

**WARREN TOWNSHIP PLANNING BOARD  
MEETING MINUTES**

**7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard  
March 23, 2022 APPROVED**

**CALL TO ORDER**

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

**ROLL CALL**

Mayor Sordillo (excused)  
Committeeman DiNardo  
Mr. Gallic  
Mr. Toth  
Mr. Lindner  
Mr. DiBianca  
Mr. Argiro (excused)

Mr. Pasi (excused)  
Mr. Scuderi (excused)  
Mr. Esposito  
Mr. Lippitt (excused)

Mr. John Kaplan attended as the attorney for the board.

***Statement by Presiding Officer:** Adequate notice of this meeting was posted on January 20, 2022, 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:**

None.

■ **CITIZENS HEARING non-agenda items**

■ **CORRESPONDENCE None.**

■ **PUBLIC HEARING agenda items**

Workshop to discuss and consider concepts for a potential future Downtown Design for possible inclusion in an Amended Land Use Plan Element and/or other Master Plan elements and/or Master Plan Reexamination Report. No formal action to be taken.

Mr. Gallic went over that this meeting was to discuss a downtown design plan ideas to think about what might be desired for the area. There are three groups from the board members. There is traffic and circulation; there is the stakeholder group, and then there is zoning.

Going forward the small groups might be able to meet in the near future. For stakeholders any improvements downtown the property owners, the township, and the county are included in ideas as things move forward. The start of the west end of the downtown area would be Paul's Firewood at the corner of

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Mountain Blvd ext. and Washington Valley to the east around 41 Mountain Blvd, the Village Square or just beyond. On the south side the area starts around where the Warrenbrook Pool complex is to north at around 58 Mount Bethel Road. Some specific areas would not be included .

Mr. DiBianca spoke about how changing the traffic pattern of downtown may include areas outside of the area just mentioned. Mr. Gallic feels they should keep the scope relatively tight.

There are incentives that help development for property owners if they might see a huge upside. Some buildings may be reconfigured, or taken down with new going up.

Mr. Gallic mentioned some downtowns he feels are interesting; Morristown, Westfield, Summit, Somerville. They have good walking areas

There was discussion of circles, and squares as centers of downtowns. They would need to be between 400 and 600 feet if they do something with an interior element. There was a map that the board used to mark up, and marked a circle and a square. Mr. Gallic prefers circles for traffic flow. There was discussion on buildings being retail on the first level and have residential above and provide a lot of the affordable housing requirements for the future. There was discussion of 3- to 4-story buildings as incentives to build new structures and they would be profitable to property owners.

Mr. DiBianca mentioned the traffic from Route 22 to Route 78 will still get worse. Mr. Gallic said circles are always better. Committeeman DiNardo didn't agree if the exits are five or less on the circle.

There was discussion on pushing the "center" of town a little west and having more walking areas installed with small roadways and buildings. Mr. Gallic mentioned a municipal parking deck might be needed somewhere in a good walking distance.

There was discussion about parking underneath buildings for or if there is residential components to the buildings. There are some wetlands that impact the south side of downtown and some of the drainage currently is difficult.

The members drew some possible roads on top of the current map trying to get an idea of spaces. They could build out with planning for circulation and new development. There was a lot of discussion about circles and possibilities of lanes, etc. The board discussed coming up with a few plans. They would like to meet again for a working public meeting within the next two months. It is possible they could meet the next round of affordable housing with a change to the downtown area with retail and residential included. Mr. Gallic suggested that members drive to the downtown areas of Somerville, Morristown, etc. to look at those areas. And look at some of the buildings in those areas that replaced older

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structures. Does Warren want urban sprawl or something like a downtown they have been discussing?

There was discussion about the empty space where Kings was. There have been retailers that want more space that had interest. There may be someone that will come in within three months.

**SCHEDULE OF NEXT MEETING: March 28, 2022**

■ **ADJOURNMENT**

Mr. DiBianca made a motion to adjourn, seconded by Mr. Gallic and all were in favor. Meeting adjourned around 8:40