

**WARREN TOWNSHIP PLANNING BOARD
MEETING MINUTES
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
September 9, 2013**

Approved

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

FLAG SALUTE AND MOMENT OF SILENCE FOR OUR TROOPS

Statement by Presiding Officer: Adequate notice of this meeting was posted on January 10, 2013 on the Township bulletin board and sent to the Township Clerk, Echoes Sentinel and Courier News 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.

ROLL CALL

Mayor Sordillo	Mrs. Smith
Committeeman DiNardo	
Mr. Toth	
Mr. Gallic	Mr. DiBianca– Alternate #1
Mr. Kaufmann	Mr. Freijomil – Alternate #2 (arrived 7:50)
Mr. Lindner (excused)	
Mr. Malanga	Mr. Villani

■ **Announcements:**
None

■ **APPROVAL OF MINUTES:**
August 26, 2013

On Motion by Mr. Toth, seconded by Mr. DiBianca to approve the minutes
For: Mayor Sordillo, Committeeman DiNardo, Mr. Toth, Mr. Kaufmann, Mr. Malanga, Mrs. Smith, Mr. DiBianca, Mr. Villani
Against: None.

■ **PROFESSIONAL STAFF REPORTS:**

**Alan Siegel, Esq., Planning Board Attorney
John T. Chadwick, IV, P.P., Professional Planner
Christian Kastrud, P.E., Professional Engineer
Maryellen Vautin, Clerk**

■ **CORRESPONDENCE**

None.

**Warren Township Planning Board Minutes
September 9, 2013 Page 2**

ADOPTION OF RESOLUTIONS:

PB13-01 –Application was heard and considered at a public hearing held on August 12, 2013 at which time the Board rendered its decision, and this resolution is intended to memorialize the same in accordance with N.J.S.A 40:55D-10(g) (2).

On Motion by Mr. Kaufmann, second by Mr.Toth to approve and memorialize resolution.

Roll Call

For: Mayor Sordillo, Committee DiNardo, Mr. Toth, Mr. Kaufmann, Mrs. Smith, Mr. DiBianca, Mr. Villani
Against: None.

Mr. Villani asked all to be polite of the current speaker and aware of noise going into the microphones from the podium or the audience while minutes are being recorded.

Public Hearing

**CASE 1 - Case #: PB-12-08
Block: 53 Lots 1.06 and 2
Road: Mount Horeb and Dock Watch Hollow
Minor subdivision with variances**

**APPLICANT: Paulo J. Varino and Rafal Imiolek
OWNER: same as above**

LOCATION: 68 Mount Horeb and 98 Dock Watch Hollow

PROPOSED: Lot reconfiguration. A portion of Lot 1.06 to be added to Lot 2

Actionable

Mr. Villani called Mr. Murray to go over the case to this point. Mr. Villani spoke about the exhibits to be presented and that they were brought in without the 10 day period required for review by the township professionals. Mr. Kastrud, the Township Engineer, stated he did not have time to review. Mr. Siegel reiterated that they must be filed at least 10 days before a hearing in order to consider for the Township personnel and the public. There was further discussion about using them as exhibits and being able to introduce documents during the hearing. It was decided to go forward with the testimony and the public will have time to go and review the plans before any decision is made on the case.

Mr. Siegel pointed out that all the witnesses are still under oath. Mr. Murray asked Mr. Parker about the design work and analysis since the last meeting.

Warren Township Planning Board Minutes
September 9, 2013 Page 3

Mr. Parker stated he did make some changes based upon the concerns from the last meeting. They increased the capacity of the dry wells on the property. There are more drywells and are designed to capture runoff from the driveway, not only the house on lot 2, but also the house on lot 1.06. There are drain trenches across the driveway. The drywells are staged along the length of the driveway as shown on the plans. Mr. Murray asked Mr. Parker to show on the plan (on easel) where the trench drains are and describe what they are. Exhibit A-9 was brought into evidence, it is a revised plan, revision dtd September 3, 2013 done by Parker Engineering and it is 5 sheets. Mr. Parker described the trench drains down the driveway in various spots along the entire width of the driveway. It is a metal grate, designed to withstand traffic and collect water from the driveway. The driveway will be curbed and contain the water to be captures by the drain and into the drywells. There are drywells for the driveway (3) and separate drywells for the roof runoff. Mr. Parker further discussed the drywells and that the design is above design standards. Mr. Murray asked about the soils and Mr. Parker spoke about the specific requirements and that they did test pits in the area of the driveway after the last meeting. Mr. Kastrud did not have time to look at the calculations and pit test results. There was discussion about the house on lot 1.06 and the review by Township Engineering office and the drywells were done before permits were issued. Mr. Murray asked about the soils conditions. Mr. Parker stated there was some ground water there and it is deep. Mr. Murray asked about how the water would go if it did overflow. Mr. Parker went over what would happen if it exceeding the design storm or a malfunction. If it did overflow it would bubble over and go down to the next grate, etc. It could flow over to the wetland area

