

**WARREN TOWNSHIP PLANNING BOARD**  
**MEETING MINUTES**  
7:30 p.m. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard  
June 28, 2021  
**APPROVED**

**CALL TO ORDER**

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

**ROLL CALL**

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

*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:**

May 10, 2021

**ROLL CALL**

Motion was made by Mr. DiBianca, seconded by Mr. Argiro to approve the minutes

For: Mayor Lazo, Committeeman DiNardo, Mr. Lindner, Mr. Toth, Mr. DiBianca, Mr. Pasi and Mr. Scuderi.

Against: None.

Reports:

Alan Siegel, Esq.

John T. Chadwick, IV, P.P., Professional Planner

Christian Kastrud, P.E., Professional Engineer

Maryellen Vautin, Clerk

■ **CORRESPONDENCE**

NJPO Vol 82, No. 2

■ **CITIZENS HEARING non-agenda items**

Seeing no one come forward, this portion of the meeting was closed.

**WARREN TOWNSHIP  
PLANNING BOARD MEETING MINUTES  
June 28, 2021  
PAGE 2**

■ **RESOLUTIONS**

None.

**Public Hearing:**

Township Minor Subdivision of Mt. Bethel Cemetery Property

Two Lot subdivision of block 37, lot 10.01  
Jeffrey Lehrer, Township Attorney appeared

Mr. Lehrer went over the subdivision. Exhibit A-1, a colored rendering of the subdivision/survey. The property is at King George Road and Mt. Bethel. The meeting house on the corner has its own lot (lot 10.02) in order to qualify for National Historic Site designation. They seek a minor subdivision. The new cemetery is farther north on the lot, the old cemetery is closer to the church. There are very old stones. The deeds go back to the 1760s. During the The War of 1812 the Somerset County Court House was burnt down and the deed has no record now and is believed to be one of the records that burned with the court house. They (Warren Township) propose to take the property in order to maintain the older portion. The access easement will permit DPW to drive into the property to conduct maintenance. The New Jersey Cemetery board will need to approve the subdivision.

Mr. Rory Britt came forward and thanked the Township Committee to permit the subdivision to move forward. The Mt. Bethel meeting house was first built in the middle 18<sup>th</sup> century. The Cemetery Association concern is that since they are getting to be an older organization, and they may go defunct, the property may go to the state. And then they wouldn't know how it would be cared for. Since it is a historical piece of property and was included in the state and national register nomination forms. This permitted the association to apply for grants for maintenance. It will help for the wall and stone maintenance. The subdivision would be perfected by deed filing. The Township maintains the grass now. The Mt. Bethel Meeting House has received grant money. Mayor Lazo stated that the maintenance is currently sub-contracted.

Committeeman DiNardo asked if the lot proposed closest to King George Road, lot 10.03, was able to take any more people. It is closed. There is still active plots in the other lot. Deborah Freehoff gave Mr. Lehrer the original map of when the new cemetery was created and it was done in 1942. It shows the old and new cemetery at that time.

Mr. Lehrer bought in Exhit A-2 a letter requesting the governing body to take over the Mt. Bethel the dedication of the old parcel. The Mt. Bethel Meeting House was moved from Old Church Road.

**WARREN TOWNSHIP  
PLANNING BOARD MEETING MINUTES  
June 28, 2021  
PAGE 3**

Mr. DiBianca reminded all that the cemetery wall is in need of repair. The wall is only on the old side. There is some money to repair the wall.

Mr. Lehrer asks the board to approve the subdivision subject to the access easement, and he will prepare the necessary documents.

Mr. Pasi asked to clarify the subdivision. There will be a new lot line. The new lots will be 10.03 and 10.04 as shown on the exhibit. Mr. Chadwick stated there is no variance involved. The Township exempts itself from the zoning code.

Mr. Siegel stated that the town already owns two other cemeteries; the Coddington-Van Tuyl and the Tucker Cemetery.

A motion was made to approve the subdivision by Mr. Toth, seconded by Committeeman DiNardo.

**ROLL CALL**

For: Mayor Lazo, Committeeman DiNardo, Mr. Lindner, Mr. Toth, Mr. DiBianca, Mr. Pasi and Mr. Scuderi.

Against: None.

■ **SCHEDULE OF NEXT MEETING:**

July 12, 2021  
July 26, 2021

■ **ADJOURNMENT**

The meeting was adjourned at 7:55.