

**WARREN TOWNSHIP PLANNING BOARD
MEETING MINUTES
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
JANUARY 24, 2022
APPROVED**

CALL TO ORDER

FLAG SALUTE AND MOMENT OF SILENCE FOR OUR TROOPS

ROLL CALL

Mayor Sordillo arrived 7:35	Mr. Pasi (excused)
Committeeman DiNardo (excused)	Mr. Scuderi
Mr. Gallic	Mr. Esposito
Mr. Toth	Mr. Lippitt
Mr. Lindner	
Mr. DiBianca	
Mr. Argiro	

***Statement by Presiding Officer:** Adequate notice of this meeting was posted on January 20, 2022, on the Township bulletin board and sent to the Township Clerk, Echo Sentinel, and Star Ledger 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.*

■ **APPROVAL OF MINUTES:**
January 10, 2022

Motion was made by Mr. DiBianca, seconded by Mr. Esposito to approve the minutes. All in favor

■ **Reports:**

Steve Warner, Esq.
John T. Chadwick, IV, P.P., Professional Planner
Christian Kastrud, P.E., Professional Engineer
Maryellen Vautin, Clerk-reappointed members to sign oath of office

■ **CITIZENS HEARING non-agenda items**

Mr. Gallic opened this portion of the meeting for non agenda items. No one came forward and this portion of the meeting was closed.

■ **CORRESPONDENCE**

■ **PUBLIC HEARING agenda items**

WARREN TOWNSHIP PLANNING BOARD MINUTES

January 24, 2022

Page 2

Mr. Gallic discussed the start of a plan for the Warren downtown area. First the Master Plan will be done this year (redone). They will also take a good look at the downtown area and see what changes could be made and what they would like in 10 to 20 years to give some guidance. All members of the board were interested in participating. It must be four members or less in different subcommittees. One committee would be a group working with the stakeholders, the land holders to gain input from them. Another would be a traffic plan for the area and maybe street layouts. Another would be streetscapes, landscapes, and architecture. So there will be three committees for this projec. The board members are requested to let Mr. Gallic know what committee they would like to participate with. Mr. Gallic would like to work on it and get input into the Master Plan this year.

Mr. Chadwick said that the use and zoning will need to be considered for the town center. The committees will report to the Planning Board and ultimately it will all be public.

PB20-03 K. Hovnanian North Jersey Acquisitions, LLC

Block 208 lots 4 & 10

The Hills at Warren

Preliminary and Final Site Plan

Mr. Mike O'Grodnick, the applicant's attorney, came forward and the application is for a planned residential with affordable housing development. There are 192 for sale dwelling units, which include 48 units (25%) for affordable housing. The property is located in the AH-1 zone district. It is in the township affordable housing plan. The Superior Court granted final judgement of compliance and continued immunity was issued on September 26, 2019. The project consists of 15 buildings and is to be constructed in three phases as the buildings get sold. The property is 26.47 acres in the area of Hillcrest Road (County Route 531) to the west, existing residential homes to the east, Emerson Drive to the north, and Route 78 to the south. The existing site is largely vacant with grass fields and wooded areas. There are a few residential structures and out buildings which will be removed. There are wetlands in the southern portion of the property adjacent to Route 78. The property slopes down to the wetland areas and Route 78. The majority of the site is located in Warren Township at block 208 lots 4 and 10, and there is a small portion located in Berkeley Heights at block 2704 lot 3. No disturbances or improvement will be in the Berkeley Heights portion. It is wooded and will be a buffer. All Warren lots will be merged.

The market rate townhomes will consist of 72 2 BR homes, 72 3BR homes, each with a driveway and a garage. Affordable homes include 32 2BR and 16 3BR units, and will have surface lots for parking. In addition to the residential buildings, this application also proposes major infrastructure improvements including roadways, sidewalks, stormwater, signage, sanitary sewer, tot lot, exercise equipment, pump station, extensive buffering and 129 parking spaces. The applicant intends to use private recycling and trash hauling. There are a couple of bulk variances, one is for patios within the 50 ft perimeter

WARREN TOWNSHIP PLANNING BOARD MINUTES

January 24, 2022

Page 3

of the buffer setback, another for parking area near building one within the 50 ft perimeter of the buffer setback, and the sewer pump station within the 50 ft perimeter buffer setback. Notice has been served.