Mr. Murray asked about curbing and the design and asked if there were any other changes on the plans. Mr. Parker stated that sheet no. 5 had some additional calculations. Mr. Murray asked about the picture from the last meeting showing the sanitary sewer trench and what is the current status at the site. Mr. Parker stated it is covered and has been graded. It was inspected by the Sewerage Authority. Mr. Murray asked if there was effort to install a silt fence. Mr. Parker believed there was. Mr. Murray asked about the width of the driveway on sheet four. Mr. Parker stated that at Mount Horeb Rd. the width on the plan is 20 feet. Mr. Parker stated it is 20 feet from Mount Horeb Rd to the back of the house on 1.06. From that point it is only 12 feet wide, a standard driveway width. Mr. Murray asked about the first house and parking area and passing ability on the driveway. There was more description for the driveway area and turn off into garage for the proposed house. Mr. Parker stated there is turn around area near the garage area.

Mr. Murray asked about the location of a fire hydrant. Mr. Parker stated there is a hydrant on Mount Horeb Rd just to the west of the site on the north side of Mount Horeb Rd. Mr. Murray asked if other towns also had 12 foot wide standard for driveways and Mr. Parker said yes. Mr. Murray asked about the 20

Warren Township Planning Board Minutes
September 9, 2013 Page 4

foot standard and if it is above the standard. Mr. Parker clarified that although he had said 20, it is only 18 feet wide and it exceeds the requirements.

Mr. Siegel asked for clarification, what is the width from Mount Horeb to the back of the first house. It is 18 feet. The plan says 20 and should be revised. There was discussion on the radius at Mount Horeb Rd. and Mr. Parker stated it was 38 feet where it enters Mount Horeb Rd, and it is in the right of way of Mount Horeb Rd. There was discussion of the drywells and the overflow going into the wetlands. Mr. Murray asked if there was water coming onto the property from other lands. The water from the lot to the west does enter the subject lot at the wetlands portion. There is a drain inlet on Mount Horeb Rd that outlets onto the westerly side of lot 1.06 flowing overground. There was discussion about the water from the school property on the westerly part of the property that drain into a swale and heads to the east. Mr. Parker believes it goes east and then the swale dissipates and then water flows south. Mr. Murray asked about the soil over the sewerage pipe and Mr. Parker stated it would be stabilized and seeded within the next couple of days. Mr. Murray asked if the design for the rate of flow in the area will not increase after a 3.5 inch storm and Mr. Parker said that is correct. Mr. Parker stated the design standards for the width of the driveway is 12 feet in Warren and surrounding municipalities.

There was discussion about a tree replacement plan for the development, there is not a requirement with the application. Mr. Murray asked about what tree removal are required for the drainage system. Mr. Parker felt there were not many. There was discussion on public water and utilities. There was discussion on the driveway, it is flat and will work with the trench drains, the owner of the driveway is responsible to keep the drains maintained. There was discussion on the Board of Education property and maintaining their drainage.

Mr. Murray was done with his questions for Mr. Parker and Mr. Villani asked the professionals for comment/questions. Mr. Chadwick asked about the rate of run off being controlled through the improvements in the driveway. The amount that comes down the driveway, how much more water will there be? Mr. Parker stated the drywells are designed to capture 3.5 inches of runoff from the driveway and store that. Anything beyond that would overflow. It is the standard for projects like this. Mr. Chadwick asked how much more water there will be compared to leaving it in its natural state. If it is more than 3.5 inches it goes downhill. Mr. Chadwick also asked about a normal driveway and this is abnormal condition with a variance. Mr. Parker expresses that the length of this driveway is not excessive and 12 foot is adequate and there are some passing areas. Mr. Chadwick clarified for passenger vehicles. Mr. Parker stated that emergency vehicles could drive on the driveway but could not turn around by the house. Mr. Chadwick stated he would wait on some other questions from prior testimony.

