

**WARREN TOWNSHIP PLANNING BOARD
MEETING MINUTES
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
December 14, 2015**

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	Mr Freijomil
Committeeman DiNardo	Mr. DiBianca
Mr. Toth	Mr. Scuderi
Mr. Kaufmann	Mr. Gallic
Mr. Lindner	Mr. Villani
Mr. Malanga	

■ **Announcements:**

None

■ **APPROVAL OF MINUTES:**

September 28, 2015 Regular and Executive Session Minutes

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

Roll Call

For: Committeeman DiNardo, Mr. Kaufmann, Mr. Lindner, Mr. Malanga, Mr. Toth, Mr. Freijomil, Mr. Gallic, and Mr. Villani.

Against: None.

October 26, 2015 Regular and Executive Session Minutes

Motion was made by Committeeman DiNardo, scoded by Mayor Marion to approve the minutes.

Roll Call

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

Against: None.

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▪ **MEMORIALIZATION OF RESOLUTION/S:**

- Memorialization of Resolution PB 15-07-1, Palmer J. Ferrara, Block 88, lot 26, also known as 41 Old Stirling Road Minor Subdivision Approval, approved September 14, 2015.

Motion was made by Mr. Gallic, seconded by Mr. Malanga to memorialize.

Roll Call

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

Against: None.

- Memorialization of Resolution PB 15-09, CRC Communities at Conklin Lane, Inc., Block 62, lots 10.05, 10.06, and 13.01, Conklin Lane Minor Subdivision approved September 14, 2015.

Motion was made by Gallic, seconded by Mr. DiBianca to memorialize the resolution.

Roll Call

For: Mr. Malanga, Mr. Toth, Mr. DiBianca, Mr. Scuderi, Mr. Gallic, and Mr. Villani.

Against: None

Abstain: Mayor Marion

- Memorialization of Resolution PB 15-08A Executive Session meeting September 28, 2015.

Motion was made by Mr. Gallic, seconded by Mayor Marion to memorialize resolution.

Roll Call

For: Mayor Marion, Committeeman DiNardo, Mr. Kaufmann, Mr. Lindner, Mr. Malanga, Mr. Toth, Mr. Freijomil, Mr. Gallic, and Mr. Villani.

Against: None.

- Memorialization of Resolution PB 15-09A Executive Session meeting October 26, 2015.

Motion was made by Mr. Malanga, and seconded by Mr. Kaufmann to memorialize the resolution

Roll Call

For: Mayor Marion, Committeeman DiNardo, Mr. Kaufmann, Mr. Malanga, Mr. Toth, Mr. Freijomil, 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

- **CORRESPONDENCE**

The New Jersey Planner September/October 2015 Vol 76, No. 5

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

Mr. Villani opened the non-agenda portion of the meeting to the public and seeing no one come forward closed that portion.

AGENDA Items:

CASE # 1 **Case #: PB-15-11**
 Block: 200 lots: 6.03 and 7.01
 Road: 108 Hillcrest Road
APPLICANT: **Emmanuel Chinese Christian Church**
 Minor Site Plan
LOCATION: **108 Hillcrest Road**

Mr. Sasso asked to be carried to 2016 without notice. It may go to a TCC before it is put on the agenda for public meeting.

Case # 2 **Case #: PB 15-12**
 Block: 62 lot: 13.01
 Road: Conklin Lane
 CRC Communities

Proposed: Minor Subdivision

Mr. Sasso came forward for the applicant, CRC. Mr. Freijomil and Mayor Marion recused themselves from the case and left the dais. Mr. Sasso introduced Bob Gazzale, the engineer for the applicant, and Mr. John Madden, the applicant's planner, they were sworn in as well as Mr. John Chadwick, the Township Planner, and Mr. Christian Kastrud, the Township Engineer. Mr. Sasso explained the case is a minor subdivision of Block 62, lot 13.01 into two oversized lots. The lot (new), 13.02 is 95,256SF and 13.03 (new) 208,944SF. The lots conform with lot area, front yard, rear yard, side yard, building coverage, and will comply with FAR, height, and max impervious.

The variance that will be required is lot width (150 feet required) and they have 129.9 feet and 177.15 feet. Also a variance for lot frontage is required. The lot frontage required is 100 Feet, and they have 65.60 feet and 82.38 feet.