Mr. Peter Ciliberto, is the civil engineer, Mr. Karl Penke is the traffic engineer for the applicant, and Andrea Hopkins is the landscape architect. And Joe Lipanovski is the architect, and Art Bernard is the professional planner for the applicant. Mr. John Caniglia on behalf of the applicant was also present for any operational questions.

Mr. Steve Warner, the planning board attorney, said the notice content was sufficient and timely served (January 7 certified mail and publication).

The applicant's were all sworn in for the applicant as well as the township professional, Mr. Christian Kastrud, Township Engineer, and Mr. John T. Chadwick, IV, Township Planner.

Mr. Gallic, board chairman, went over the procedures. Each applicant professional will give testimony, and then questions can be asked by the public for the testimony just given before going on to another professional. At the end of all the testimony comments, questions, and opinions can be heard. Public is invited to go up to the exhibits to see what the testimony concerns.

Mr. Ciliberti came forward and gave his credentials and was accepted. Exhibit A-1 was brought in and is the aerial view of the existing conditions of the site. He went over the development area, by Emerson Road and Hillcrest Road. There is a small piece of land in Berkeley Heights, block 2704, lot 3. It is not proposed to do any improvements to the Berkeley Heights property other than landscaping to buffer. The area is approximately 25 to 26 acres, but only 12.5 acres will be developed. The area is residential. There are some wooded areas in the southern section. There are some structures that will be removed. The wetlands are located in the southern end of the property adjacent to Route 78. The site generally slopes from Emerson Lane down to the wetlands. There is a culvert that crosses underneath the Route 78 exit ramp. The site is relatively flat, with most slopes less than 15%.

Exhibit A-2, is an illustrative site plan, dated December 6, 2021. There are 192 stacked houses proposed. There are 48 of those (25%) for low to moderate income housing. They are the first three buildings. The market housing will be 72 2BR homes and 72 3 BR homes, each with a driveway and a garage. Surface parking is also provided around the development for visitor parking. There are 16 units without a driveway or a garage. Those 16 units are provided with on street parking.

Mr. Gallic mentioned the clumping/grouping of affordable housing in one spot is not desirable. Mayor Sordillo mentioned the parking and he is living in Town Center Drive which is similar housing. If there is a party all parking spots are taken. There will be a lot of families and social gatherings and he feels it will be an issue. Where will the overflow parking go?

WARREN TOWNSHIP PLANNING BOARD MINUTES

January 24, 2022

Page 4

Mr. Ciliberto went over the tot lot playground location in the southern end of the development. There are two fitness areas just north of the main access road. The site is zoned AH-1, affordable housing. Three patios of Building one (first building off Hillcrest Road) are within the 50 ft setback. The parking area for the affordables down at the southern corner of the site has some parking within 50 ft. setback. The pump station on the other side of the access road has a 14 ft intrusion into the setback buffer (mainly fencing). The wetlands LOI received from NJDEP are more extensive than they were with the earlier concept plan.

Exhibit A-3 was introduced, and is a wetlands comparison plan, dated January 14, 2022. It shows the difference in the wetlands from the concept plan with the old LOI compared to the new LOI. It tightened up the area that could be disturbed. The buffer averaging plan has been approved by NJDEP. The only other DEP permit needed is for sewer. The wetlands are around 12 acres. The agreement required that Berkeley Heights property would not be disturbed.

Mr. Ciliberto went over the access to the site with two access points, one at Hillcrest Road and there has been some discussion with Somerset County and they are requiring a right in, right out at Hillcrest, so the site plan will be modified. The second access is at Emerson Lane, right across from Northridge Way with stop control. There was discussion on the internal roads with some loops and some dead ends. The roads meet RSIS standards, 24 foot wide. Most of the roadways have a four foot sidewalk, some of six feet. Some will have sidewalks on one side, the main access road, the access road off Emerson Lane, and a small section of road in front of Building 10.

There will be street lighting for the sidewalks. There are service walks that connect the units to the main sidewalks, and there will be handicap access provided and curb ramps at intersections, parking, and elsewhere as necessary.

The parking meets the RSIS standards. There is a half a stall per unit for visitor spaces. The parking requirement is 125 parking stalls (beside the driveways and garages) and they have provided 129 parking stalls. They meet the handicap stall requirements.

There will be a condominium association and condo form of ownership. And they will be registered with DCA, and there will be a master deed per Mr. Caniglia . Mr. Caniglia had been sworn in earlier and the business address he has is 110 Fieldcrest Avenue, Edison, NJ. There is some on street parking for visitors. Mr. DiBianca asked if stalls for the affordable units were assigned. They are not.