Mr. Kastrud was asked for comment. Mr. Kastrud believed when they were at the property he witnessed three holes. Only two are on the plan. Mr. Parker

Warren Township Planning Board Minutes
September 9, 2013 Page 5

admitted that and in addition they had done some perc tests for the house earlier, on lot 1.06. They did not use them for a septic system but they can get submitted for the township review with a building permit application. Mr. Kastrud will include technical comments later.

Mr. Freijomil arrived at 7:45.

Planning Board members were asked to comment/question. Mr. Toth asked Mr. Chadwick if in his opinion was this proposed construction consistent with the Master Plan. Mr. Chadwick will be asking Mr. Parker about his testimony and what is shown on the plans. Mr. Chadwick continued about the earlier meetings and that this does require a variance and it is not consistent with the zoning ordinance because of that. It also involves a flag lot which they have testified they are not using the flag portion of existing lot 2, but altering the shape of lot 2 to provide access, which are strongly discouraged. Mr. Chadwick reminded that the current topic is the storm water plan. Mr. Toth also asked about the house, shouldn't it face the main road. Mr. Chadwick said the Township doesn't specify the orientation of the physical features of the house, but that they must meet the setbacks. Mayor Sordillo asked about the orientation of a house and he thought the Township Committee had asked that a draft be made to require a house to face the road. Mayor Sordillo asked about this case and the setbacks. Mr. Chadwick went through the addition of land to the lot and that it creates the buildable area for the proposed lot. There was discussion about the standards and modifications on this plan for wetlands and transitions and the setback from the street, which is Dock Watch Hollow. Mr. Freijomil wanted to clarify that as the lot is currently, lot 2 is primarily wetlands it is not buildable. Mr. Parker disagreed and said it is buildable, but he feels this is a better option without using the flag pole portion. Mr. Gallic had asked about the footprint of 1500SF home and doesn't feel it is large enough without disturbance. Mr. Freijomil clarified via Mr. Parker that it would require buffer averaging. Mr. Gallic requested a site plan of the footprint of a building for the lot as is. Mr. Chadwick asked if the wetlands approval included all of lot 2 or just the portion shown on the survey. Mr. Parker stated it was a line verification for the wetland boundaries and a general permit for the installation of the sewer line. They did not go for an averaging plan yet and it would still have to be done. Mr. Chadwick asked if there is any wetland delineation for the staff, the 800 ft narrow section. Mr. Parker stated the LOI was for the entire lot 2. Mr. Chadwick will check with DEP. Mayor Sordillo raised his concern about the 8 lots that adjoin the 800 foot staff. He asked if this plan was not approved would they use that staff as a driveway. Mr. Parker thought it was a possibility, Mr. Chadwick did not agree and wants the opportunity to check with DEP or the certifier. To build on the property they need a variance even if they go off of Dock Watch Hollow. The variance needed is for lot width, and relief from Section 36. Mr. Siegel also brought up that you would need a 12 foot wide driveway and they only have a 10 foot wide strip. Although there are not requirements but the 12 foot is a standard. Mayor Sordillo brought up that his concern is the neighbors with water and with a possible driveway along the property line.

Warren Township Planning Board Minutes
September 9, 2013 Page 6

Mr. Chadwick clarified that Mr. Parker will provide a site plan with and without buffer averaging for a building on the site as it is. Mr. Malanga asked about the perc tests and what the rate of drop was. Mr. Kastrud said no perc test was done but soil logs. Mr. Parker said they did permeability rates.

Mr. Freijomil asked about the fire hydrant being 100 ft. on the north side of the road on Mount Horeb and how long the driveway will be to the second home along the shared driveway. The second house is about 400 ft. from Mount Horeb to the second house. Mr. Parker stated last time he spoke about sprinklering the house and he would accept it as a condition. Mr. Freijomil asked about fire retardant material. Mr. Parker said that the fire department asked for the house to be sprinklered. Mr. Parker did not agree to fire retardant material.

Mr. Freijomil asked about if the wetlands go into lot 1.06 at the southerly end, and the amount of land from 1.06 to 2. Mr. Freijomil indicated that the two lots were being proposed to be built on what is currently 1.06.

Mrs. Smith asked about the driveway with a house behind a house how in an emergency would the police or fire find that house at night. Mr. Parker said there will be posting on the road like other areas. The number is posted on the mailbox. A break was called at 8:40 for five minutes.

