

**WARREN TOWNSHIP PLANNING BOARD
MEETING MINUTES
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
June 8, 2015**

CALL TO ORDER

FLAG SALUTE AND MOMENT OF SILENCE FOR OUR TROOPS

Statement by Presiding Officer: Adequate notice of this meeting was posted on January 14, 2015 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 Marion
Committeeman DiNardo
Mr. Toth
Mr. Kaufmann
Mr. Lindner
Mr. Malanga

Mr Freijomil
Mr. DiBianca
Mr. Scuderi
Mr. Gallic (excused)
Mr. Villani (excused)

■ **Announcements:**
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
No reports

■ **CORRESPONDENCE**

The New Jersey Planner March/April 2015, vol., 76, No. 2

■ **CITIZEN'S HEARING:** (Non-Agenda Items Only)

AGENDA Items:

MEMORIALIZATION OF RESOLUTIONS

- **Resolution PB 15-01** – Oak and Elm. Application was heard and considered at public hearing on April 27, 2015 at which time the board rendered its decision to approve Minor Subdivision of three lots with conditions, and this resolution is intended to memorialize the same in accordance with N.J.S.A. 40:55D-10(g) (2).

Motion was made by Mr. Lindner, seconded by Mr. Toth to memorialize.
Roll Call

For: Mayor Marion, Committeeman DiNardo, Mr. Kaufmann, Mr. Lindner, Mr. Malanga, Mr. Scuderi, Mr. Toth, and Mr. Freijomil.
Against: None.

- **Resolution PB 14-02A** – Stirling Pond at Warren. Application was heard and considered at public hearing on November 10, 2014 at which time the board rendered its decision to approve Preliminary and Final Major subdivision of three lots with conditions, and the Planning Board memorialized the resolution on March 9, 2015, Whereas, the applicant subsequently moved to delete condition No. 7 and the motion was heard at a public hearing on April 13, 2015 and the board agreed to delete said condition, and this resolution is intended to memorialize the same in accordance with N.J.S.A. 40:55D-10(g) (2).

Motion was made by Mr. Toth, seconded by Mr. Malanga to memorialize.

Roll Call

For: Mr. Kaufmann, Mr. Lindner, Mr. Malanga, and Mr. Toth,
Against: None.

- **Resolution PB 12-06**-The Hollows at Warren, LLC, block 86.01, lots 28.04, 29 and 30. Application was heard and considered at public hearings on February 9, 2015, March 9, 2015, and April 13, 2015 at which time the board rendered its decision to approve Preliminary Major Subdivision and this resolution is intended to memorialize the resolution.

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Motion made by Mr. DiBianca to memorialize, seconded by Mr. Kaufmann.

Roll Call

For: Mr. Kaufmann, Mr. Lindner, Mr. Malanga, Mr. Toth, and Mr. DiBianca.

Against: None.

- **Resolution PB 15-02** Martinsville Road Realty II, LLC, Block 11 lots: 3 and 4.01, 152 Liberty Corner Rd. Application was heard and considered at a public hearing on April 27, 2015 at which time the board rendered its decision to approve Preliminary and final Site Plan proposing a 13,710 SF building and minor subdivision. This resolution is intended to memorialize the same in accordance with N.J.S.A 40:55D-10(g)(2).

Motion to memorialize resolution made by Mr. Lindner, seconded by Mr. Freijomil.

Roll Call

For: Committeeman DiNardo, Mr. Kaufmann, Mr. Lindner, Mr. Malanga, Mr. Toth, Mr. Freijomil, and Mr. Scuderi.

Against: None.

Citizens Hearing (agenda items)

Mr. Freijomil asked for any public to come forward on any non agenda items. Seeing none, closed that portion of the meeting.

Environmental Representative Phil Lobo presents ERI.

Mr. Phil Lobo came forward and introduced himself and thanked the board for the opportunity to introduce the revised Environmental Resources Inventory (ERI) document. He is a member of the Environmental Commission and a member of the Green Team. The Green Team goal was to obtain Silver Status and applied for a grant to assist in updating an ERI. Mr. Lobo explained that the Environmental commission received a ANJEC grant to update the ERI and that the engineering department prepared some maps. The ERI contains topics that include Soils, 48 types, hydrology (aquifers, private wells, surface water, riparian areas, ponds, wetlands, wildlife, vegetation, land use (recreation and open space). It provides recommendations to further the environmental goals of the community. The number of hours that went into this was about 36 hours for mapping (engineering), assistance from other township employees was about 10 hours, and the commissioners put in over 444 hours. It was a large undertaking. A goal is to protect these environmental resource and assist in future land use planning.

