2015.**

Roll Call

Motion was made by Mr. Malanga, seconded by Mr. DiBianca.

For: Mayor Marion, Mr. Malanga, Mr. Toth, Mr. Dibianca, Mr. Scuderi, and Mr. Villani.
Against: None.

Memorialization of Resolution PB 12-06F Phase I. Preliminary Major Subdivision, approved September 14, 2015.

Motion made by Mr. Malanga, seconded by Mayor Marion

For: Mayor Marion, Mr. Malanga, Mr. Toth, Mr. Dibianca, Mr. Scuderi, 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.

■ **CITIZEN'S HEARING:** (Non-Agenda Items Only)

AGENDA Items:

CASE # 1 **Case #: PB-15-04**
 Block: 90 lots: 3
 Road: 28 Mountain Blvd.
APPLICANT: **28 Mt. Blvd, LLC**
LOCATION: **28 Mountain Blvd.**

PROPOSED: 5724 SF building variance for minimum lot area (existing; minimal side yard setback(existing))

Carried from September 28, 2015
Carried to Nov 23, 2015 meeting due to possibly plan changes.

Citizens Hearing (agenda items)

MASTER PLAN AND COAH DISCUSSION

Mr. Chadwick, the township planner, stated they needed to discuss COAH and litigation pending. Mr. DiBianca made a motion to go into Executive Session, and Mr. Freijomil seconded.

Roll Call

For: Mayor Marion, Committeeman DiNardo, Mr. Kaufmann, Mr. Malanga, Mr. Toth, Mr. Freijomil, Mr. Dibianca, Mr. Scuderi, and Mr. Villani.

Against: None.

The Planning Board went into Executive Session at 7:55. The Planning board returned to Regular Session at 8:30

■ **SCHEDULE OF NEXT MEETING:**

November 9, 2015—At the time no case were scheduled due to conflict for the applicants.

■ **ADJOURNMENT**

Motion was made to adjourn the meeting by Committeeman DiNardo, seconded by Mr. Malanga. All in favor.