The meeting was called back to order at 8:48. Mr. Villani directed the audience to come up if they had questions or comments.

Brenda Liberti from 15 Wychwood Way came up. She did not want to be sworn in if she was just asking questions. Mrs. Liberti asked about the 3.5 inch storm and the drains and how long it takes to empty out the drain. Mr. Parker did not have the answer. Ms. Liberti asked what is done in back to back storms. In August there was nearly 9 inches of rain. Mr. Parker stated if there were two storms and they are 3.5 inches each (two days in a row) they will probably exceed the capacity. Ms. Liberti showed a picture of her yard and Mr. Siegel swore her in. Ms. Liberti showed the picture that was of the trenching that was covered. It was taken by Mrs. Liberti on September 9, 2013 It is marked as O-1. She said the entire yard was wet around the gazebo after three hot days. Another picture by the gazebo was marked O-2. Mr. Kaufmann asked her name again. It was marked on the plan that her property was owned by Epifano. Mrs. Liberti does own 15 Wychwood and she also owns 56 Mount Horeb, the schoolhouse. She added that no one cares about the character of Warren, and what is going in her backyard. She communicated her distress at the four months that the case has gone on and the issue with water in her neighborhood. Mr. Villani reminded the board and audience to stay with the facts. Mr. Kaufmann asked if the Liberti property got any water from the Mount Horeb School. She stated that when they moved a year and a half ago prior to the construction there was never an issue. Mrs. Liberti brought in Exhibit O-3 from the window looking towards lot 2. Mrs. Liberti brought in picture O-4 that shows an ongoing problem from this summer and that it is dirty from the trenching. It is a picture of 15 Wychwood patio with lots of water on it and stay long after the rain, it was taken

Warren Township Planning Board Minutes
September 9, 2013 Page 7

about August 23 2013. Ms. Liberti said they never had that before. Mrs. Liberti spoke about the last meeting and that Mr. Villani suggested that soil runoff control methods should be put in place but nothing was done. Mrs. Liberti asked how often these drains are emptied and who empties them. Mr. Parker stated that the drains themselves will drain in to the drywells. The draining is a function of the permeability of the soil. The state standard is they must drain within 72 hours.

Mr. DiNardo asked that because of the proximity of the dry wells to the wetlands could it slow it down. Mr. Parker stated they are proposing more than the required standards. The tests that will be done will check the permeability and the depth of the ground water. Wetlands are surface runoff typically, the drywells go into the ground; Mr. Parker doesn't think it will make the wetlands wetter. The dry wells will recharge the aquifer. Mayor Sordillo brought up that there might have been issues before Mrs. Liberti lived in the home. Mrs. Liberti suggested that the neighbors did not have issues. There are issues in Warren in many neighborhoods. Mrs. Liberti stated that the water did go into her basement a few weeks ago and it did not happen before, except once when the sump pump was accidentally turned off it went in. But never when the sump pump was working. Mayor Sordillo asked Mrs. Liberti if she was concerned about the 820 foot driveway, the flag pole, ever being used as a driveway. She does not because it is only 10 feet.

Mr. DiBianca asked if her neighbors, the Cagnettas, had similar issues. They do and were present. Mrs. Liberti just wanted to clarify on tree removal and Mr. Parker had said it was only 12 to 15 trees. Mrs. Liberti referred to exhibit O-1. Mr. Parker stated it is not the area where the house is to be built. It is a picture of where the sewer line went in and trees were removed.

Mr. Freijomil wanted to clarify that the calculations have not been confirmed by the Township professionals.

Mr. Ted Clemente from 17 Wychwood Way came forward, he is lot 6.06 and he was sworn in. He explained he is west and slightly downhill from the Liberti property. Mr. Clemente is directly behind the school. He testifies that the water issue is worse recently and they have lived there about 16 years. There is some water but it is significantly worse the last couple of months. He brought in pictures of water coming from the subject property and then onto the Liberti property, and then onto his property. The pictures were taken by Mr. Clemente on August 13, 2013 it was an hour or two after a moderate rain storm. It is coming from the subject property because it is mud, and he is concerned that there were no runoff control methods put in place. There are 9 pictures and it is exhibit O-5 A through I. O-5A is the water flowing from Liberti property south onto Clemente property, which came from the subject property. Mr. Villani wanted to know if anything had been done to give some relief to these residents. Mr. Parker did not know what control methods had been done. Mr. Villani asked if they could get it done tomorrow.