The document will be available at the local schools for projects. Mr. Lobo spoke about the historic sites are also in the document. The final step to meet the

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Requirements of the grant for the Planning Board to adopt as an amendment or create an appendix to the Master Plan. It also will be accessible through the township's website.

Mr. Lobo asked about any comments. Mr. DiBianca thanked Mr. Lobo for this in-depth study. Mr. DiBianca questioned the feasibility of adding the ERI to the Master Plan in any fashion, suggesting it be used as a separate reference document, and asked Mr. Chadwick about that.

Mr. Chadwick stated that if it is an amendment to the Master Plan, then it has to go through the process with advertising for public hearing, etc. His suggestion is to have it in the bibliography of the Master Plan.

Mr. Chadwick suggests this as the document could then be updated and it is easier overall and will satisfy the grant requirement.

Mr. DiBianca had a question on the recommendations on historic sites –it is not to the mark with what the Township has done on Historic Sites. Mr. Lobo stated that part of the ERI had been done before the Historic District was established. Mr. DiBianca submitted a revision of that section to Mr Lobo which reflects the Township's efforts with historic districts and asked Mr. Lobo to consider replacing the current section with the revised text. Mr. Freijomil commented on the large undertaking and thanked the commission. Any comments should be made now. Mr. Freijomil summarized his own comments; one is in Executive Summary after the first paragraph a sentence similar to “All recommendations herein are subject to the particular aspects of each site, and site plan, as well as applicable statutes, ordinances, and codes”; to make clear that not every recommendation is applicable to all development. Also, Mr. Freijomil suggested to change some of the mandatory verb usage, where it is “must”, should say “should”. Make it more permissive. He also noted page 30, section 4.5 it has “developers, homeowners, township officials should share responsibility in preserving this resource”; he suggests to leave that out.

Committeeman DiNardo suggested that the comments be given John Chadwick.

Mr. Chadwick stated this will be a resource reference document.

Mayor Marion thanked Mr. Lobo, Laura Mandell, and the commission in completing this project.

Master Plan Discussion. John Chadwick

Mr. Chadwick first discussed the Master Plan and brought up the COAH issues currently. There will be continued litigation and Warren Township has continued with affordable housing plans throughout this unsure time. A judge has been or will be appointed for each county to evaluate each town's affordable housing plan. There are many numbers on what is required and has not been established yet. Mr. Chadwick stated the Master Plan should be completed during 2015. He

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went over 19 locations shown on a map, and 18 narratives relating to those. These are land use policy starting points. Mr. Chadwick discussed areas that he suggests the board look at during the Master Plan update. The westerly portion of town where the TD bank is and another commercial building has been approved. His suggestion is to leave zoning as is.

Nearby is property that is CR130/65, he feels it might be included in the OR zone, it would give opportunity for Chubb to expand.

Another area of discussion is Elm and Oak area which has both R-65 and R-40 zoning. There is an application to subdivide for three lots, subject to vacation of the paper streets; he suggests the property be re-zoned CR130/65. He feels it does not support 1.5 acre development. The 130/65 zone is 3 acre and if there was a major subdivision an applicant can reduce to average lot size to 1.5 acre with dedication of conservation easement.

Ferguson Road area has no water or sewer facilities with a strip on the south side of Ferguson in the R-65 zone, it does not follow lot lines but followed a stream. They abut CR 130/65 zone, and Mr. Chadwick recommends it to be included in the CR130/65.

There is an area zoned 130/65 on the west side of Broadway but developed at 1.5 acres. Mr. Chadwick suggested rezoning into R-65 to reflect how developed and take it out of the more difficult process for additions for residents.

The (former) Citibank development; a piece behind the property is restricted by conservation easement as well as agreement with adjoining property owners for no future development. Mr. Chadwick recommends including it in the OR district to permit expansion of existing facilities fronting King George Road.

Another area is bounded by Mountain Ave and Rt 78 and King George Road. It is currently zoned OR and 130/65. There are environmental constraints. There was a discussion about a developer wishing to put high density housing in in order to help COAH requirements. There has been discussion on something other than pure office use for the OR zone. Recommendations include hotels, restaurants, commercial recreation, meeting space, etc. Mr. Chadwick reminded the board these are only to bring up points to discuss. There was discussion on COAH and public transportation access. Also, there was discussion on only accessing from King George Road if broaden the uses. The board will discuss further at a later meeting.

Mr. Chadwick brought up the front of Wagner Farm and feels it should be CR130/65 or EP-250.

