

**WARREN TOWNSHIP PLANNING BOARD**  
**MEETING minutes**  
**7:30 p.m. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard**  
March 22, 2021  
**APPROVED**

**CALL TO ORDER:** The meeting was called to order at 7:30 pm

**FLAG SALUTE AND MOMENT OF SILENCE FOR OUR TROOPS**

**ROLL CALL**

Mayor Lazo	Mr. Scuderi
Committeeman DiNardo	Mr. Esposito (excused)
Mr. Toth	Mr. Pasi (excused)
Mr. Lindner	Mr. Villani (excused)
Mr. DiBianca	Mr. Gallic
Mr. Argiro (excused)	

***Statement by Presiding Officer:** Adequate notice of this meeting was posted on January 14, 2021 on the Township bulletin board and sent to the Township Clerk, and The Echo-Sentinel 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:**

Minutes from The March 8, 2021 meeting will be reviewed and approved at the next meeting as per Chairman Gallic

Reports: NONE  
Alan Siegel, Esq.  
John T. Chadwick, IV, P.P., Professional Planner  
Christian Kastrud, P.E., Professional Engineer  
Maryellen Vautin, Clerk  
There were no reports.

■ **CORRESPONDENCE** none

■ **CITIZENS HEARING non-agenda items**

Mr. Gallic opened the meeting up to non-agenda items. Seeing no one come forward, this portion of this meeting was closed.

■ **RESOLUTIONS** none

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■ **Public Hearing:**

**PB20-07 RUDR SJ Urban Renewal Development LLC-  
(Carried from March 8, 2021)**

Block 78 lot 12

Preliminary and Final Site Plan/Lightbridge Academy

Chairman Gallic asked Mr. Richard Sasso, attorney for the applicant, to come forward and explain the changes made by the applicant at the request of the Board at the previous hearing on March 8, 2021. Mr. Sasso went over the new memo from Mr. Chadwick, Township Planner in regards to the site plan, updated on March 12, 2021 and the Space Plan, updated on March 11, 2021. Witnesses previously sworn in at the previous hearing, Ms. Cathy Mueller, the applicant's engineer and Ms. Cheryl Schweiker, the applicant's architect reviewed the changes which included stone wrapping around the north side of the building, the additional of a historic sign on the Lightbridge Academy sign near the road, the availability of the color palette for the shade structures.

The fencing and its location have been revised and the larger play area is now located completely to the south side of the building. Mr. Toth asks if there will be cameras for security. The architect confirmed there will be. The Board members thank the applicant for making the changes. The applicant further stipulates that the color of the canopies can be decided by the Historic Sites Committee. The Board requests a flat color for the fence so as to not distract drivers with the shine. Mr. Chadwick requests that the landscaping mirror the elevation. The applicant stipulates that it will. The Board inquired about the wording of the historic sign. The applicant stipulated that it will take direction from the Historic Sites Committee for the sign. The applicant also will take direction from Jeff Beer and John Chadwick for color of the stone on the siding. Mr. Kastrud inquired about directional signage for the parking lot traffic, and the applicant agreed to take direction from the Township Engineer. The Board again thanks the applicant for the changes and comments on the appeal of the newer design. Mr. Seigel reviewed the four items to be noted as conditions.

Mr. Gallic made a motion to approve. Mr. Lindner seconded.

Roll Call

For: Mr. Lazo, Mr. Lindner, Mr. Toth, Mr. DiBianca, Mr. Scuderi, and Mr. Gallic.

Against: None.

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■ **SCHEDULE OF NEXT MEETING:**

April 12, 2021

■ **ADJOURNMENT**

Motion was made to adjourn by Mr. Toth, seconded by Mr. Gallic. All in favor. Meeting adjourned at 7:42 p.m.