Mr. Lindner asked about the elevation and he doesn't see the parking on it. Mr. Ciliberto said it won't be in front of the buildings. The parking near the affordable buildings are for the buildings but also overflow parking could go in that area.

Mayor Sordillo spoke about some Homeowner Associations banning electric vehicles from being charged in garages. This development may also do that, then what happens

WARREN TOWNSHIP PLANNING BOARD MINUTES

January 24, 2022

Page 5

then? Mr. Ciliberto brought up the New Jersey law that requires condominium associations to accommodate a homeowner that wants to add a charging station. All the units in the proposed development can have a wall hung unit if they have a garage. There is another New Jersey statute that requires that in any development of 25 or more units, a charging station has to be offered to a homeowner as an option at the owners costs. That is included in K. Hovnanian;s contracts. Their policy is to offer a wall unit in the garage. Mayor Sordillo believes these laws will be changed and he is concerned for the safety of residents. New Jersey is behind in this area.

All the buildings will have fire suppression systems, but Mr. Ciliberto did not know if these would be in the garages. Mayor Sordillo stated that the lines for garages have to be separate lines.

Mr. Lindner asked if the townhouses were limited to two vehicles. Mr. Ciliberto said all homeowners are limited to two vehicles. That will be a restriction that is in the master deed. Mr. Lindner feels it is not practicable with families with driving age children.

Mr. Argiro asked why, for the sixteen units without garages, that at least one assigned spot isn't designated. There was further discussion on parking. There is no overflow spaces. K. Hovnanian uses the RSIS standards.

Mr. DiBianca brought up the fact that if the affordable housing was mixed in with the market units the parking would be different. The Town Center development has the units mixed in and he feels it is better. He suggested looking at mixing in the units and re-arranging parking.

Mr. Ciliberto went over trash and recycling. Trash and recyclables will be stored in the garage for homes with them. All market rate townhomes and 34 of the affordables also have garages. There will be curbside pickup for both. The sixteen units of affordable without garages are provided with a dumpster that is located at the end of the road (southwest section of the site, between buildings 1 and 2). A private hauler will be retained by the HOA. They anticipate twice weekly pick up.

Development of the site will require some modification to the topography. Given the existing topography. The initial estimate of earthwork is that approximately 47,000 cu yards of material will need to be imported. The driving force for this is catch basins and seasonal high water. Retaining walls have been used to minimize disturbance to existing wooded area and reducing amount of earth work at the site.

The site plan is broken down into three phases, or sequences of construction. It will be begin with the construction of the access road off of Emerson Lane and will include building six (model), some part of the main access drive, and a sales trailer and construction trailer that are indicated where building 12 is. There will be a plot plan for both the sales and construction trailer for submission to the building department.

WARREN TOWNSHIP PLANNING BOARD MINUTES

January 24, 2022

Page 6

The applicant would like to start construction on the model building and got a TCO prior to installation of utilities but a final C/O will not be received until all utilities are installed.

Construction would then move to the western side of the site near Hillcrest Road. Buildings one, two, three, four, five, seven, and eight. This would include the roads and all the utilities for those buildings. Finally, the remainder of the site towards Berkeley Heights, including two roads, and buildings nine, ten, eleven, twelve, thirteen, fourteen.

Mr. Warner asked if the affordable housing will be built in accordance with the UHAC requirements. Mr. Chadwick said there is no petition to modify the agreement and the formula will not be modified. The applicant agrees.

Mr. Chadwick noted that the township will permit the building of foundations on the site but beyond that requires road improvements (absent the final surface course) and water, and sewer.

Mr. Chadwick spoke about the sidewalks and onsite recreation activities with possible pathways inside the complex. Mr. Ciliberto spoke about the fitness areas but they did not add any pathways. Mr. Chadwick asked if they had explored it. Mr. Ciliberto feels it is difficulty with the grade to get paths in the wetland areas that are open due to retaining walls. Mr. Chadwick feels a pathway along the wetlands or in the buffer area could be accomplished.

Mr. Kastrud suggested that they look at different scenarios with ramps possibly to get down.

Mr. Ciliberto said the site was designed to comply with the tree removal/replacement ordinance, which requires 1 tree for every 1600SF of wooded area being disturbed not including the area of building coverage. Ninety trees were required to be replanted and the landscaping plan shows about 370 trees of various species being planted on site.

