

**WARREN TOWNSHIP PLANNING BOARD
MEETING MINUTES
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
August 4, 2022
APPROVED**

CALL TO ORDER

FLAG SALUTE AND MOMENT OF SILENCE FOR OUR TROOPS

ROLL CALL

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

***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**

No public attended.

■ **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.

There was discussion on the area that might be included in the Downtown Design and the roads that are within it. The members discussed ideas about getting public transportation, and making the area more walkable. Mr. Gallic shared his concerns about the next round of affordable housing requirements and feels the numbers will be high for Warren. He wants to be proactive and have plans and options that can be available or in progress before the next round.

They discussed the downtown areas of Somerville and Morriston with green areas and roads closed for pedestrians. The board members marked some maps of the

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area with possible roads and alleys that might be created. There was discussion about the existing shopping centers and buildings in the town center area.

Mr. Gallic felt they could suggest retail on the first floor with two stories of residential above. Some parking might go underneath. A parking garage might be needed somewhere in the area. Some traffic could be re-routed possibly.

The total number of units with the last round of Fair Share Housing was around 800 with around 350 of those affordable units. The builders will push the Fair Share Housing for more affordable units so they can get more market.

Mr. Chadwick felt that Brightview might add some more housing. They had proposed little cottages with their application previously.

Mr. Gallic asked the board members to think of what people want to see as they come down Mount Bethel or come into town on Mountain Blvd. Perhaps there could be a flag plaza or a fountain as a center piece.

It would be nice to have areas that are walkable and conducive for restaurant and small shop spots. All Downtown Design meetings will be public and noticed.

SCHEDULE OF NEXT MEETING: August 8, 2022

■ **ADJOURNMENT**

Meeting adjourned at approximately 8:30 p.m.