

WARREN TOWNSHIP
ENVIRONMENTAL COMMISSION
REGULAR MEETING MINUTES

March 10, 2021
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 10, 2021.

Wayne DeFeo called the meeting to start at 7:08PM 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, Susan Zeitels, Karen Task, Karen Kaiser, Christina Lewis,
Absent: Laura Mandell, Peter Villani, Harold Black, Valerie Meyers

III. Discussion

The status of the tree protection ordinance was discussed as to the final version and when it would be approved by the township committee. Krisann Bintley followed up with Mark Krane and it will be on the agenda at the April 15th meeting. Susan Zeitels created an informational flyer of the Spotted Lanternfly for residents of Warren Township. The flyer was approved by WEC. Krisann Bintley to follow up with Mark Krane to have the flyer sent out as an email blast to the residents, posted on the town website and showcased on Warren's cable channel.

The updated storm water ordinance was also discussed. Krisann Bintley discussed with planning/zoning and the new changes were adopted at the March Township Committee meeting.
ORDINANCE NO. 21-03. : This Ordinance repeals existing Section 15B of the General Ordinances of the Township of Warren entitled "Stormwater Management" and replaces same with the new Stormwater Control Regulations found at NJAC 7:8-1.2 et. seq.

Minutes

The January WEC minutes were approved with edits. Wayne DeFeo made a motion to approve the January minutes and Christina Lewis seconded it.

IV. NEW BUSINESS

- CASE: BA20-09
BLOCK/LOT: Block 12 Lots 17 and 18 – 5 Second Street
DATE: February 10, 2021 – Plans Incomplete
APPLICANT: **Team Contractors LLC**
Proposal: Minor Subdivision (lot line change), Variance – FAR, Variance-Front Yard Setbacks

COMMENTS BY WARREN ENVIRONMENTAL COMMISSION:

1. WEC recommends not granting the FAR variance. The plans are incomplete and WEC requests to see final plans.
2. WEC would like to see the NJDEP report.
3. WEC recommends a conservation easement and a buffer.
4. No tree replacement plan was presented. WEC requests to see the tree replacement plan.
5. WEC is concerned with water run-off and recommends using green infrastructure such as a rain garden and permeable pavement.

2. CASE: PB 21-01
BLOCK/LOT Block 71 Lot 37.01 - 87 Mount Bethel Road (Mt Horeb & Mt Bethel Road Corner)
DATE: February 17, 2021
APPLICANT: **58 Mt. Bethel Inc**
Proposal: Preliminary & Final Site Plan – Redevelopment Plan

1. Wayne DeFeo asked if there will be a TC meeting on this project and the date if there is one.
2. WEC is concerned with the traffic and recommends as a safety precaution, one way traffic only.
3. WEC is concerned with the storm water run-off and recommends the new designed basin use green infrastructure with a rain garden with relevant plants. The basin area is an opportunity to showcase green infrastructure ideas.
4. In regard to the storm water, the developer should confirm there will be no water run-off onto Mount Bethel Road for safety reasons. All storm water should be contained on-site. WEC recommends a re-charge basin with a rain garden.
5. WEC commends the developer on the tree plantings but WEC would like to see only native trees and plants. WEC requests to see a revised tree planting plan.
6. WEC recommends the recycling area is of a sufficient size with proper signage and approved by Somerset County.
7. WEC requests minimalizing light pollution by using fully shielded lighting, using warm white or filtered LEDs instead of the bright white.
8. WEC recommends two electrical vehicle charging stations be added to the plans.

IV Adjournment – 8:31PM Wayne DeFeo made a motion to adjourn the meeting and Christina Lewis seconded it.

The next meeting will be held on April 14, 2021 at 7PM.

Respectfully Submitted,

Krisann Bintley, Secretary
Environmental Commission