**Warren Township Planning Board Minutes
September 9, 2013 Page 8**

O-5 B, C, D, and E are similar pictures of the water going south through Liberti property onto Clemente property. Mr. Clemente also showed pictures of water sheeting on his back yard. It is also flowing into his backyard directly on these pictures O-5 F, G, and H in his backyard. Then he showed the picture O-5 I in the backyard, the northern border of Clemente property with the school and it does not show water. Mayor Sordillo spoke about the water that is now coming from the house being built. He asked if they got approval for this next house would it be possible to get the water from the house already going up. Could it be a condition to build the drywells large enough to help with the issue currently. Mayor Sordillo figured for every 100 feet (of driveway) you get about 300 Cubic feet of water in a 3.5 inch rainfall. How big or what would be the holding capacity with the 200 feet driveway, giving about 1000 cu feet of water to store underground. Mr. Parker stated that it can be done and the design presented does what Mayor Sordillo suggests.

Mr. Clemente and Mayor Sordillo discussed about the problem and that it should be taken care of but Mr. Clemente feels it will only be worse with a new house. Mr. Clemente presented a video on an i-pad of how the water flows and the exhibit was brought in as O-6 video of August 13, 2013 taken by Clemente. It shows the volume of the rain in the same back yard area.

Mayor Sordillo clarified that the request was for silt fence and or hay bales, and it will help with the silt from coming through. Mr. Clemente spoke about drywells being useless although they do slow things down and are okay for minor water. Mr. Clemente has a drywell in the front portion of his yard and wasn't aware of it when he moved in. Everything runs off of his house and into the drywell and the drywell overflows in 15 minutes and goes down to the storm drain system. Putting in more may be a little bit better but when they overflow it will go into the wetlands and Liberti's property and then come his way and farther. Mr. Clemente suggested instead of drywells, maybe holding tanks and pumps to pump into a storm sewer. Mr. Clemente thinks a more active system is needed. He does not want hardship and loss for himself and neighbors properties.

Mr. Clemente also brought up that flag lots are strongly discouraged. He feels it brings down values and it is a dangerous precedent if you let this happen then more flag lots and then values will go down. Mr. Clemente feels it doesn't make sense when you buy a piece of property for \$30,000, when a lot, a building lot, typically costs, his (Mr. Clemente's) lot is assessed at \$331,000 vs. \$30,000, it doesn't pass the reasonable test that one should expect to be a buildable lot. Mr. Clemente stated it is bad for the neighborhood, bad for Warren, and causing undue water problems. He feels the only correct response is to not allow the variance and subdivision. Mr. Murray asked Mr. Clemente had his drywell ever been cleaned out; Mr. Clemente felt there is no clean out access. Mr. Clemente had come to the town to ask about the drywell in his yard and the engineer said that is the way it works, it holds water, then overflows.

Warren Township Planning Board Minutes
September 9, 2013 Page 9

Mr. Eric Hughes was sworn in, he lives at 62 Mount Horeb. Mr. Hughes asked Mr. Parker about the shared driveway and it is safe to assume the lot 2 and lot 1.06 will share it and there will be increased traffic. Mr. Parker said yes. Mr. Hughes asked if Mr. Parker was aware of the letter from the Police raising concern about that driveway location adjacent to Mount Horeb School. It is a December 6, 2012 memo from Officer Mizeski and his concern about the driveway adjacent to the school driveway and possible confusion with the entrance of the school. Officer Mizeski suggests additional improved signage for the school. Mr. Parker stated that they will do what is required and recommended, Mount Horeb is a county road and the location of the driveway must be approved by Somerset County. It is determined by the sight distances. Mr. Hughes said there will be double the cars turning in and out of the driveway and it could impede the school traffic. Mr. Parker stated it will affect the total traffic. Mr. Hughes wanted to know if he (Mr. Parker) could testify that it will not increase the danger to the children attending that school. Mr. Parker could not testify to that. Mr. Hughes stated any increase in danger to those children is unacceptable and feels this board should not approve it.

Mary Cagnetta was sworn in and she lives at 11 Wychwood Way and is directly west and she can testify that the water flow on her property has significantly increased since the building on Mount Horeb Rd. Her barn is continuously taking on water and she has concerns for her 30,000 gallon pool and has had conversations with Mr. and Mrs. Epifano and they had never complained about water to her. Ms. Cagnetta keeps hearing that the developer has gone above and beyond what is required on a project like this, but she doesn't feel this is a normal project with a house being built behind a house being built behind her house. They have concerns and what if these new and improved drywells don't work as you expect. They pay the price. Ms. Cagnetta lives in this town and supports this town and hopes they support her. She spoke about the 3 foot snow storm three years ago and she could only guess where the house that is being built will put their snow. It will be in Ms. Cagnetta's backyard eventually. She strongly encourages to vote against this because she believes the neighborhood will pay the price.