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Mr. Sasso introduced Mr. Bob Gazzale to the board and he was accepted by the board. Mr. Gazzale went over the lot configuration. The lot is at the southerly terminus of Conklin Lane. The lot is 6.9 acres of land, currently vacant, mostly wooded. Conklin Lane is fully developed and there is sanitary sewer and utilities in Conklin Lane. Each lot would have a private well. Lot 13.02 would be 2.2 acres, and lot 13.03 would be 4.8 acres. Access for both lots would be a 20 foot wide (off of Conklin Lane culdesac) access and utility easement across lot 13.02. Mr. Gazzale pointed out sheet 3 of 5 of the plans that had been submitted earlier. The lots could be subdivided into two without a variance through manipulation of the right of way lines at the end of the culdesac to generate compliant lots. The applicant prefers the layout presented/proposed. It would be more apparent where the lot lines exist without the manipulation of the culdesac. There was discussion on how the change in the culdesac would affect the properties.

Mr. Chadwick spoke about his report and the request for waivers and suggests to allow. The board has received the Environmental Report. Mr. Chadwick agrees that the proposed layout works, as well as Mr. Gallic.

Mr. Villani brought up the Health Department report. Mr. Chadwick asked if the applicant could comply with the Health Department report and Mr. Sasso agreed to comply. The Police Dept report showed no concerned with traffic safety, and the Fire Marshall had some information about 16 feet wide driveway, and they are over that. The Fire Marshall also requested that a two foot area on both sides of the driveway be clear of rocks, trees, or above ground utilities. It was also requested that public water be installed along with a fire hydrant at the end of the culdesac with any further development (beyond the scope of this proposal). There was discussion on the two feet on each side of the driveway, and that the town does not have standard for a driveway, but 20 feet has been proposed.

Mr. Villani went over the County report with just the requirement of the cost of recycling bins. Mr. Villani went over the Environmental Commission; nothing on wetlands within 50 feet (this is the law), no vegetation was on the plans. None are required as it is a residential lot. The Environmental Commission suggests primitive plans, but no sense (not necessary) if wooded.

Mr. Chadwick brought up that the conservation easement will need to be changed due to the lot numbers and will be recorded, with the metes and bounds, and reviewed by Mr. Kastrud.

Mr. John Madden came forward and was accepted by the board. He went over the subdivision and the C2 variance, proposed subdivision of two large lots, lot width and lot frontage. The property is capable of being subdivided into three lots. Two lots are proposed and this is a benefit, and it advanced a number of the purposes of the land use law, related to preservation of open space and environmental protection. They will be attractive wooded lots. Mr. Madden had a picture of the property, and it was brought in as A-1, aerial photo of property, and photo of the wooded lot. It is wooded (majority). There is buffer by the wood and the area lots are wooded, a network of open space. Better woodland quality and wildlife

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protection is supplied, as well as the buffer to neighboring properties. This is covered in the Master Plan, as well as flexible design to preserve open space. It is a minimum variance.

Mr. DiBianca asked Mr. Madden about lot 13.03 and it will be about 4.8 acres and the possibility of subdividing the lot further. Mr. Madden thought it would be unlikely as it would not have frontage. Mr. Chadwick brought up that the lot has the detention basin and a large conservation easement on it also, and where the houses are shown is about all the area that houses can go on.

Mr. Chadwick also brought up that where the houses are proposed there is plenty of space between them. Mr. Madden also brought up that where the driveway is will be better due to topography than other areas of the property.

Mr. Toth asked about the 20 foot driveway to lot 13.03 and the proposed lot line puts part of the road into 13.02. Mr. Sasso stated they will propose a driveway easement, and it will be reviewed by Mr. Kastrud. There will be a driveway easement recorded. There was further discussion on the driveway width/paved area. Mr. Sasso stated that a problem might happen if not paved the 18 feet; that the new owners may landscape. Mr. Kastrud questions why pave 18 feet, when he feels it is appropriate at 16 feet wide. Mr. Chadwick brought up that it could be 16 feet in the resolution and they could still pave 18 feet wide. The easement is 20, and it will be 16 feet or wider.

