

**WARREN TOWNSHIP
ENVIRONMENTAL COMMISSION
REGULAR MEETING MINUTES
APRIL 19, 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 7:05 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

Laura introduced Dave Pasi, a newly appointed Commissioner, to the members present.

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

III. APPROVAL OF MINUTES

The Regular Meeting Minutes of March 15 2016 were reviewed for approval. A motion was made by Dave Gabel to accept these minutes and Desiree' seconded the motion.

IV. DISCUSSION:

The mail and correspondence was reviewed and discussed.

V. MAIL/CORRESPONDENCE:

- Minutes from the Township of Long Hill from their Regular Meeting of February 22, 2016 were distributed around the room for viewing.
- A Notice was received from Maser Consulting, P.A. for the County of Union seeking freshwater wetlands permit for the replacement of Mountain Ave. Avenue Minor Bridge over stream.
- A Notice was receiving from Richard Steinbrenner of 9 Hunters Trail who is seeking a freshwater wetlands permit.
- A Notice was sent from Fisk Associates to advise that a TWA permit application for a sewer extension has been filed for Block 24, Lot 7.03

VI. NEW BUSINESS:

1. CASE: BA 16-04 **NEW**
BLOCK/LOT BL 200 LOT 1
DATE: March 31, 2016
APPLICANT: Breene Associates, LLC
Camp Riverbend, Inc.
116 Hillcrest Road
ATTORNEY: Donna M. Erem, Esq.
APPLICATION: APPLICATION FOR PRELIMINARY SITE PLAN APPROVAL

PROPOSAL: *Applicant seeks to modify certain buildings utilized for camp activities and to remove or modify certain conditions imposed as a result of prior approvals.*

COMMENTS BY WEC: *The WEC wishes Camp Riverbend well.
From an Environmental perspective, they may wish to consider composting food (a project for children?) and recycle kitchen grease.*

2. CASE: BA 16-05 **NEW**
BLOCK/LOT BL 70.02, LOT 133
DATE: March 31, 2016
SITE NAME: Quail Run Center
APPLICANT: OCEANVILLE ASSOCIATES
125 Washington Valley Road
ATTORNEY: Richard M. Sasso, Esq.
APPLICATION: APPLICATION FOR VARIANCE, APPEAL OR INTERPRETATION

PROPOSAL: *Plans for 16 unit apartment building including manager's office*

COMMENTS BY WEC: *Plant Native trees in place of trees you take down such as Blue Spruce and Deer Resistant pines.
Recommend LED lighting.
Replace China Holly with Native species.
Plantings need to be friendly to moisture.
Will run-off divert into the stormwater detention basin?*

3. CASE: PB 16-02 **PLANS REVISED DUE TO WEC COMMENTS**
BLOCK/LOT BL 212 / LOT 16
DATE: March 30, 2016
APPLICANT: Warren Construction Co.
25 Stiles Road
ATTORNEY: Joseph Sordillo, Esq.
ENGINEER: Kevin Page
APPLICATION: APPLICATION FOR MINOR SUBDIVISION

PROPOSAL: *The Plans have been REVISED by applicant per various comments by the Warren Environmental Commission.*

COMMENTS BY WEC: *The Revised Plan is dated February 18 but the original plan is dated February 22.
The WEC would appreciate the addition of a conservation easement and that most of the trees remain on site.*

4. CASE: PB 16-01 **QUALIFYING PLAN**
BLOCK/LOT BL 98 / LOT 26
DATE: March 14, 2016
APPLICANT: Old Church Road Assoc, LLC
Max Ness
ATTORNEY: Lloyd H. Tubman, Esq.
ENGINEER: Kevin Page
APPLICATION: APPLICATION FOR 10 LOT PRELIMINARY MAJOR SUBDIVISION

PROPOSAL: *Attached is the Qualifying Plan, which shows they can conform prior to submitting the revised plan.*

COMMENTS BY WEC: *Preserve topsoil
The WEC would appreciate conservation easements – we request that the setback area remain natural.
Minimum disturbance to the natural foliage is strongly requested.
Adhere to tree replacement ordinance: NJSA 15-7.2y and NJSA 15-7.2u
WEC requests that the developer provide an Environmental Impact Statement.*

The next Regular Meeting of the Environmental Commission will be held on Tuesday, May 24, 2016 at 7:00 P.M. in the Municipal Building, 46 Mountain Blvd., 2nd floor Conference Room.

VII. ADJOURNMENT

Laura Mandell made a motion to adjourn the meeting at 8:10 PM; the motion was carried by Dave Gabel and seconded by Karen.

Respectfully Submitted,

Lori Sullivan, Secretary
Environmental Commission