Ellen Byra from 19 Wychwood Way was sworn in and she has looked for flag lots and has not seen a flag lot with one driveway. She has seen driveways that branch off. Ms. Byra spoke about Mayor Sordillo last meeting talking about how people don't want to be told what to do with their property. Mayor Sordillo clarified that across the street some neighbors had complained about people ATVs on the borders of their properties. Mayor Sordillo had made the recommendation to look into it. Mayor Sordillo was saying he was surprised when the Township Committee looked into putting in place some controls over the use of ATVs. He said they had over 100 people protesting and no one realized there were so many people concerned. Mayor Sordillo was stating that they won't have any control over the 10 foot strip unless they exercise it by requiring them to distribute it to the others (along the property line) as part of an acceptance. Ms. Byra's point she stated was if we can't tell people not to use

Warren Township Planning Board Minutes
September 9, 2013 Page 10

ATVs then how are we going to tell them in the new house on Mount Horeb that they can't use their driveway, they can't park cars in their driveway, get deliveries, because the people below them can't get there, and if there is a party, etc. It is only one driveway and only fits one car. Mayor Sordillo asked Mr. Murray if they can block the driveway. There was further discussion on the driveway and neighbors and easements and what this easement can contain and how to enforce it

Mr. Murray stated that the easement will take into account the users of both properties. He brought up the 500 foot (driveway of the) flag lot on Hillcrest Blvd. and it serves one house, and it was created not by a subdivision but was caused by a prior subdivision that left that lot. This lot (Mount Horeb/Dock Watch) was not created by any prior subdivision, it's there, and is entitled to be utilized. It is constricted by its utilization, either by denial of this, or there is relief beyond that. Mr. Murray stated that if this lot is zoned into inutility by a denial of an approval, it's going to market value that the Township has to pay as a buildable lot.

Mr. Freijomil said he knows they are seeking variances and Mr. Murray disagreed. No variance is needed for the driveway, but what is needed is an approval under Section 36 to create access which is reasonably safe. Mr. Freijomil asked if Mr. Murray could tell him that the driveway would not be blocked or can they stop people from parking on the strip that is used by both residents. Mr. Chadwick interjected that neither one of them are qualified to testify in terms of the safety of traffic. Mayor Sordillo wanted to know if it could be a condition that no one can block the driveway.

Ms. Byra brought up the snow and that it will go all the way down the drive and then down onto her property and her neighbors. Mr. Parker stated that whether the snow gets pushed off to the side of the driveway or the end of the driveway, either way it will go downhill.

No one else came forward and the Chair asked the board if they had anything to say. Mr. Chadwick felt the fundamental pieces are Mr. Parker's proof on the utility of existing lot 2, the capacity of the drywells vs. soil tests, and the ability to access by this lot by a single driveway and whether that works.

Mr. Villani called for the case to be carried and it was decided to carry to October 28, 2013 at 7:30 with no further notice.

Mr. Murray stated that the case does not require a professional planner but can be brought in by the attorney. Mr. Parker clarified that the board would like to see a plan that supports a home on the existing lot and Mr. Villani said that was requested. Mr. DiNardo would like to see that they took into consideration the 10 foot strip down to Dock Watch for the LOI. Mr. Parker stated the LOI was for the whole property.

**Warren Township Planning Board Minutes
September 9, 2013 Page 11**

Mr. DiBianca stated that the builder said they will do something immediately. Mr. Chadwick said that the Soil Conservation agency could be notified if they don't get to it. It was discussed that a Township inspector could go to the property to check and if not done notify the Soil Conservation Agency. Mr. Freijomil asked Mr. Parker suggested capturing additional flow or runoff (data) that has occurred due to construction for the next meeting.

■ **CITIZENS HEARING (Agenda Items)** See none this portion was closed

■ **SCHEDULE OF NEXT MEETING:**

September 23, 2013

■ **ADJOURNMENT**

Motion by Mr. Gallic, second by Mrs. Smith. All for. Meeting adjourned 10:00 p.m.