

**WARREN TOWNSHIP
ENVIRONMENTAL COMMISSION
REGULAR MEETING MINUTES**

**May 27, 2020
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 27, 2020.

The Chairperson, Laura Mandell called the meeting to order at 7:00PM via a Zoom meeting Conference.

Flag salute

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: Laura Mandell, Susan Zeitels, Christina Lewis, Sal Di Bianca, Karen Kaiser Wayne De Feo
Absent: Karen Task, Harold Black

III. Discussion

Laura Mandell welcomed the WEC to the first Zoom meeting and thanked the members for participating in the video meeting as in person Township meetings are currently still not taking place due to the Covid-19 Pandemic.

Laura Mandell shared two upcoming engaging virtual programs as part of the Green Team's Living in Harmony with Nature series that will be presented virtually through the Somerset County Library by Wayne Defeo (June 5) and Susan Zeitels (June 16) with Green Team member, Aileen D'Atri.

Here are the events posted on the library website:

- June 5, 11am - 12:30pm presented by Wayne **Discover how to incorporate healthy environmental standards in your home and yard, and why it matters.** <https://sclsnj.libnet.info/event/4320313>
- June 16, 7pm - 8pm presented by Susan and Aileen **Discover how to incorporate healthy environmental standards in your home and yard, and why it matters.** Presented by the Warren Township Green Team. <https://sclsnj.libnet.info/event/4320319>

IV. NEW BUSINESS

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| 1. CASE | PB |
| BLOCK/LOT | Block 114 Lot 22.03 |
| DATE: | March 18, 2020 |
| APPLICANT: | PIRHL – The Apartments at Warren |
| Proposal: | Final Plans |

COMMENTS BY WARREN ENVIRONMENTAL COMMISSION:

1. WEC commissioner Wayne DeFeo shared a document entitled GREEN BUILDING DESIGN TERMS AND CONDITIONS for Low and Moderate Income Housing. Wayne wrote the plan that was used in West Orange, NJ for a very large Low and Moderate housing development and was approved in that municipality. WEC would like to introduce the ideas and findings into WEC's recommendations for this development and other site plans moving forward. **Please see the attached document.**
2. WEC expressed concern with the setback from the street and requests the planning board review that.
3. To achieve the goal of not encroaching the wetlands, which are shown on the plans, WEC recommends building one story higher and eliminate the building infringing the wetlands. This would also increase the green space in the development.

4. WEC recommends electric vehicle charging stations be part of the plan. Here is a link to the NJ grants page <https://www.drivegreen.nj.gov/plugin.html> for electric vehicle charging stations. At a minimum, WEC recommends that the development is pre-wired for electrical vehicle charging stations
5. WEC recommends eliminating from the planting/landscaping plan Pachysandra which is an invasive species. WEC recommends using native ground cover such as Bluestem or Forget-me-nots
6. With regard to the trees; WEC recommends using Red Bud trees vs. Cherry Trees and American Sycamore vs. London Plane tree. WEC also recommends White Oaks vs Pin Oaks, especially in the wetland area. WEC strongly recommends replacing Pin Oaks on Chamberlain Avenue with a mixed species of trees including: Red Bud, River Birch and Red Maple. It is recommended to use a mix of male and female trees to avoid excess pollen.
7. WEC recommends that rain gardens be constructed to help with the water run-off.
8. To be more efficient and increase the occurrence, WEC recommends the trash and recycling area is adjacent to each other.
9. Please see original notes (attached) from the WEC meeting on May 18, 2018 with original recommendations, which are still relevant.

2. CASE: BA20-04
BLOCK/LOT Block 71.01 Lot 5.03 62 Geiger Lane
DATE: May 15, 2020
APPLICANT: **Troy & Loren Unfried**
Proposal: New Dwelling on Undersize Lot

1. After a visual visitation to the property, it appeared that the dwelling was removed and the vegetation was clear cut. WEC questions whether they received approval to cut the trees from the property?
2. WEC recommends the variance is only approved with a comprehensive tree replacement plan that has been Vetted by the WEC for approval

V. Adjournment – 9:22pm Laura Mandell adjourned the meeting.

The next meeting will be held on June 10th at 7:00PM.

Respectfully Submitted,

Krisann Bintley, Secretary
Environmental Commission