

**TOWNSHIP OF WARREN  
PLANNING BOARD**

**RESOLUTION #PB22-06A OF THE PLANNING BOARD OF  
THE TOWNSHIP OF WARREN ADOPTING AN  
AMENDMENT TO THE REDEVELOPMENT ELEMENT OF  
THE MASTER PLAN**

**WHEREAS**, N.J.S.A. 40:55D-28 permits municipalities to, after a public hearing, amend a master plan or component thereof, to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare; and

**WHEREAS**, on February 28 and March 28, 2022, the Planning Board of the Township of Warren (“Planning Board”) held a public hearing in connection with an Amendment to the Master Plan Redevelopment Element of the Township’s Master Plan (“Amendment”); and

**WHEREAS**, the Planning Board reviewed the Amendment prepared by John T. Chadwick, IV, P.P., dated February 9, 2022; and

**WHEREAS**, on March 28, 2022, at a duly noticed and constituted public meeting in accordance with N.J.S.A. 40:55D-10a and 40:55D-13, and the Amendment having been made available for public inspection at least 10 days before the hearing, the Planning Board reviewed and considered the proposed Amendment attached hereto as Exhibit A ; and

**WHEREAS**, members of the public were afforded a full and fair opportunity to participate in the hearing; and

**WHEREAS**, after the hearing, the Planning Board considered the testimony of the Planner, and found that the Amendment is not inconsistent with the goals and objectives of the Township Master Plan and the 2016 Master Plan Reexamination Report, and will guide the use of lands in the Township in a manner that protects public health and safety and promotes the general welfare in accordance with N.J.S.A. 40:55D-28.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Board as follows:

Section 1. The foregoing recitals are incorporated herein as if set forth in full;

Section 2. The Planning Board, having reviewed the proposed Amendment to the Redevelopment Element of the Master Plan and considered the testimony presented, hereby adopts same and finds that the Amendment is not inconsistent with the goals and objectives of the Township Master Plan, and that the adoption of same will guide the use of lands in the municipality in a manner which protects public health and safety and promotes the general welfare in accordance with N.J.S.A. 40:55D-28;

Section 3. The Secretary of the Planning Board shall forward a copy of this Resolution with the attached Amendment to the Redevelopment Element of the Master Plan to the Somerset County Planning Board and the Office of Planning Advocacy, and notice of the adoption of same shall be sent to the Municipal Clerk of each adjoining municipality; and

Section 4. This Resolution shall take effect immediately.

ROLL CALL:

Motion	Second	Board Member	For	Against	Abstain	Absent
✓		Mr. Toth	✓			
		Mr. Argiro	✓			
	✓	Mr. DiBianca	✓			
		Mr. Pasi				2/28 & 3/28
		Mr. Scuderi				3/28
		Mr. Esposito- Alt. #1				3/28
		Mr. Lippitt-Alt. #2	✓			
		Mayor Sordillo	✓			
		Committeeman DiNardo				2/28 & 3/28
		Mr. Lindner	✓			
		Mr. Gallic	✓			

**CERTIFICATION**

I hereby certify that this is a true copy of a resolution of the Planning Board adopted  
March 28, 2022.

  
Jerry Toth, Secretary  
Warren Township Planning Board