Property on Mount Bethel north of the Racquet Ball club was discussed, there are several deteriorated structures. It has been discussed in a number of rezoning proposals in the past. It is currently zoned for three acre residential, it is about 20 acres. It is a transition property abutting industrial, commercial and low density residential development. The Township Committee has sent a request to

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investigate for a possible redevelopment area. The area may meet the criteria for redevelopment. It was changed from Industrial to 130/65 zone in 1991. The racquet club is a busy place. A benefit of deeming it redevelopment, is the Township can use the PILOT program, and may be able to assist the township in COAH solutions. There was a proposal for 6 units to an acre earlier, a few years ago. Mr. Chadwick stated the town has increased the number of COAH units since its last certification, probably 100 units, Chelsea, Shelter (Brightview), Cerebral Palsy facility, and the Promenade has 42 units helped. Warren has been proactive and continues to gain affordable housing.

There was discussion of the Technology Drive/Atlantic Development complex. Mr. Chadwick feels it may need adjustment to types of uses, he has seen requests for clean rooms, data rooms and different things that are not in the ordinance but are within the framework of what was intended. The G-I is an old zone and may need changes to the definition of use groups. The Forest Lodge and AT&T are also included in the G-I zone and modification to uses would help.

Mr. Chadwick spoke about 4 properties that sit between the Knitting Mill Site (29 Dubois Road) and Reinman road that are in the G-I zone. They are suggested to be changed to residential zone.

There is another area that is under North Jersey Conservation Association, right off of King George Road and is vacant property that abuts township open-space. Rezoning to CR130/65 is recommended.

Mr. Chadwick discussed Plainfield Gardens area. Nearly all lots are 10,000SF or less and have been. Often residents must come to the Board of Adjustment to put a deck on, or an addition to wave FAR and lot coverage, and sometimes setbacks. He recommends to rezone to R-10 (10,000SF lots) Although some areas have half acre lots and wouldn't be change.

Also, Wilshire Lane neighborhood is 10,000SF lots, but zoned R-65 (1.5 acre) lots. All are developed and recommends rezoning as R-10 and discuss FAR.

There is a site that fronts Mountain Boulevard and behind the deli and is mostly wetlands and there is a zone boundary line cutting through one of the lots. All the lots on Mountain Blvd should be included in the RBLR zone.

The area that is one of the largest undeveloped portions of the Township is off of Stirling Road and most of it is owned by a gun club. The gun club has expressed that they will keep it like it is. It is recommended that it be rezoned EP-250, there are steep slopes.

Property in the northeast quadrant where Hillcrest crosses Rt 78 is the site of the application for BAC that went to the Board of Adjustment and Planning Board. There were sewer issues. It used to be zoned half acre single family homes and was rezoned in the mid 90s to R65 (1.5 acre residential) on both sides of the street. Bellewood Acres is developed now after a long lawsuit and the land on

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the west side was rezoned to R-20. The east side did not participate in litigation. There is a lot of land there; some are wetlands, and dependent on Berkeley Heights sewerage approval. It was discussed that Berkeley Heights may approve residential. They can rezone or leave as is. There was discussion on COAH and Woodland Acres, and possibilities of COAH housing. The town does not yet know what the numbers for COAH will be. There was discussion on large congregations that have bought prime properties in New Jersey. It was suggested the zone should stay as is.

Mr. Toth asked about the northern boundary of the town with the Dead River and the Passaic River and where does one end and the other begin. Mr. Chadwick stated right around where King George crosses them.

Mr. Chadwick spoke about the Somerset County Planning board working with the County Economic Development and regional planning agencies concerning King George/Mount Bethel/Warrentonville corridor. We are 2nd in priority in signalization synchronization live adjustment, meaning cameras will be installed and there will be a control room and the green time can be adjustment immediately. This will also affect side road green time. They are also studying land use alternatives and will send this out to the boards in the county.

There was a discussion on Mount Bethel Road and Mountain View Road and the graveyard. It is an important Historic site, but is very expensive to maintain, and the conditions are dangerous.

SCHEDULE OF NEXT MEETING:

June 22, 2015 and July 13, 2015

Discussed to tentatively hear Case 15-03 Harrison Minor Subdivision at 91 Stirling Road and Case 15-04, 28 Mt. Blvd LLC Preliminary and final site plan.

■ **ADJOURNMENT**

Motion was by Mr. DiBianca, seconded by Mr. Freijomil to adjourn. All in favor. Meeting adjourned at 9:30 p.m.