The board was done with questions. Mr. Villani opened the questions to the public for this case. Donna Spangler from 6 Martin Ct., Martinsville, NJ came forward. She asked if the trees would remain through this proposal. Ms. Spangler also mentioned they just received the notice (Dec 4). Mr. Chadwick stated that the issue of the trees and how many would remain; it will be a typical grading plan. The limit of disturbance will be marked as to what can be taken down.

Ms. Spangler also mentioned the wetlands, and Mr. Villani asked Mr. Gazzale to come up. Mr. Gazzale said there is no public water in Conklin Lane so they will have well water. Mr. Gazzale mentioned that the wetlands are away from both of the building envelopes and that is contained within a conservation easement and one well will not affect the wetlands. The wells are very deep.

Mr. Villani asked if there was any one else with questions. Seeing no one, he closed the portion of the meeting

Mr. Gallic stated that the benefits outweighing the detriments have been met for the variances requested and he appreciates that the culdesac is not going to be extended with further impervious area.

The board went into discussion. Mr. Siegel was asked to go over the conditions. Mr. Siegel had all five items of Mr. Kastrud's report of December 2, 2015, and has Item 1 from the Fire Marshall with the respect to the driveway width. There will be revised conservation easements to reflect new lots. The board was satisfied with

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the proposed plan and one driveway. Mr. Villani felt they met the standard for the C2 variance, benefits outweigh the detriments.

Motion was made by Mr. Gallic, seconded by Mr. Lindner to approve the application for minor subdivision with conditions

Roll Call

For Committeeman DiNardo, Mr. Kaufmann, Mr. Lindner, Mr. Malanga, Mr. Toth, Mr. DiBianca, Mr. Scuderi, Mr. Gallic, and Mr. Villani.

Against: None

Recused: Mayor Marion, and Mr. Freijomil

CASE # 2 **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

Mr. Sasso came forward for the applicant and went over what the board had asked for previously in a public hearing. One being an agreement with the neighboring property and that has been submitted, and was brought in as Exhibit A-9, regarding parking lot and related work. The easement for egress was brought in as Exhibit A-10.

Mr. Villani asked for a recap on the case. Mr. Sasso brought up Mr. Gazzale to go over the case. They did not have the traffic issue addressed but will this night. Mr. Madden will address the application from a zoning standpoint. Some of the changes will address some of the neighbor's concerns, including the planting of trees.

Mr. Robert Gazzale came forward and was accepted by the board. He is still sworn in. Mr. Gazzale went over the recent revision of September 24, 2015 and will refer to a display map of the plan, Exhibit A-11 was brought in as Display Map -28 Mountain Blvd. The rear proposed office building on the site has been down sized approximately 900 SF, which allowed them to shift it to the west and to the north and moved it away from lot 4 and lot 2. Mr. Berlant had met with the Fire Marshall, who had requested to provide for emergency access in the parking lot for the rear building. This shift in location/smaller footprint allows for that. The Fire Marshall asked for 12 foot wide and it is 12 ft. wide. They discussed with lot 4 some of the grading and access possibilities. Lot 4 owner allowed to grade in such a way that a retaining wall is not required, so that is eliminated.

Mr. Sasso brought up the issue of the parking lot alongside the property. There is a 30 foot wide common driveway. The driveway will be in that easement, it is 219 feet long and the lot is 370 feet deep. It enables the fire truck to do a K-turn. The easement is recorded. There was discussion on fire truck access. They have eliminated 3 parking spaces. This helps not to block the dumpster area. The parking requirements are met.

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Mr. Freijomil clarified that the parking is for the one medical professional in the front building and if that was to change, the applicant would have to come back to the board.

Mr. Villani brought up the Fire Marshall report dated November 10, 2015. The applicant has stipulated the sprinkler system that was suggested. It is only for the new building and not the existing building.

There was discussion on the entering and exiting of the site. They propose a stop bar adjacent to the end of the building on lot 4, to stop traffic from exiting. This helps to see the car coming into the properties. Mr. Villani brought up the Police Traffic report from November 19, 2015. The revisions to the exit appear to be a viable option but further discussion should be included on turning out of the property going left. Mr. Gazzale said they would have to look at the turning template to address that issue. The police report was concerned with the sidewalk area, it is a curbed driveway. There is no sidewalk from the rear parking lot on lot 4 to the front. There was discussion on whether there was room to add, it is a proposed landscaped area now. The board would like a sidewalk.