The site will comply with all the requirements of RSIS, except for the one diminimus exception for sidewalk on both sides.

For stormwater management they propose one detention basin in the center of the site and adjacent to the wetlands and is designed to handle the attenuation of peak flows and water quality according to NJDEP requirements. The discharge in the basin is directed to a small ditch located within the wetlands. This goes west, southwest to an existing culvert crossing Route 78 under the ramp.

Mr. Toth asked how many gallons the detention basin holds. Mr. Ciliberto said it is not normally in terms of gallons. Mayor Sordillo asked if the basin will get all water from this site and no runoff will go on any other directions on any adjacent property.

WARREN TOWNSHIP PLANNING BOARD MINUTES

January 24, 2022

Page 7

Mr. Ciliberto said there is no recharge requirement for this site. All the runoff will be directed to that ditch and that is where the site currently drains to. This meets the requirements of NJDEP for attenuation and water quality.

Mayor Sordillo feels many sites flood and they also meet all the requirements. His experience is that many sites have issues and flooding even though it is designed to code, but it is not designed to worst case scenarios. Mr. Ciliberto said that the stormwater design in this development is designed to carry the 100-year storm. The basin has the capability of holding the 100-year storm and releasing at a lower rate. Mayor Sordillo mentioned that the FEMA flood maps are way outdated. Mr. Ciliberto said that the site is at the headwaters of the ditch and the drainage basin.

There was discussion of the culvert on the west side of route 78. The retention basin could not handle a storm like Ida. If it would overflow it would go into an area that also acts like a detention basin as it flows through the culvert. The water goes further west after the culvert.

Mr. Ciliberto went back to Exhibit A-1 and showed the ditch running in the wetlands towards the 78 ramp and goes under the 78 ramp and then goes through the jug handle between the roads and he believes there is another culvert under Hillcrest Road, which comes out the western side.

Mr. Gallic called for a five minute break at 8:50. He called the meeting back into order at 8:55. Mr. Ciliberto talked about the three main aspects of water management; quantity control, quality control, and ground water recharge. The NJDEP requires that the flow from the site be reduced to less than 50% for the two year storm, 75% for the ten, and 80% for 100 year storm. The flows for the stormwater system meets the requirements. He spoke about the filters for quality control and they are inspected after storms and at least once a year, if they get filled they are pulled out and replaced. It is not electric. It is on the first initial flush of water (one inch and a quarter of rain in two hours) for a storm.

They are required to maintain the existing groundwater recharge at the site. However, NJDEP ground water recharge requirement does not apply to lands that do not have any existing recharge. It was found that the existing soils do not have any permeability.

Development of the site require land use permits for NJDEP, for a Flood Hazard Area individual permit, and a freshwater GP11 for the outfall for the detention basin, a GP6 for fill of an isolated wetland, a transition area waiver for a buffer averaging plan, and a water quality certificate, so the stormwater management plan for this site was reviewed and approved by NJDEP.

The site sewer will be serviced by the Warren Township sewerage authority and is collected on an onsite gravity sewer system that will direct flow to the onsite pump station. The Warren Township sewerage authority is working with Berkeley Heights to finalize to treat the sewerage for the development. Upon approval from Warren Township sewer authority, they will make an application to the Berkeley Heights sewer

WARREN TOWNSHIP PLANNING BOARD MINUTES

January 24, 2022

Page 8

treatment plant and then will make an application to NJDEP for the sewer extension permit.

Mr. Warner asked if they were aware of Berkeley Heights Mayor, with respect to holding off on making the determination with respect of the agreement with Berkeley Heights and Warren. They were not aware of it.

Mr. John Caniglia felt it was because someone was not available for that meeting and it will be on the agenda for second February council meeting. There is a preliminary approval from the Warren Authority.

Mr. Gallic brought up the fact that an applicant can come before the Planning Board and the board can grant approval conditional on other approvals. Water will be supplied by New Jersey American Water Company and consists of 8-inch pipe and will have two connections to existing mains. There will be a water connection in Bellewood Drive, and in addition a connection at Valley View way to the west, through Majors Road through the currently undeveloped property. They are working with NJAW. Electric will be JCP&L, gas is PSE&G, telephone is Verizon, cable is Cablevision.

