

WARREN TOWNSHIP
ENVIRONMENTAL COMMISSION
REGULAR MEETING MINUTES

May 17, 2023
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, May 17, 2023

Wayne DeFeo called the meeting to start at 7:07pm via 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, Laura Mandell, Karen Kaiser, Jerry Toth, Valerie Meyers, Karen Mac Naul (guest participant)

Absent: Karen Task, Shaun Fine

III. Discussion The April 12, 2023 minutes were reviewed Karen Kaiser made a motion to approve and Susan Zeitels seconded it. All WEC members were in agreement. Karen Mac Naul joined the WEC meeting this month. Karen is a resident of Warren and also a Master Gardener.

Karen Kaiser has been working on updating the Warren Township Tree Ordinance with Wayne DeFeo. Karen will be sending the information to WEC members in the next few weeks. Commissioners can make comments and get back to Karen. The Tree Ordinance will need to be discussed with Mark Krane and then put on the agenda for a future Township Committee meeting.

Susan Zeitels participated in the Warren Middle School Capstone program on Sustainable Development Goals. Middle school students' subjects ranged from Clean Water and Sanitation, Affordable and Clean Energy, Responsible Consumption and Production, Life Below Water, and Life on Land. Susan thought it would be a great idea to showcase some of the ideas at the Warren Township Library so more residents of Warren can see the wonderful ideas presented.

Jerry Toth shared with the group that the Planning Board had updated NJDEP Stormwater Training available. Planning Board members are required to do the training. Jerry will forward the information so WEC members can also participate in the training.

1. CASE: PB23-05
BLOCK/LOT Block 85.01 Lots 1.01, 1.02, 1.03 and 1.04 ASTER BOULEVARD
DATE: April 18, 2023
APPLICANT: **Chase Partners Site**
Proposal: Preliminary and Final Site Plan
ENGINEER: Gladstone Design, Inc
ATTORNEY: Keith Davis, Esq.

1. WEC questioned if the WEC recommended (from 2019) walking trails were added to the updated Chase Plans. They were not visible in the plans presented. WEC feels they are necessary to this large development and would like to see the materials that will be used. WEC recommends boardwalk trails.
2. In regard to the tree planting, WEC recommended removing non-white birch trees with River Birch which is native to the northeast. WEC recommends replacing the Spruce and Blue Spruce with Eastern Red Cedar and American Holly should replace Japanese Holly. Ornamental trees should include Eastern Dogwood, Red Bud Trees and Sweet Bay Magnolia plants. The pachysandra ground cover should not be used and should be replaced with Pennsylvania sedge and native blue stem.
3. WEC recommends permeable pavement in the Hotel parking areas especially in areas adjacent to wetlands. This will assist in the water run-off.

2. CASE: BA 22-02A
 BLOCK/LOT Block 110 Lot 9.03 & 9.04 **69 Stirling Road**
 DATE: May 1, 2023
 APPLICANT: **Tractor Supply (Hix Snedeker Companies)**
 Variance: Amended Final Site Plan – Outdoor Storage

1. WEC has no issue with the variance.

3. CASE: PB23-03
 BLOCK/LOT Block 71 Lot 27 8 Sydenham Road
 DATE: April 18, 2023
 APPLICANT: **Dig4U, LLC**
 Variance: Undersized Lot

1. WEC recommends that the proposed trees (if healthy) are not removed.
2. Based on the proposed plan, WEC has a concern that the retaining wall will cause water run-off to the other properties in the area.

4. CASE: PB23-04
 BLOCK/LOT Block 71 Lot 4.02 67 Geiger Lane
 DATE: April 20, 2023
 APPLICANT: **Dotan & Lisa Ziv**
 Variance: Maximum Building Coverage of 9.35 vs 7.5 permitted for Cabana

1. WEC has no issue with the variance.

VI: Adjournment – 9:15PM Jerry Toth made a motion to adjourn the meeting and Laura Mandell seconded it.

The next meeting will be held on June 14, 2023 at 7pm via ZOOM.

Respectfully Submitted,

Krisann Bintley, Secretary
 Environmental Commission

