

**WARREN TOWNSHIP PLANNING BOARD
MEETING MINUTES
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
July 27, 2015
APPROVED**

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 (excused)
Committeeman DiNardo
Mr. Toth
Mr. Kaufmann
Mr. Lindner
Mr. Malanga

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

■ **Announcements:**
None

■ **APPROVAL OF MINUTES:**
June 8, 2015

The board wanted to see a few revisions, so the minutes will be approved at the next meeting.

■ **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**

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

AGENDA Items:

Case #: PB-15-05
Block: 97 lot 55, block 101, lot 4.04, block 96
lots 37 & 38.01

APPLICANT: Road: 24 Plainfield
Daniel Gallic
LOCATION: 24 Plainfield Ave.

PROPOSED: 2 lot minor subdivision

Mr. Villani introduced the case and invited the lawyer representing the applicant to come forward and introduced the case details. Mr. Nicholas Cerami stated it is a three lot parcel to be subdivided into two lots that will be serviced with public sewer and private wells, there is a house that has recently been constructed on what will be one of the parcels. Mr. Cerami brought up Mr. Lee Titus and Mr. Siegel swore in Mr. Leland Titus, the applicant's engineer, Mr. Christian Kastrud, the Township Engineer, and Mr. John Chadwick, the Township Planner.

Mr. Titus went over the plans, and access to the site is from the end of Plainfield Avenue. The two lots will cross under the high tension wires, which are part of the parcel; there is an easement for utilities. Proposed lot 37.02 is 33,467 SF and the zoning is 20,000SF. Proposed lot 37.01 is further to the north and is 141,110SF, both lots are conforming to all ordinances.

Mr. Villani went to the reports. Mr. Chadwick clarified that the extension of the right of way is a private right of way extension. This would be a private street, and it provides the technical frontage for both of the lots. There are no variances but there are a few waivers of the checklist and Mr. Chadwick agreed with them. The lots are served by wells, and the Health Department will want assurance the water is good.

Mr. Villani went over the Fire Chief's report. The width needs to be 16 feet and there was discussion on a two feet clearing at the end of the driveway. There was also mention of 18 feet width. The police traffic report had no issues.

Mr. Kastrud stated the if the application is approved, the new lot is subject to the soil application requirement prior to building..

Mr. Siegel asked about the attorney stating the application is three lots to make two, although Mr. Siegel sees four lots into two in Mr. Chadwick's report and on the application.

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Mr. Titus explained that the lots are currently owned by Mr. Sordillo as one lot, that there is a deed combining this into one lot.

There was further discussion on the four lots of the application, and that they have been consolidated by deed to Mr. Sordillo, although the town did not have a consolidation deed. Mr. Titus stated it has been filed at the County. They will get the town a copy. There was no new lot number as of then. The multiple contiguous lots owned by one owner and they will be divided into two lots.

The board went into discussion. Mr. DiBianca asked about the private right of way easement. Mr. Chadwick clarified that the town will not have responsibility past the current location of the end of Plainfield.

There was no further discussion by the board, and that portion of the meeting was closed. Mr. Villani asked if anyone from the public wanted to speak, seeing none, he closed that portion of the meeting.

Mr. DiBianca made a motion to approve the subdivision, Mr. Lindner seconded.

Roll Call:

For: Committeeman DiNardo, Mr. Kaufmann, Mr. Lindner, Mr. Malanga, Mr. Toth, Mr. DiBianca and Mr. Villani

Against: None.

Mr. Chadwick discussed some of the COAH issues. The town has filed in court for the declaration which gives the town approximately five months to get a housing plan, which may be extended. There are no numbers established yet.

Warren has moved forward all along. There was a discussion on the federal involvement. There is currently no money at the federal level.

■ **SCHEDULE OF NEXT MEETING:**

August 10, 2015 28 Mountain Blvd., Preliminary and final site plan, and tentatively 88 Round Top .

ADJOURNMENT

Motion was made by Mr. Toth, seconded by Mr. DiBianca to adjourn. All in favor. Meeting adjourned 8:00 p.m.