There is an application in at Somerset County Planning Board, and there have been some comments. They want a right in and right out. They will require a certification from Somerset Union Soil Conservation District, NJDEP for sanitary sewer extension after approval from Berkeley Heights sewer, and they have the permits from NJDEP. There is an LOI dated June 22, 2020.

There are more comments from Somerset County Planning Board and requests.

Mr. DiBianca asked about the Warren Township Fire Chief report. The applicant will go over the Chief's comments with the Fire Chief. They have done the truck turning plan and they are able to get the fire truck in and out of the site. The trucks will have to back out of the dead ends. The Fire Chief requested 12 fire-hydrants, which Mr. Ciliberto feels is excessive. Maybe 7 or 8 would work. They hope to meet soon with the Chief.

Mayor Sordillo asked about the state noise ordinance because of Route 78. There is a group of Warren residents who petitioned the state DOT to put sound barriers in/by their neighborhoods. They refused because the homes were built after the highway. The ordinance is 50 dB and how will the applicant will deal with that. Is there extra sound material for construction. It is 50dB during the evening and 70dB during the day.

There was not a noise study done but there is a fair distance between Route 78 and actual buildings, 500 to 600 feet of wooded area. Mayor Sordillo asked if the town could require a noise study. Mr. Chadwick said they could develop the noise at the dwellings. The town asks if they can they meet the standards. Mr. Warner clarified that it is 50 dB at night and 65 dB during the day.

WARREN TOWNSHIP PLANNING BOARD MINUTES

January 24, 2022

Page 9

Mr. Gallic asked if the town professionals had any questions. Mr. Chadwick asked if the pump station had any design details yet. The applicant said they did submit it. It is a wet well (which is all underground) and a generator that is above ground and only kicks in during emergency situations. They test it once a week also. Mr. Chadwick would like a drawing on the plans. Mr. Chadwick also said the applicant has agreed to explore possible walkways and pathways on the site. The DEP permits have been received and the applicant is working with American Water. The water will hook up to Bellewood Drive and it will come through vacant land. There is a water main in Valley View Road and NJAW wants the applicant to connect to that main and come down Majors Road and come through the currently undeveloped land to the southwest of the site. Mr. Gallic reminded everyone that the property will be developed and application has been filed with the Planning Board for that land. Mr. Chadwick asked if there was a plan B for water access. There is none that NJAW wanted. The applicant is working with the developer to work it out. It is the Premier site that is also in the affordable housing plan. Premier will also need the water connection. They are hoping for cost sharing for that line.

Mr. Kastrud went over his review letter of January 10, 2022. The permits for DEP should be put on the plans (permit numbers), and the utility plans showing the water main location. There is an eight inch line in Bellewood Acres that was brought through from Upper Warren Way. The phasing plan for this site shows a booster station in the upper northeast part of the proposed development. Mr. Ciliberto said that was on the original plan but NJAW did not want to do that. But they had always proposed the hook up in Bellewood also.

Mr. Kastrud also went over a TCO for building six, the model home. Warren's developer agreements don't allow for framing to occur until there is water on the site. The dumpsters/refuse is all going to be private. During construction there will be a large portion, basically half of the site, cleared. There will also be 47,000 cu yards of fill brought in to raise the site. Mr. Kastrud also mentioned the high retention walls. He suggests to establish some sort of buffer like they asked Toll Brothers to do right at the beginning of clearing, and they started the landscaping.

Mr. Kastrud feels that is a lot of material to be brought in. Mr. Ciliberto said they tried to lower the site. The driving force is the detention basin and storm water. Mr. Lindner asked about the detention walls and it may be a fall hazard, there will be a wall around them.

Mr. Kastrud spoke about the dirty dirt ordinance being discussed by some townships. He would like a plan stating where the material is coming from. There may be testing required and the town would like that noted.

Mayor Sordillo asked what type of soil is proposed, clay, silt, sand? Mr. Kastrud also had that in his memo. It is K. Hovnanian's standard practice that they have a geotechnical engineer that reviews all of the placement of the fill, and the compaction,

WARREN TOWNSHIP PLANNING BOARD MINUTES

January 24, 2022

Page 10

and the backfill. Reports would be submitted to the township engineer department or construction. Mr. Kastrud also questioned the type of fill.

Mr. Kastrud mentioned that behind buildings, 5 and 6, which back to Emerson Lane, there is a bit of grading in the back, retaining walls are used in other portions of the site and perhaps could be used here also to minimize the amount of cut being done. It might leave more vegetation there. Mr. Ciliberto went over their plan and that the landscaper can discuss. Mr. Kastrud suggests more screening of the buildings.