Mr. Berlant, who was still sworn in, addressed the issue. Behind the deli is a stone parking lot, and the new driveway will aid access to the lot. There are rear doors and Mr. Berlant believes they may want to pave it. They have no problem with putting a sidewalk along the property on the applicant's side.

Mr. Villani asked about the signage and striping needed on 26 Mountain Blvd exit, that is a stop sign and stop bar. The applicant agrees to install those. Mr. Chadwick brought up the placement of the exit sign. They agree to move the exit arrow sign back.

Mr. Lindner is concerned about the traffic and using a neighboring property in how it will be permanent. The neighboring property is now part of the property with consents signed. Mr. Freijomil asked about exiting lot 3 and get to the stop sign, is there a right turn only sign. There will be a stop sign with a right turn only sign mounted on it. Striping will also show the exit right only. Mr. Freijomil asked about the unusual configuration.

There was no county report in packet. Mr. Sasso stated there was an approval from the county. Mr. Kastrud asked about the identification sign and that it is in the driveway and a new location is not shown. The existing sign will be removed and not replaced.

The applicant agrees to having Title 39 in force on the site.

The Sewer Authority has signed off on the proposed plan.

Mr. Kastrud went back to the identification sign. Mr. Gazzale stated there will be a sign for 28 Mountain Blvd. The current sign is in the right of way. The owner of the deli may decide to add a new sign on the building. Mr. Berlant stated they would have a sign in the middle of 28 Mountain Blvd. in front of the existing house. Mr. Kastrud asked if the property owner next door is agreeable to the sign removal.

Mr. Berlant went over when the county did the improvements on Mountain Blvd, the sign is in the driveway side. There is no spot for a monument sign on 26 Mountain Blvd. There was further discussion on the entrance and no sign for 26 Mountain Blvd, and the flow issue without signage. The driveway will be 24 feet.

Mayor Marion asked Mr. Sasso about the deli owner and nail salon and to the left is a house, have they also granted approval. It is the same owner, it is lot 4. It is a rental

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property and they park in the rear of the building, access through 28 Mountain's easement. Mr. Sasso believes that 26 Mountain may come in later for a site plan.

Mayor Marion feels there is a lot more traffic across 26 Mountain Blvd and there is parking there.

Mr. Villani wanted to go over some of the earlier issues and stated the Fire Marshall is satisfied now. The safety issue with the public who walk on the site should be addressed with the sidewalk. There is enough parking and meets the standards.

Mr. Gazzale went over the variances requested. The variance for lot area, is a pre-existing condition, 40,000Sf required vs 38,875 SF existing. They are asking for a variance for minimum side yard setback; 10 feet is required, existing condition is 6.4 feet.

Mr. Gazzale stated they added a double row of 6 feet Arborvitaes on lot 4, near lot 6 which will help buffer the neighboring properties. Mr. Kastrud brought up that this plan is different than what was submitted to the DEP and clarified that the plan the board has is the current one.

Mr. Sasso brought up Mr. Gary Dean (traffic consultant) and he was sworn in and accepted by the board. Mr. Dean stated the property is rather narrow and deep but not particularly wide. When the county did their improvements they put in a radius and a half driveway in anticipation of a fully extended driveway for the property (didn't happen and not proposed). Mr. Dean met with the Warren Township Police Department on site and went over the site and monitored the traffic for about 45 minutes. The driveway was originally proposed as two way. Traffic exiting for 28 Mountain Blvd. would exit out to Mountain Blvd This could be a problem with someone coming in and a hesitation on Mountain Blvd., although it is a limited amount of traffic, so it was decided that the exiting of traffic would be in front of the deli. Ingress only to the west and egress only to the east was decided was better. There will be high visibility paving markings. A right turn only arrow on the pavement and on the stop sign will help, and possibly cross hatched yellow striping that would be in the county right of way (and will need approval from the county). Mr. Dean stated that the employees will be familiar with the parking. Mr. Dean suggested supplemental directional signs also. Mr. Villani asked that the suggestions be recorded and must be agreed to by the lot 4 owner.

