

WARREN TOWNSHIP
ENVIRONMENTAL COMMISSION
REGULAR MEETING MINUTES

March 9, 2022
ZOOM Meeting

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 Municipal Building, 46 Mountain Blvd., Warren, New Jersey on Wednesday, March 9, 2022.

Wayne DeFeo called the meeting to start at 7:09pm via a Zoom meeting Conference.

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

Present: Wayne DeFeo, Laura Mandell, Susan Zeitels, Jerry Toth, Karen Kaiser, Valerie Meyers
Absent: Karen Task, Henry Cohen

III. Discussion

Minutes

The January and February minutes were approved. Valerie Meyers made a motion to approve and Susan Zeitels seconded it. All members were in agreement.

Wayne DeFeo discussed with the group the presentation to Mark Krane for the additional funding for the proposed expenditures for funds to improve environmental conditions in warren. Wayne thanked Susan Zeitels, Laura Mandel and Valerie Meyers for their ideas and hard work on the proposal sent to Mark Krane.

It was discussed that there was an American Water grant available for New Jersey municipalities for up to \$10,000. Wayne DeFeo just learned of the program and said it was most likely something we should participate in 2023 due to the late timing. Susan Zeitels said she would research the 2021 American Water grant proposal and see if there was any way we might be able to put a proposal for this year.

NEW BUSINESS

1. CASE: PB22-01
BLOCK/LOT: Block 12 Lot 21.01 7 OAK Avenue
DATE: February 15, 2022
APPLICANT: **VASA PROPERTIES, LLC**
Proposal: Minor Subdivision – One lot into two
Engineer: East Point Engineering, LLC
Attorney: Nicole Magdziak

1. WEC opposes filling in the wetlands as proposed.
2. WEC recommends minimizing tree removal and would like to see the tree replacement plan.
3. WEC recommends rain garden and other natural water features are utilized to absorb the additional rain water within the property.
4. WEC requests confirmation of septic design. As it appears on the plans, it could be an issue.

2. CASE: PB 22-02
BLOCK/LOT: Block 96 Lots 18, 19.07, 20.01
DATE: February 17, 2022
APPLICANT: **17 OLD CHURCH ROAD LLC**
Proposal: MAJOR SUB-DIVISION
Engineer: Cathy Mueller, P.E.
Attorney: Frederick B. Zelle

1. WEC opposes changing the current deed restrictions which will allow for further development.
2. WEC has concerns over tree removal based on past issues with developers clear cutting property and requests to see tree replacement plan.
3. Based on the overdevelopment in this area and the town, WEC is concerned the storm-water run-off. Massive tree removal will only enhance the storm water run-off issues.
4. See below for the minutes from the 2019 Old Church Road Associates 13 Lot Subdivision.

Minutes from August 2019 Old Church Road Associates – Original Lots

1. CASE: BA 19-08
BLOCK/LOT: Block 96 Lot 20
DATE: July 26, 2019
APPLICANT: **Old Church Road Associates**
ENGINEER: Page-Mueller Engineering
ATTORNEY: Joseph V. Sordillo
PROPOSAL: 13 Lot sub-division site originally approved 10 lots

COMMENTS BY WARREN ENVIRONMENTAL COMMISSION:

1. WEC recommends keeping the 10 originally proposed lots and reducing the size of the homes.
2. WEC recommends the TCC look at additional replacement trees including: River Birch and Sweet Gum which are less subject to disease. The following plants are also recommended: Wild Sweet William, Creeping Phlox, Wild Ginger, Northern Blue Violet, Pennsylvania Sage, Wild Sweet Phlox, Calming Rush and Milkweeds
3. WEC recommends planting trees along the property boundaries for buffer between every house. It is recommended to have a mix of trees which will help avoid disease of the trees. WEC recommends Evergreens be part of the mix.

4. In response to the storm water management plan WEC recommends on-site storm water management to re-use water for irrigation this would include a water storage tank for collected rain water.
5. Attached is the recommended native plant and tree list.

IV Adjournment – 8:34PM Laura Mandell made a motion to adjourn the meeting and Karen Kaiser seconded it.

The next meeting will be held on April 13, 2022 at 7pm via ZOOM.

Respectfully Submitted,

Krisann Bintley, Secretary
Environmental Commission