Mr. Kastrud also mentioned that the culvert does go under Route 78 and it goes behind the homes on Old Smalleytown Road and goes into the Stony Brook, which then bends and goes down roughly along Stiles, down to the Watchung Lake.

Mr. Lindner asked about how the Stony Brook performs, does it hold water. Mr. Kastrud said it was one of three areas that got hit during Ida. Mr. Kastrud said the issue is whether the stormwater system on this site is designed appropriately in conformance with the standards. Mr. Kastrud and the DEP have reviewed it and it meets the water quality standards; and the quantity standards are met and are less than what gets there today. Technically everything on this site should get into the storm sewers, down into the detention basin, then get reduced, (water quality gets filtered also), then goes towards that culvert. There should not be changes to the Stony Brook.

There was discussion on how many 100-year storms are happening here in Warren. Mayor Sordillo said those maps are way out of date.

Mr. Gallic asked if any board members had questions for the applicant's engineer. Mr. Gallic opened the meeting to public for questions for engineering.

Mr. Robert Long from 2 Northridge Way came forward. He asked about plans for Emerson, any sidewalks. Currently there are no plans for Emerson. No sidewalks are proposed. Mr. Long asked if parking will be permitted. Mr. Gallic felt parking is allowed, or not prohibited. Mr. Long has concerns because it is a very rural road and this will bring a lot of traffic and he is concerned about the number of parking spaces and it will cause overflow on Emerson and Northridge Way. There is concern with dust and noise with construction and trucks. The township will have limits on hours of work and Somerset Union Soil Conservation will review the plans before construction begins.

Mr. Long still has great concerns on parking and doesn't like that the affordable units are sectioned off. Mr. Warner swore in Mr. Long due to testimony provided.

Ms. Deb Walling at 3 Northridge Way came forward and she has concerns. The garbage trucks now back into all of the rural roads. She is concerned with all the trucks and it just a Lane. Coming out of Emerson onto Hillcrest is dangerous also. There have been major accidents there and the main entrance will be there. There is a light proposed at Hillcrest Road and Emerson Lane. (The county is requiring it.)

WARREN TOWNSHIP PLANNING BOARD MINUTES

January 24, 2022

Page 11

Ms. Walling asked how much space between buildings 5, 6, 12, and 13 from Emerson is there. Ms. Walling was sworn in by Mr. Warner. Mr. Ciliberto said building 5 is about 80 feet from Emerson, building 6 is about 60 feet, and building 12 is also about 60 feet from Emerson. Driveways and parking will be in front of the buildings. Mr. Chadwick mentioned that patios will take up about 10 feet of that space.

Ms. Diane Hamilton from 8 Emerson Lane came forward and she has many people making K-turns in her driveway. She asked what they will do about people making K-turns. The applicant does not control Emerson Lane. This is more of a traffic issue. Ms. Hamilton was sworn in by Mr. Warner.

Mr. Jason Frushon from 4 Northridge Way came forward and was sworn in. Mr. Frushon agrees that there will be parking overflow issues onto Northridge Way. He mentioned the right in and right out on Hillcrest and asked if there was a new study. He asked about the model home construction entrance location. They were unsure. Mr. Frushon suggested avoiding Emerson as a construction entrance. He asked the projected fair market value of the dwellings. It is expected that interior 2 BR units (about 1650SF) to be high 400s low 500s. with the 3BR units (about 2100SF) to be upper 500s.

Mr. Frushon would like a sound study with clearing trees etc. He also noted the question of what happens when the pump station generators come and the impact of the sound.

Mr. Tom Lazowsky from 58 Apple Tree Road, Berkeley Heights, came forward and was sworn in. He asked about the post development flows and will they be within NJDEP standards and he asked about Table 2.4 in the stormwater report and the 100 year flow. That is the discharge to the ditch at the ramp at Route 78. There was discussion on the structure of the table. The area that is not being developed does not have to be reduced.

No one came else forward. The next meeting scheduled was February 14, the board decided not to have the hearing on February 14 and they carried to February 28, 2022 with no further notice and the applicant granted an extension of time to act through March 2022.

A motion was made by Mayor Sordillo to adjourn, seconded by Mr. DiBianca. All were in favor. Meeting adjourned at approximately 10 p.m.