

**WARREN TOWNSHIP PLANNING BOARD
MEETING MINUTES
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
August 22, 2016
APPROVED**

CALL TO ORDER Meeting was called to order at 7:25 p.m.

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 (excused)
Mr. Scuderi
Mr. Gallic (arrived 7:45)
Mr. Villani

■ **Announcements:**
None

■ **APPROVAL OF MINUTES:**

July 25, 2016

Motion was made by Mr. Lindner, seconded by Committeeman DiNardo to approve the minutes.

Roll Call

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

Against: None.

■ **MEMORIALIZATION OF RESOLUTION/S:**

- Memorialization of Resolution PB 05-19A Extension, Rocco Paternostro, for Preliminary Major Subdivision, Block 65, lot 9, Extension, approved June 13, 2016.

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

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Roll Call

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

Against: None.

- Memorialization of Resolution PB08-01PF Extension, Nicolas J. Netta and Jennifer Netta, Preliminary and Final Major Subdivision, block 24, lots 32 and 33, Elm Avenue. Extension, approved July 25, 2016.

Motion was made by Committeeman DiNardo, seconded by Mr. Toth to memorialize resolution.

Roll Call

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

Against: None.

- Memorialization of Resolution PB15-10 Extension, Rica Properties, LLC for Minor Subdivision approval, Block 87.02, lots 12.01 and 12.02. Extension approved July 25, 2016.

Motion was made by Mr. Lindner, seconded by Mr. Argiro to memorialize resolution.

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

Against: None.

- Memorialization of Resolution PB 15-15 Extension, Daniel Gallic, for Minor Subdivision, Block 91, lot 55. Extension approved July 25, 2016.

Motion was made by Mr. Toth, seconded by Committeeman DiNardo to memorialize resolution.

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

Against: None.

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- **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.

- **AGENDA Items:**

Request for extension from Palmer J. Ferrara, block 88, lot 26, for minor subdivision at 41 Old Stirling Road. The subdivision was approved at the September 14, 2015 meeting and memorialized December 14, 2015.

Mr. Villani discussed the letter requesting the extension from the applicant's lawyer. The deed is still in review and they ask to extend for the recording of the subdivision. They asked for September 30, 2016 to allow for review and recording. Committeeman DiNardo suggested the extension go to the end of December 2016. It was recommended to December 31, 2016.

Motion was made by Mr. Gallic (arrived 7:45), seconded by Mr. Toth to grant the extension.

Roll Call

For: Mayor Lazo, Committeeman DiNardo, Mr. Kaufmann, Mr. Lindner, Mr. Argiro, Mr. Toth, Mr. Pasi, Mr. Scuderi, Mr. Gallic, and Mr. Villani.
Against: None.

- **MASTER PLAN AMENDED AND RESTATED REEXAMINATION**

Mr. John Chadwick, the Township Planner, went over the Master Plan Amended and Restated Reexamination. The Master Plan had an amendment in January 2016 following a reexamination late in 2015. The green areas of the map included in the report are either adjustments or changes to the zoning. Some of the uses have been broadened, such as the industrial zone. The real change between this report and the prior report is this has the blocks and lots included in the changes. Mr. Chadwick asked to approve this reexamination.

Mr. Villani asked if anyone had questions or comments. Committeeman DiNardo feels this is add details which were needed, so now they are in the zoning changes and the reexamination report.

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Motion was made by Mr. Toth, seconded by Mr. Villani to adopt the Amended and Restated Reexamination Report.

Roll Call

For: Mayor Lazo, Committeeman DiNardo, Mr. Kaufmann, Mr. Lindner, Mr. Argiro, Mr. Toth, Mr. Pasi, Mr. Scuderi, Mr. Gallic, and Mr. Villani.
Against: None.

■ **CORRESPONDENCE**

None.

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

No public present.

■ **SCHEDULE OF NEXT MEETING:**

September 12, 2016

Pending cases

PB 15-13 Walters Major Subdivision Northridge/Hillcrest—new plans submitted—two lot subdivision with variance

Mr. Chadwick went over some of the affordable housing news. There is still nothing decided for Warren. Econsult had 146 as Warren's obligation and Kinsey came out with 997. Mr. Chadwick said Kinsey's numbers have decreased and Econsult are in the process of revision. The numbers had been reviewed by three of the judges that are involved. There is now a third number. Richard Redding has come up with a third number somewhat in between those earlier numbers. The ad hoc COAH committee is proceeding cautiously. The planning board will have to adopt the Fair Share Housing Plan and then it will go to the Township Committee to review. Historically, earlier plans had RCAs, which effectively sold some of its units to New Brunswick and Perth Amboy, through some contributions from developers. Greenwood Meadows was 365 acres and the deal for them was 365 units and contribution. There is variety in sizes of the lots due to different conditions. There is an apartment development that was part of the COAH agreement, 28 units, along with a contribution towards affordable housing. RCAs are no longer permitted. The Township had built some units up off of Mountain Avenue, Woodland, 57 units. Many of the townships have certification. There are some cases pending.

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Warren's number under Kinsey is 688, excluding a gap period. Reddings number is 443 and is a big difference. The Township has moved forward with establishing affordable units. There are about 150 to 200 units in place, it depends on what is accepted for crediting. The 60 units across from the Township Municipal Complex have had the controls extended, they would have come off the books. These would be considered new rental units, and may get 120 credits instead of 60.

It will probably be around six months to get a plan completed, but may receive extensions for that. The ten year period, 2015 to 2025, is what the certification may be.

Bridgewater still has credits for their fair share. If the gap period is put back in, the town will be negotiating. Warren Township is desirable and housing prices have gone up.

The Planning Board and the Township Committee propose where units might be built.

■ **ADJOURNMENT**

Motion was made by Mr. Gallic, seconded by Committeeman DiNardo.

All in favor.

Meeting adjourned 8:10.