

**WARREN TOWNSHIP PLANNING BOARD
MEETING MINUTES
7:30 p.m. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
November 8, 2021
APPROVED**

CALL TO ORDER

FLAG SALUTE AND MOMENT OF SILENCE FOR OUR TROOPS

ROLL CALL

Mayor Lazo	Mr. Scuderi (excused)
Committeeman DiNardo	Mr. Esposito
Mr. Toth	Mr. Pasi (excused)
Mr. Lindner (arrived 7:37)	Mr. Gallic
Mr. DiBianca (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:**

September 27, 2021

ROLL CALL

Motion was made by Mr. Toth, seconded by Mr. Esposito. All in favor of approving the minutes.

Reports:

Alan Siegel, Esq.

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

Christian Kastrud, P.E., Professional Engineer

Maryellen Vautin, Clerk

■ **CORRESPONDENCE**

- **CITIZENS HEARING non-agenda items** No one came forward and this portion of the meeting was closed.

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■ **RESOLUTIONS**

PB 21-06 Scotts Properties II, LLC block 55 lot 26 Minor Subdivision approval.

ROLL CALL

Motion was made by Mr. Toth, seconded by Mr. Argiro to adopt the resolution.

For: Mayor Lazo, Committeeman DiNardo, Mr. Argiro, Mr. Toth, Mr. Esposito, and Mr. Gallic

Against: None.

Public Hearing:

In Need of Redevelopment Block 8 lots 2 and 3 Mountain View Road

Mr. John Chadwick, the Township Planner, went over the report and that there are eight criteria that are evaluated when determining whether or not a property is in Need of Redevelopment. This site meets two of them; Section B and D. B is a property that has been unused/vacant for two years or more. It has been vacant for about eight years. The D criteria is a building that is designed into obsolescence. It is quite a structure but ability to convert this structure into any kind of productive use, and that it has been sitting vacant for eight years, it is not feasible. The valuation of the building has dropped substantially. The property is zoned Office Research. Mr. Chadwick feels the building is an obsolete white elephant and hurting the Township in terms of it remaining. He recommended adoption of the report, In Need of Redevelopment.

Mr. Gallic asked if any board members had any questions. Mr. Lindner mentioned that the property owners did try to get it ready for occupants and had a site plan for a new parking lot/deck.

Mr. Chadwick said they had proposed many options/plans for the property. None were favored by the Township. Mr. Gallic asked if they would have a sub-committee for this in need of redevelopment. Mr. Chadwick said there would be a Master Plan Amendment/Land Use Element. Ad-Hoc committees can be established by the chairman and Mr. Gallic feels it may be required it for this site. No use has been proposed yet for this site.

Mr. Chadwick said this is a unique site compared to the earlier ones that had affordable housing associated with them. The hearing was advertised in accordance with the MLUL on two different occasions and was carried from September 27, 2021.

Mr. Gallic asked if anyone had any concerns. There will be a resolution to accept the report and the report will be enclosed with the resolution.

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ROLL CALL

Mr. Gallic asked that the clerk send a letter to the Township Committee stating they agree the property is in need of redevelopment and the next meeting they will adopt a resolution.

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

For: Mayor Lazo, Committeeman DiNardo, Mr. Argiro, Mr. Toth, Mr. Esposito, and Mr. Gallic

Against: None

PB 21-07 Minor Subdivision (Lot Line change)

Block 110 lots 5 and 6

28 Livingston Avenue

Mr. John Sullivan came forward as attorney for the applicant, Michael and Grethe Yackamin, who own the property at 28 Livingston Avenue, block 110 lot 5 with a single family home improvement. The neighbor, Mr. Joseph Ponzio at 22 Livingston Avenue with a single family improvement, block 100 lot 6. This is a minor subdivision, a lot line change, with no variances. This would take approximately 6,800SF from lot 6 and add it to lot 5. The portion of land is vacant with no structures or easements in the area. The lot line change would eliminate four existing variance conditions on lot 5.

Lot 5 is undersized for area which will become conforming, it is over on building coverage and that will become conforming, it is also over on lot coverage and it will become conforming, and it also has an accessory structure side yard setback for a shed and this will become conforming as well. The plans are the survey by Control Point Associates dated July 13, 2021, as well as the subdivision plan by Control Point Associates also dated July 13, 2021. The Somerset County Planning Board has approved the subdivision via letter dated August 31, 2021.

Mr. Chadwick agreed there are no variances created but four are eliminated.

Mr. Sullivan went over why the subdivision is proposed. The neighbors agreed to the lot line change. Mr. Gallic asked the board members if they had any questions. Mr. Lindner asked about the plan and some thing he could not read. It was the side yard setback at 20 ft. Mr. Gallic feels it is a good plan.

Mr. Christian M. Kastrud, the Township Engineer, said that if filing by deed they will need to review the metes and bounds descriptions. There were no questions by the board.

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Mr. Gallic opened the floor to the public for any questions or comments. Seeing no one come forward he closed this portion.

Mr. Gallic entertained a motion to approve the subdivision.

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

ROLL CALL

For: Mayor Lazo, Committeeman DiNardo, Mr. Argiro, Mr. Toth, Mr. Esposito, and Mr. Gallic
Against: None

Mr. Chadwick mentioned that the state code mandated that charging stations will be part of new developments. The Township will work to get an ordinance in place.

Mr. Chadwick stated there is an amendment to the Land Use Law requiring municipalities to have a Climate Change Element in their Master Plan. It is a very long mandate. The town would like to work with other townships on this. Mr. Gallic feels there may be large portion that has to do with sea level and shore areas.

Committeeman DiNardo mentioned they are looking at infrastructure and the American Recovery Act and some of that may fit in with the new element. Mr. Chadwick said the one document covers the whole state instead of breaking up into the different areas of New Jersey and their concerns/issues.

Some of it may not be applicable but most likely must include some notes for all sections and there will be quite a review process by other agencies of this element. The deadline is sometime next year. The board may take it in sections and work on it.

Mr. Kastrud said he would send the document to the clerk, who could send on to the board. The name of the document is Climate Change Resilient Strategy.

■ **SCHEDULE OF NEXT MEETING:**

November 22, 2021 BCUW will be on the meeting.

■ **ADJOURNMENT** Motion was made by Mr. Argiro, seconded by Mr. Lindner. All in favor. Adjournment at 8:05