

**WARREN TOWNSHIP PLANNING BOARD
MEETING MINUTES
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
June 13, 2016
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 12, 2016 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 Lazo
Committeeman DiNardo
Mr. Toth
Mr. Kaufmann
Mr. Lindner
Mr. Argiro

Mr. Pasi
Mr. DiBianca
Mr. Scuderi
Mr. Gallic
Mr. Villani

■ **Announcements:**
None

■ **APPROVAL OF MINUTES:**

April 25, 2016

Roll Call

Motion was made by Mr. DiBianca, seconded by Mr. Kaufmann to approval minutes.

For: Mayor Lazo, Mr. Kaufmann, Mr. Argiro, Mr. toth, Mr. Pasi, Mr. DiBianca, Mr. Scuderi, and Mr. Villani.

Against: None.

■ **MEMORIALIZATION OF RESOLUTION/S:**

- Memorialization of Resolution PB 16-01, Old Church Road Associates, LLC., Block 96, lot 20, Old Church Road for Preliminary Major Subdivision approval with conditions.

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

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Roll Call

For: Mayor Lazo, Mr. Kaufmann, Mr. Argiro, Mr. Toth, Mr. Pasi, Mr. DiBianca, Mr. Scuderi, and Mr. Villani.

Against: None.

- Memorialization of Resolution PB 16-02, Warren Construction Company, Inc., 25 Stiles Road, Block 212, Lot 16, Minor Subdivision approval with conditions.

Motion was made by Mr. Toth, seconded by Mayor Lazo to memorialize resolution.

Roll Call

Mayor Lazo, Mr. Kaufmann, Mr. Argiro, Mr. Toth, Mr. Pasi, 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

A letter was given the board members requesting an extension for block 65, lot 9, PB 05-19, Paternostro Major Subdivision approval extension. Mr. Chadwick spoke about the application and the issues with the permit process between two towns. Most of the property is in Green Brook and connects to Morning Glory Road. Warren Township had adopted the six or more lots on a cul-de-sac.

Motion was made by Committeeman DiNardo, second by Mr. Argiro to extend for one year.

Roll Call

For: Mayor Lazo, Committeeman DiNardo, Mr. Kaufmann, Mr. Lindner, Mr. Argiro, Mr. toth, Mr. Pasi, Mr. DiBianca, Mr. Scuderi, and Mr. Villani

Against: None.

Abstain: Mr. Gallic

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■ **CORRESPONDENCE**

The New Jersey Planner, March/April 2016, vol. 77, No. 2.

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

Mr. Villani opened the meeting to any non-agenda items. Seeing none he closed that portion of the meeting.

■ **AGENDA Items:**

CASE # 2 **Case #: PB-16-03**
 Block: 60 lot: 44
 Road: 7 Brookside Drive
 APPLICANT: Warren Construction Company, Inc.
 LOCATION: 7 Brookside
 PROPOSED: Minor Subdivision

Mr. Joseph Sordillo came forward as the lawyer for the applicant on the minor subdivision. The minor subdivision is for two residential lots (would create two) at 7 Brookside Drive. It is 13.7 acres (approximately) located in the R-65 zone. The lots will conform to zoning. Mr. Robert Gazzale will testify as an engineer for the applicant. Mr. Siegel swore in Mr. Gazzale, Mr. Christian Kastrud (Township Engineer), and Mr. John Chadwick (Township Planner).

Mr. Gazzale was accepted by the board. Mr. Gazzale went over the plans dated January 31, 2015 with latest revision of May 11, 2016. There was discussion of the date of the latest revision. The first page has May 11, the second page has May 22, and the rest have May 11. There is currently a home, a garage and a driveway. The house has a private well and a septic system. The property is constrained by wetlands and streams. The access to the two properties will be by an existing bridge that has been inspected by an engineer who made some recommendations for upgrades. One lot would contain 8.9 acres, and the other contain 4.6 acres. Any future development would connect to the sanitary sewer located along the northerly property line. The new dwellings would have their own private well. The existing septic would be abandoned. There are conservation easements on the plan encompassing wetland buffers in accordance with the LOI. No variances are required.

Mr. Toth asked about the driveway and garage. Will the garage be removed? They did not know. Mr. Sordillo mentioned that the owner will not immediately demolish any structures.

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Mr. Kastrud mentioned that both proposed dwellings are not shown in wetlands or buffer areas. The dwellings must be outside the buffer areas and will require soil movements application submitted to Warren Township Engineering Department. The driveway disturbance shown is less than needed for a DEP permit.

Chairman Villani went to the Township professional reports. Mr. Chadwick stated they addressed earlier reports issues. The conservation easements have a lot of courses and a marker is to be placed at every change of course. It would be best to straighten the lines.

