

**WARREN TOWNSHIP PLANNING BOARD
MEETING MINUTES
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
September 12, 2022
APPROVED**

CALL TO ORDER Meeting was called to order at 7:35

FLAG SALUTE AND MOMENT OF SILENCE FOR OUR TROOPS

ROLL CALL

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

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:**

July 25, 2022, August 4, 2022, and August 8, 2022

All minutes were approved.

■ **Reports:**

Steve Warner, Esq.
John T. Chadwick, IV, P.P., Professional Planner
Christian Kastrud, P.E., Professional Engineer
Maryellen Vautin, Clerk No reports

■ **CITIZENS HEARING non-agenda items**

Mr. Lindner opened the meeting up for any non-agenda items. No one came forward and this portion was closed

■ **CORRESPONDENCE**

■ **RESOLUTIONS:**

PB 22-01 Vasa Properties, LLC

Block 12 lot 21.01, 7 Oak Avenue
Minor Subdivision, no variances

Motion was made by Mr. Lindner, seconded by Mr. Esposito to adopt resolution.

Roll Call

For: Mr. Argiro, Mr. Pasi, Mr. Scuderi, Mr. Esposito, Mayor Sordillo,
Committeeman DiNardo, and Mr. Lindner.

Against: None.

PB 22-04 The Hollows at Warren, LLC

Block 86.01, lots 28.04, 29 and 30
Final Major Subdivision Phase II

Motion was made by Mr. Argiro, seconded by Mr. Lindner.

For: Mr. Argiro, Mr. Pasi, and Mr. Lindner.

Against: None.

■ **HEARING agenda items**

PB22-02

Old Church Road LLC

Block 96, lots 18, 19.07, 20.01

Preliminary Major Subdivision

The application was carried to October 24, 2022 due to a notice issue.

PB22-06

58 Mount Bethel, Inc.

Block 88.04 lot 14.08

Amended Site Plan (change to all medical)

Mr. Sasso came forward for 58 Mount Bethel Road Amended Site Plan. The building at 58 Mount Bethel Road, just up from Flag Plaza. There were two witnesses; Rob Checchio and Rhianna Kirchof, with Dolan & Dean Consulting Engineers, LLC. They were both sworn in along with Mr. John T. Chadwick, the Township Planner, and Christian M. Kastrud, the Township Engineer.

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Mr. Sasso went over an earlier amendment to the approved site plan. The condition number 6 required no medical occupants in the building. The market has changed and they ask for approval for medical for the entire building.

Mr. Checchio came forward and he gave some history; the building was originally approved for general office and was built around 2008. They had some issues getting enough office occupants and came back to the board (2011) and requested a portion of (a third) being medical. It was leased immediately. The total building is about 24,600SF. It has 123 parking spaces and the lot is 211,352 SF.

Mr. Checchio stated that with so much tele-med there are less people coming to the doctors offices. There is a lot of open office space in Warren. Medical space is easier to lease. They propose to use the remaining 12,981Sf for medical purposes. Mr. DiBianca clarified that they wanted to use the entire building for medical and he asked if there was enough parking. Mr. Checchio stated they do feel there is enough parking and they wouldn't want to have an issue with parking for their clients. Mr. DiBianca felt an issue could be the types of medical, emergency, or just coming in without appointments. The applicant agreed to place significant limits on the type of medical tenants that would be permitted. They would prohibit pediatricians, allergists, imaging centers, physical therapy practices, and clinic-like practices.

Mayor Sordillo asked if there was any vacancy in the building currently. There is about 6000SF vacant. They do have a prospective tenant and it is a current tenant, an oral surgeon who would like to expand. It is a good thing for the town to have the buildings occupied for taxation.

Committeeman DiNardo said they always try to help businesses and that the parking requirements has changed for medical. There was discussion on medical and non medical occupants and possible issues of over parking.

Mr. Chadwick added that certain medical uses would be prohibited that bring more car traffic. Mr. Sasso asked Mr. Checchio what the parking was when the building was fully occupied. Mr. Checchio said it was 50% filled. They asked Gary Dean to conduct a study. Mr. Sasso brought Ms. Rhianna Kirchof forward to present the report. She gave her credentials and was accepted by the board.

Dean and Dolan were hired to assess whether or not existing parking would be sufficient if the it was all medical space. The building has about 20,600SF. About 13,000SF of general office and 7600SF of medical space. They did parking counts in February of 2022 with the building fully occupied. They found that 58 of 123 parking spaces were in use during the peak hour. Warren's parking ordinance is one space for 200SF of medical office with five spaces for professional personnel. They took that data and would require additional 60 parking spaces (12 personnel) and the need for spots would be 118.

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They looked at some other properties with medical occupants and they see that the parking need is approximately 3.5 spaces per 1,000SF. With the shift in medical practices there is a slight reduction in the need for parking. They also looked at the high end estimate from the ITE of 4.59 spaces for 100SF and only 98 parking spaces would be required, while there is 123 spaces provided.

There was further discussion on the type of medical professionals and limiting types of professionals to those with faster turnover for parking. It is Ms. Kirchof's opinion that with the limited types, the parking is sufficient.

The increase in traffic will not be significant and will be more spread out during the day.

There are no banked parking spots existing and the site will not support additional parking spots. Committeeman DiNardo mentioned that there are less and less commercial tenants and workers coming to the office. He felt that with limits the medical use is warranted. The limitations will be documented inside the approving resolution, if approved.

Mr. Kastrud asked how many spaces the current dental tenant utilizes. They did not know but Mr. Lippitt's daughter goes to the orthodontists in the building and they never have an issue with parking.

Original approval for the building restricted the use to non-medical, but in 2011 30% medical use was granted. The property owner has had rental properties for a long time and don't want to have issues with tenant parking.

Mr. Lindner asked if anyone from the public wanted to comment on the application. Ms. Mildred Waale from 70 Mount Bethel came forward and asked if they were asking for additional parking spaces. They are not asking for more spaces, they will go with the 123 parking spaces, and there is no way to get more spaces. She asked about turning left onto Mount Bethel Road and said it can be difficult. She asked if they considered putting a light there. No they were not. It is a county road.

Mr. Sasso went over that the leasing will only be to practices with by appointment based professionals.

Mayor Sordillo made a motion to approve the application, seconded by Mr. DiBianca with conditions.

Roll Call

For: Mr. Argiro, Mr. DiBianca, Mr. Pasi, Mr. Scuderi, Mr. Esposito, Mr. Lippitt, Mayor Sordillo Committeemea DiNardo, and Mr. Lindner.

Against: None.

SCHEDULE OF NEXT MEETING

October 24, 2022
November 14/November 28/December 12

■ **ADJOURNMENT**

Meeting Adjourned around 8:30 p.m.