Mr. Freijomil asked about the original traffic study and that it was not on this traffic flow. There is a new one on this modified traffic flow. The level of service is "C"s. Mr. Dean stated that the deli and nail salon are busiest at lunch time. The proposed use would have limited traffic during those hours. Lunch time traffic is more than twice the morning and evening traffic. The traffic works at the lunch time. Mr. Dean stated they forecast the site would generate 17 exiting vehicles in one hour.

Mr. Freijomil asked if this type of configuration is being used in Warren elsewhere. Mr. Dean did not know of any in Warren, but is familiar with it in other towns. Mr. Dean feels this works better than the original proposal.

Mayor Marion asked if it was the intent of the driveway in front of the deli and nail shop. He did not know, but lot 3 was originally part of lot 4. Mr. Dean brought in Exhibit A-12, 28 Mountain Blvd. block 90 lot 3, an aerial map, showing the narrow shape and went over the configuration of the common driveway and the large parking in the back of lot 4. That shared driveway was a necessity. Mayor Marion does have concern with the egress now to carry all of the two lots and it was not the intent to begin with--exiting both lots out of the one exit. Mr. Dean was satisfied with the original design to exit out of the two way driveway.

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The police department feels it is better to have both lots exit the one exit. Mayor Marion asked about possible parking in the front of the proposed dental house/existing structure.

Mr. Sasso stated they did not want to break up the parking area or have kids unloading closer to the boulevard. Mr. Villani asked Mr. Dean what his feeling was without the police report, and on Mr. Dean's own judgement. Mr. Dean stated the public doesn't know it is two separate lots, they see physical improvements like a driveway. The less decision a motorist has to make in general is the safer situation. With working with the Police Department he feels it is safer with the one way in and one way out. There was some discussion on removing one parking space on lot 4 but the spaces removed on lot 3 were for the fire truck and to eliminate the issue with the dumpster.

Mr. DiBianca stated the one parking space on lot 4 that was discussed was in front of the house. Mr. Dean brought up the memo from Officer Mizeski on November 19, 2015—it had the comment that turning radius to make a left turn (west) out of 26 Mountain Blvd out of the property and in order to get a proper angle of sight elimination of a parking spot in front of the house may be necessary. Exhibit A-13, Photograph Depicting Easterly Side of Lot 4 taken in May 2015 was brought into the case, to show the possible spot to be removed. There was further discussion of earlier plans and that it may refer to that with a changed angle of the front lot.

Mr. Kaufmann asked about making a right turn only; the property (28 Mountain Blvd) will only go right out of the driveway and then can go either way when exiting, as well as 26 Mountain will go out and make the turn both ways also. There was further discussion on what is done currently, and what is proposed.

Mr. Freijomil brought up the driveway to the left of the house on lot 4. Mr. Dean did count any cars that came out of there; there is a driveway to a garage. It is just for the house. They calculate new traffic but count the existing.

Mr. Lindner brought up that they don't have what the worst case scenario could be with the new buildings. They may all go out to lunch. Mr. Dean said they did include that in the traffic study and assigned a volume to that, which was 15 cars leaving and returning, which he feels is high.

Mayor Marion brought up that it would be better to do at lunch time. Mr. Dean stated the observance was 7 to 9 a.m. and 11:30 to 1:30 at lunch and 4:00 to 6:00 at night.

Mr. Sasso stated that this plan was the indicated plan of what the board would like to see. Mr. Sasso brought up Mr. John Madden, Planner, for the applicant and was sworn in and accepted by the board. Mr. Madden went over the plan proposed. It is to take an existing property, lot 3, which has some pre-existing variances, lot area and minimum side yard. They are unable to rectify the situation for the side yard. The lot area is de minimus and doesn't affect the second building. Mr. Dean was talking about a C1 hardship. Mr. Dean stated the new building conforms. He believes the application meets the purposes of this particular zone, RBLR; to limit strip commercial retail development. The parking is behind the building on lot 4 and will be landscaped in the front. Also, the purpose of the zone is to maintain residential scale and architecture character and this meets that purpose. This will be a nice addition to the Township.

