

**WARREN TOWNSHIP
ENVIRONMENTAL COMMISSION
REGULAR MEETING MINUTES
FEBRUARY 16, 2016 – 7:00 P.M.**

I. CALL TO ORDER AND STATEMENT OF COMPLIANCE

The Environmental Commission (EC) of Warren Township, in the County of Somerset and State of New Jersey convened in a Regular Meeting at the Warren Township Susie B. Boyce Meeting Room, 44 Mountain Blvd., Warren, New Jersey on Tuesday, February 16, 2016.

The Chairperson called the meeting to order at 7:00 PM

Flag salute

Pursuant to the requirement of Chapter 231 of the Public Laws of 1975, Adequate notice of this meeting was given by posting a copy on the Township Bulletin Board and sending a copy to the Township Clerk, Echoes Sentinel and Courier News as required by the Open Public Meetings Act. All Commissioners are duly appointed volunteers working for the Township of Warren.

II. ROLL CALL

Present: Laura Mandell, Sandra Ponzio, Karen Task, Harold Black, Desiree Denourie
Absent: David Gabel, Phil Lobo

III. APPROVAL OF MINUTES

The December 15, 2015 Regular Meeting Minutes & January 19, 2016 Reorganization Meeting Minutes were reviewed for approval. A motion was made by Desiree to accept these minutes and Karen seconded the motion.

IV. MAIL/CORRESPONDENCE:

- A letter of pending application from W. Leland Titus, P.E. regarding a Treatment Works Approval at Lot 1 Block 38, provided the wrong address on his letter. This was brought to his attention and the correct address is: Mountainview Rd, not Mountain Avenue.

V. NEW BUSINESS:**1. CASE NUMBER: BA16-01 (BLOCK: 87 LOT 8)****PROJECT NAME: Nalin Ranasinghe**

STREET ADDRESS OF PROJECT: 15 Isabella Way

PROJECT DEVELOPER: Self

PROJECT DESCRIPTION: Requesting variance to build new construction while keeping existing home as a rental. After completion of new construction, existing home will be demolished. Variance will allow some financial relief.

COMMENTS BY WARREN ENVIRONMENTAL COMMISSION:

1. How much disturbance to the land will there be?
2. Will any trees be taken down?
3. Concerns on excessive land and plants being disturbed.
4. Not enough detail – plan very vague.

2. CASE NUMBER: BA15-05 (BLOCK: 86.01 LOT 15.02)**PROJECT NAME: Olga Ferreira**

STREET ADDRESS OF PROJECT: 9 Isabella Way

PROJECT DEVELOPER: Self

PROJECT DESCRIPTION: Proposes to finish third floor (attic) of existing home for use as playroom/hobby room.

No comments by WEC

3. CASE NUMBER: PB15-04 (BLOCK: 90 LOTS 3 and 4)**PROJECT NAME: 28 MOUNTAIN BLVD., LLC**

STREET ADDRESS OF PROJECT: 28 Mountain Blvd.

PROJECT DEVELOPER: DOUGLAS COLEMAN, AIA

PROJECT DESCRIPTION: Proposes 2730 new building and existing 1.5 story to be converted to a 2273 dental office. Variance for minimum lot area. Lot 4 added to the application due to traffic flow.

COMMENTS BY WARREN ENVIRONMENTAL COMMISSION:

1. No Environmental Assessment Report
2. WEC appreciates the native plants proposed. Do not recommend Newport Plum Trees as they generate fungus. Instead, plant Aristocrat Pear Trees which have uneven branches, are strong and steady.

4. CASE NUMBER: PB15-11 (BLOCK: 200 LOTS 6.03 & 7.01)**PROJECT NAME: CHINESE CHRISTIAN CHURCH****COMMENTS BY WARREN ENVIRONMENTAL COMMISSION:**

1. Where is the wetland boundary?
2. No change to impervious coverage.

5. CASE NUMBER: PB15-13 (BLOCK: 207 LOT 5)**PROJECT NAME: JOHN & LISA WALTERS**

STREET ADDRESS OF PROJECT: 38 Hillcrest Road

PROJECT DEVELOPER: Kevin G. Page, P.E.

PROJECT DESCRIPTION: Plan proposes major subdivision; an extension of Northridge Drive, public right-of-way.

COMMENTS BY WARREN ENVIRONMENTAL COMMISSION:

1. Need Environmental Assessment Plan
2. Concerns about steep slope disturbance.
3. Need a buffer to the wetlands. What is distance off wetlands?
4. Recommend native plant species to be planted. There are located in Environmental Resource Inventory (ERI) booklet provided to the Planning Board, see Appendix 1 of ERI.

6. CASE NUMBER: PB15-15 (BLOCK: 91 LOTS 2 & 1.02 / 10 MTN. BLVD. & BLOCK 122 LOT 2, GREEN BROOK, NJ)**PROJECT NAME: CORNERSTONE PROPERTIES ONE, LLC AND DOCTORS**

STREET ADDRESS OF PROJECT: 8 & 10 Mountain Blvd., Warren & Green Brook

PROJECT DEVELOPER: Fisk Associates, PA

PROJECT DESCRIPTION: Minor Site Plan approval. Proposes 6 new parking spaces.

COMMENTS BY WARREN ENVIRONMENTAL COMMISSION:

1. Why are extra parking spaces needed?
2. Warren, Watchung and Green Brook overlap; are other towns reviewing plans?
3. Where does diverted water go?
4. Use impervious pavement.
5. Pages 3 & 4 on plan are not aligned and outline of building shape is not the same.

7. CASE NUMBER: PB16-01 (BLOCK: 98 LOT 26)**PROJECT NAME: OLD CHURCH ROAD ASSOC LLC**

STREET ADDRESS OF PROJECT: Old Church Road

PROJECT DEVELOPER: KEVIN G. PAGE, P.E.

PROJECT DESCRIPTION: Site is 38.73 vacant acres. Creation of 10 new residential lots proposed. Access and frontage is proposed via an extension of Old Church Road of approx. 600 feet and construction of a new cul-de-sac road, approx. 785 feet.

COMMENTS BY WARREN ENVIRONMENTAL COMMISSION:

1. **WEC requests Planner and Engineer to seek alternative means to prevent the vast amount of tree loss. The amount of 504 trees removed will impact soil management and water runoff. What can you do about trees lost at 25% and over?**
2. **Would appreciate easement for steep slopes.**
3. **What are the plantings proposed? Request native plants from ERI appendix 1. Plan does not provide listing of future tree species.**
4. **WEC very concerned and requests serious attention to this plan due to huge scope of development and such a loss of wooded area, as well as loss of wildlife, loss of plant species, etc., caused by this development.**

VII. NEXT MEETING

The next Regular Meeting of the Environmental Commission will be held on Tuesday, March 15, 2016 at 7:00 P.M.

VIII. ADJOURNMENT

Karen Task made a motion to adjourn the meeting at 8:45 PM; the motion was carried by Harold Black.

Respectfully Submitted,

Lori Sullivan, Secretary
Environmental Commission