Mr. Chadwick mentioned the bridge report was comprehensive and the applicant has accepted the recommendations of the report. Mr. Gazzale agreed. There is no permit process for rebuilding that bridge. The bridge must be rebuilt before construction of new houses. It would be a condition of approval to complete the bridge before new dwellings are built, approved by the Township Engineering Department.

Mr. Villani wanted Mr. Kastrud to look at the reports, including the Titan Engineering report. The first report recommended replacing the bridge deck and to widen the bridge two feet on each side. Then they came back with another report stating they would not widen it (as it would require DEP permits) but they would replace the decking. Mr. Kastrud had not seen the Fire Marshall report after that proposal came in. You can't cantilever it, it would still need DEP. The fire truck can get over the bridge. The Titan Engineering report were on January 13, 2016 and June 2, 2016. Mr. Kastrud looked over the June 2, 2016 report.

Mr. Ronald Compe, from Titan Engineering came forward and was sworn in by Mr. Siegel. Mr. Compe wrote the reports. They ran a structural analysis to see the expected weight of a fire truck. The deck would need to be replaced but the girders are good, and the bridge does not need to be widened. In response to the Fire Marshall report, that wanted an upgrade to carry 23 tons, the bridge can accommodate a higher weight of 35 ton. The girders are 30 inches x 108. The details for construction will be submitted to engineering. Mr. Compe has a Masters Degree in structural engineering from Notre Dame and a PhD from Rutgers and has worked in structural design for 16 years and is licensed in New Jersey and Pennsylvania. He was accepted by the board. Mr. Kastrud stated that based on the Fire Marshall's report, the bridge will handle the vehicles.

Mr. Kastrud went over engineering issues and that he had asked to provide soil logs, which had been done 10 years ago so that will be sufficient and are adequate to provide for underground detention, drywells, etc. The soil movement applications will be submitted for any new dwellings before construction begins.

Mr. Villani opened this portion to the public, no one came forward, therefore, the board continued. Mr. DBianca asked about Mr. Chadwick's report from April 28,

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2016, that requested that the existing dwelling be marked to be removed. The applicant does want to keep the dwelling for now. Mr. Kastrud asked if they can keep the dwelling and subdivide without creating variances, and provide for the utilities. Mr. Gazzale stated no variance are created and utilities will be fine.

Mr. Villani asked about the conditions for the application approval. Mr. Siegel went over the conditions-- the line of the conservation easement will be modified with approval of township planner to reduce the number of markers, the existing bridge will be improved prior to issuing construction permits for framing and all subsequent construction pursuant to reports of Titan Engineering dated January 13, 2016 and amended June 2, 2016 and subject to the approval of the Township Engineer, and detailed structural drawings of the bridge will be submitted to the Township Engineer prior to commencement of any construction.

Mr. Sordillo added that the existing dwelling shall remain variance free and when it is to be demolished and new construction stated, then the existing septic will be abandoned and the property/new building will connect to the sewer system.

The board had no questions or comments. Mr. Villani asked if any public had questions or comments. Mr. Michael Camarino came forward as the legal representative of the current owners of the property and thanked the board for the assistance given.

Mr. Gallic made a motion, seconded by Mr. Toth to approve the application with conditions.

Roll Call

For: Mayor Lazo, Committeeman DiNardo, Mr. Kaufmann, Mr. Lindner, Mr. Argiro, Mr. Toth, Mr. Pasi, Mr. DiBianca, Mr. Scuderi, Mr. Gallic, and Mr. Villani.

Against: None

■ **REEXAMINATION REPORT—DISCUSSION**

Mr. Chadwick went over the Reexamination and the earlier reexamination and land use plan amendment (January 2016) changes. The twelve zoning changes are now at the Township Committee and the zoning changes are in the reexamination report. Mr. Gallic questioned the Somerset County population.

Mr. DiBianca asked about the historical sites and if the town is planning on putting architectural ordinances in place. Mr. Chadwick felt that is not a zoning issue but there are design standards that do address those areas. Chapter 15 speaks to the design standards for non-residential zones.

Mr. Lindner stated they want to keep historic character/nature and appropriate architecture without putting ominous restrictions on residents in the zones.

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Motion was made by Committeeman DiNardo, seconded by Mr. DiBianca to approve the reexamination report.

Roll Call

For: Mayor Lazo, Committeeman DiNardo, Mr. Kaufmann, Mr. Lindner, Mr. Argiro, Mr. Toth, Mr. Pasi, Mr. DiBianca, Mr. Scuderi, Mr. Gallic, and Mr. Villani.

Against: None

■ **SCHEDULE OF NEXT MEETING:**

The June 27, 2016 will be cancelled. The next meetings scheduled were July 11 and 25, 2016.

Pending cases

PB 15-13 Walters Major Subdivision Northridge/Hillcrest—wetlands certification letter received awaiting soil logs and DEP letter

■ **ADJOURNMENT**

Mr. Toth made a motion to adjourn. All were in favor. Meeting adjourned at approximately 8:45