Mr. Madden discussed the intrusion of light at night and the neighboring properties on Wilshire. Mr. Madden was using A-13, the aerial photo to discuss the light and location of the properties. Wilshire residents can see light coming from the Claremont building, it is the parking lot's light fixtures that are not shielded. Mr. Berlant will have light shields so you will

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not see glare (the source of the lightbulb). The placement of the building will block the view of Claremont for lots 8 and 9.01. Mr. Berlant agreed to also limit the number of windows and size that will face Wilshire Lane residences. There is also proposed to provide extra landscaping, evergreens. Mr. Sasso asked about the height of the proposed property lighting; the height will be only 12 feet and shielded with shoe box design, the lighting is contained within a box and you can't see the source of the light. There will also be shades on the windows to use at night. It is an optimum office use for the site, and the location in the back is better for distributing traffic.

Mr. Villani stated they need to get anyone from the public to get a chance to speak. Mr. Villani asked that the light and site issues be agreed upon with Mr. Chadwick and Mr. Kastrud. Mr. Sasso agreed.

Mr. Freijomil asked if there is any particular reason that the one story building in the back is 42 feet deep and that it was chosen to be in that spot instead of directly behind the existing building. Mr. Madden stated there are two separate uses and different parking needs, and if need parking behind the building it isn't desirable and loses some landscaping space.

Mr. Villani opened the hearing to the public. Daryl Zareva came forward from 6 Wilshire Road and has lived there since 1988. She was sworn in. Ms. Zareva is concerned with the type of building and type of occupancy on the back building. She brought up the Nail Salon at the end of Wilshire built by Mr. Berlant with the intent of him occupying that building and there were a couple of parking spots in the front. She believes he never occupied it and sold it and now it is a nail salon, that is busy. The parking lot spills out onto Wilshire and coming out of the street is horrible. And she is concerned with approval and then a change later. Mr. Villani stated that if there is a change in use (not in the same category), the parking is 5 spaces for 1000SF of building then they can't change it.

Ms. Zareva is concerned about when the traffic study was done. Mr. Dean stated it was over 7 hours of traffic counts, Tuesday June 16, 2015 from 11 a.m. to 2 p.m., and 4 to 6 p.m., and then out on Wednesday morning June 17, 2015 from 7 to 9 a.m. Ms. Zareva stated that school is winding down in June. She is also very concerned with landscape vehicles on Mountain Blvd because they can't negotiate the lot. And the school busses are issues near the intersection with children and cars trying to pass. It isn't a good idea and it is dangerous.

Rick DiPihno came forward from 11 Wilshire Road; he was sworn in previously. He questioned that the pediatric place would not be open at lunch. It will be open two days a week. The pediatric office was taken into account with the counts. The level of service is "C". it is defined by the peak 15 minutes of the peak hour. Mr. Dean said that there are times when Mountain Blvd is busier and times when the deli is busier. The worst case is the evening peak hour 4:45 to 5:45 when there are approximately 1450 vehicles on Mountain Blvd., at lunch time it is fewer than 1000, and morning peak hour its about 1200. There was discussion on the back building and employees leaving at lunch. Mr. DiPihno asked about coming out the shared driveway and making the right turn and is there enough area to see cars backing up, and people coming in. Mr. Dean said the traffic will be directed to stop with clear signage. The existing vegetation will be thinned, improved, lower limbs cut to have adequate lines of sight.

Mr. DiPihno was still concerned with the shared driveway and people coming in quickly to the deli and nail salon across the driveway to 28 Mountain Blvd. Mr. Lindner asked about the site triangle on lot 5. Mr. Dean did not know, but it is untouched by this application and was determined by the county.

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Mr. Villani discussed that they need more information and they will carry this case with no further notice.

Mr. Gallic asked if the testimony been mostly completed and the applicant/Mr. Sasso stated yes it has been. Next time there will be questions and a decision.

The case was carried to January 25, 2015 with no further notice.

MASTER PLAN

Master Plan Land Use Element Amendment

Was carried to January 14, 2016 meeting with no further notice.

■ **SCHEDULE OF NEXT MEETING:**

January 11, 2016 Reorganization and cases

Cases going into 2016

PB 15-13 Walters Major Subdivision Northridge/Hillcrest

PB 15-14 Sousa Minor Subdivision, Liberty Corner Road

PB 15-15 Berlant 8 & 10 Mountain blvd, Minor site plan drainage and parking.

■ **ADJOURNMENT**

Motion was made by Mr. Gallic, seconded by Mr. Toth to adjourn, all in favor.
Meeting adjourned at 10:15