

**WARREN TOWNSHIP PLANNING BOARD
REORGANIZATION MEETING MINUTES
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
JANUARY 10, 2022
APPROVED**

CALL TO ORDER (by Clerk)

FLAG SALUTE AND MOMENT OF SILENCE FOR OUR TROOPS

- Announcement of New Members/Re-appointments to the Planning Board at the Township Committee Reorganization Meeting of January 10, 2022
 - Mayor Sordillo – Term expiration 12/31/22 – Class I
 - Committeeman DiNardo – Term expiration 12/31/22 – Class III
 - Sal DiBianca-Term expiration 12/31/22 – Class II
 - Michael Scuderi-Term expiration 12/31/25-Class IV
 - Lou Esposito – Term expiration 12/31/22 –Alternate 1
 - Matt Lippitt-Term expiration 12/31/23-Alternate 2

Reappointed members not sworn in at Township Committee Reorganization Meeting to be sworn in at this time by board attorney. Mr. DiBianca, Mr. Scuderi ,and Mr. Lippitt were sworn in by Mr. Steve Warner, planning board attorney.

ROLL CALL

| | |
|--------------------------------|-----------------------|
| Mayor Sordillo (excused) | Mr. Pasi (excused) |
| Committeeman DiNardo (DiNardo) | Mr. Scuderi (excused) |
| Mr. Gallic | Mr. Esposito |
| Mr. Toth | Mr. Lippitt |
| Mr. Lindner (excused) | |
| Mr. DiBianca | |
| Mr. Argiro | |

Statement by Presiding Officer: *Adequate notice of this meeting was posted on January 24, 2021, 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.*

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Election of Chairperson for 2022 NOMINEE:

Nomination for Mr. Dan Gallic was made by Mr. Jerry Toth, seconded by Mr. Sal DiBianca..

ROLL CALL

For: Mr. Toth, Mr. Argiro, Mr. DiBianca, Mr. Esposito, Mr. Lippitt, and Mr. Gallic
Against: None.

Nominations for Vice-Chairperson for 2022 NOMINEE

Nomination was made by Mr.Toth for Mr. John Lindner,for Vice-Chairman, seconded by Mr. DiBianca.

ROLL CALL

For: Mr. Toth, Mr. Argiro, Mr. DiBianca, Mr. Esposito, Mr. Lippitt, and Mr. Gallic
Against: None.

Nomination for Board Secretary for 2022

Nomination was made by Mr. DiBianca, seconded by Mr. Barry Argiro for Jerry Toth as Board Secretary

ROLL CALL

For: Mr. Toth, Mr. Argiro, Mr. DiBianca, Mr. Esposito, Mr. Lippitt, and Mr. Gallic
Against: None.

Nominations for Board Comptroller for 2022

Nomination was made by Mr.Toth, seconded by Mr.Arigho to nominate Mr. Gallic

ROLL CALL

For: Mr. Toth, Mr. Argiro, Mr. DiBianca, Mr. Esposito, Mr. Lippitt, and Mr. Gallic
Against: None.

Nomination for Escrow Certifier for 2022

Mr. Toth nominated Mr. Dan Gallic for Escrow Certifier, seconded by Mr. Esposito.

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ROLL CALL

For: Mr. Toth, Mr. Argiro, Mr. DiBianca, Mr. Esposito, Mr. Lippitt, and Mr. Gallic
Against: None.

Appointment of Planning Board Attorney 2022

Nomination by Mr. Gallic, seconded by Mr. DiBianca for Steve Warner as board attorney

For: Mr. Toth, Mr. Argiro, Mr. DiBianca, Mr. Esposito, Mr. Lippitt, and Mr. Gallic
Against: None.

Appointment of Professional Planner for 2022

Nomination for Mr. John T. Chadwick for Planning Board Planner was made by Mr. Gallic, seconded by Mr. DiBianca.

For: Mr. Toth, Mr. Argiro, Mr. DiBianca, Mr. Esposito, Mr. Lippitt, and Mr. Gallic
Against: None.

Appointment of Professional Engineer for 2022

Nomination for Mr. Christian M. Kastrud was made by Mr. Toth, seconded by Mr. Esposito for Planning Board Engineer.

For: Mr. Toth, Mr. Argiro, Mr. DiBianca, Mr. Esposito, Mr. Lippitt, and Mr. Gallic
Against: None.

Appointment of Landscape Architect for 2022

Nomination for Bosenberg Landscape Architect, Jim Mazzucco for Landscape Architect
Was made by Mr. Gallic, seconded by Mr. Toth

For: Mr. Toth, Mr. Argiro, Mr. DiBianca, Mr. Esposito, Mr. Lippitt, and Mr. Gallic
Against: None.

Appointment of Clerk for 2022

Nomination was made by Mr. Toth, seconded by Mr. DiBianca for Maryellen Vautin as
Planning Board clerk.

ROLL CALL

For: Mr. Toth, Mr. Argiro, Mr. DiBianca, Mr. Esposito, Mr. Lippitt, and Mr. Gallic
Against: None.

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■ **ADOPTION OF ADMINISTRATIVE RESOLUTIONS:**

PB22-01A – Adoption of Resolution to appointment Planning Board Staff
PB22-02A – 2021 Rules of Order – Resolution
PB22-03A – 2021 Meeting Dates – Resolution

ROLL CALL

Motion was made by Mr. Toth, seconded by Mr. DiBianca to adopt the resolutions.
For: Mr. Toth, Mr. Argiro, Mr. DiBianca, Mr. Esposito, Mr. Lippitt, and Mr. Gallic
Against: None.

■ **APPROVAL OF MINUTES:**
December 13, 2021

Motion was made by Mr. DiBianca, seconded by Esposito.
All in favor.

■ **Reports:**

Steve Warner, Esq.

Mr. Warner thanked the board for their confidence to serve the planning board.
He was Board of Adjustment attorney for almost 20 years. He looks forward to serving
the planning board.

Christian Kastrud, P.E., Professional Engineer

Mr. Kastrud reminded the board that new members need to take a stormwater course
online within the first six months of service, The Right Questions to Ask is the video.
There are other videos that are helpful and it is important. There are new stormwater
regulations.

Maryellen Vautin, Clerk-reappointed members will need to sign oath of office

Mr. Warner reminded the board that the Land Use Course is required to be taken within
the first 18 months of service. He will get some information to the members
NJPO has it as well as Somerset County Bar Association.

Mr. Gallic discussed that he may want to put together a task force to consider the
downtown of Warren and think about what the town should look like. They will be forced
to build more housing per the affordable

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housing state requirements. Perhaps it could be a committee of four or less members to work this out. The plan might be a 10- to 20-year plan.

The Master Plan will be redone also. Mr. Chadwick mentioned the survey that was done and sent to all residents around 2008. There was good response from the residents. Many things have changed in town also. The downtown area property owners will have to be onboard with this. There are county roads that are included in downtown area. The Master Plan will take some time and will need to include the environmental requirement of a new section.

Mr. DiBianca mentioned how nice the decorations and lighting this year were.

■ **ADOPTION OF APPLICATION RESOLUTIONS:**

None.

■ **CORRESPONDENCE**

■ **CITIZENS HEARING agenda items**

■ **SCHEDULE OF NEXT MEETING: January 24, 2022**

■ **ADJOURNMENT**

Motion was made by adjourn by Mr. Argiro, seconded by Mr. Gallic. All in favor.
Meeting adjourned 7:55