

WARREN TOWNSHIP ENVIRONMENTAL COMMISSION REGULAR MEETING MINUTES JANUARY 24, 2017 – 7:00 P.M.

I. CALL TO ORDER AND STATEMENT OF COMPLIANCE

The Environmental Commission (EC) of Warren Township, in the County of Somerset and State of New Jersey convened in a Regular Meeting at the Warren Township Municipal Building, 46 Mountain Blvd., Warren, New Jersey on Tuesday, January 24, 2017.

The Chairperson called the meeting to order at 7:05 PM.

Flag salute

Pursuant to the requirement of Chapter 231 of the Public Laws of 1975, Adequate notice of this meeting was given by posting a copy on the Township Bulletin Board and sending a copy to the Township Clerk, Echoes Sentinel and Courier News as required by the Open Public Meetings Act. All Commissioners are duly appointed volunteers working for the Township of Warren.

II. ROLL CALL

Present: Laura Mandell, Karen Task, Harold Black, Dave Gabel, Mally Becker, Carolann Garafola
Absent: Desiree Denourie, Phil Lobo, Sandra Ponzio, Sal Di Bianca

III. APPROVAL OF MINUTES

The Regular Meeting Minutes of October 18, 2016 were reviewed for approval. A motion was made by Laura Mandell to accept these minutes and Harold Black seconded the motion, which was approved unanimously.

NEW BUSINESS:

CASE: PB17-01
BLOCK/LOT: BL 34 - LOTS: 36.01 and 36.02
APPLICANT: Applicant: Karthik Paladuga & Vindhya Vunnam and
Jon & Kathleen Glass

APPLICATION: PRELIMINARY SITE PLAN APPROVAL

COMMENTS BY WARREN ENVIRONMENTAL COMMISSION:

1. The WEC appreciates the Applicants' attempt to minimize proposed disturbances.
2. The WEC recommends that the Planning Board reject Applicant's request for a waiver of the requirement that they submit a tree inventory. The requirement supports the Township's efforts to maintain its semi-rural environment. The Site Plan Completeness checklist as Ordinance 15. 5-8 as per item 82 that the, "Location of single trees not in a wooded area with diameter of 6 inches or more as measured 3 feet above the base of the trunk." be provided.

3. Applicant's preliminary site plan incorporates placement of a future drainage feature. Nonetheless, the WEC is concerned that storm water run off associated with development of the proposed new lot could negatively impact neighboring properties.
4. Applicant's preliminary site plan proposes to scrape and seed portions of the proposed new lot. See Note 5, Agronomic Specification for Lawn and Construction Sites. The WEC recommends that Applicant retain the natural habitat to the greatest extent possible in lieu of scraping and seeding,
5. Applicant has not included an Environmental Impact Statement or storm water calculations in its preliminary site plan. The WEC looks forward to reviewing both documents when they become available as the Planning Board continues its review of Applicant's plan.
6. The WEC also looks forward to reviewing a list of the quantity and type of plants to be utilized on the proposed lot as required by ordinance 15.6.4, item 60, to include in the application, "Proposed landscaping areas including types and sizes of plantings, staking and mulching details (include buffer area)." The WEC directs Applicant to the Environmental Resource Inventory at: http://warrennj.org/wp-content/uploads/2015/09/09-11-15_20150817-ERI-Warren-Township-Environmental-Resource-Final-.pdf, which contains a native plant list. The WEC recommends that Applicant incorporate native plants to the greatest extent possible.

IV. DISCUSSION/ADDITIONAL ACTION:

1. The WEC acknowledges receipt of correspondence from the NJ DEP dated December 23, 2016 regarding the Agency's Authorization for Freshwater Wetlands Statewide General Permit and Transition Area Waiver, extension granted to February 24, 2019 for Statewide General Permit No. 6 and to December 10, 2018 for Statewide General Permit No. 2 for Applicant, Elm Avenue Properties – Nicholas J. Netta, Block 24: Lots 32 and 33
2. The WEC discussed use of ANJEC's subdivision checklist, which lists concerns that New Jersey environmental commissions must address in reviewing subdivision site plans. Laura Mandell moved to adopt this checklist, i.e., review methodology, for WEC's use. Dave Gabel seconded the motion, which was adopted.
3. Laura Mandell made a motion to require that the Warren Township Environmental Resource Inventory be updated every 10 years or more frequently if necessary. Mally Becker seconded the motion, which was approved.

The next Regular Meeting of the Environmental Commission will be held on Wednesday, February 22, 2017, at 7:00 P.M. in the Municipal Building, 46 Mountain Blvd., 2nd floor Conference Room.

VII. ADJOURNMENT

Laura Mandell made a motion to adjourn the meeting at 8:05 PM; the motion was seconded by Karen Task and approved.

Respectfully Submitted,

Mally Becker, Alternate
Environmental Commission

**WARREN TOWNSHIP
ENVIRONMENTAL COMMISSION
REGULAR MEETING MINUTES
FEBRUARY 22, 2017 – 7:00 P.M.**

V. CALL TO ORDER AND STATEMENT OF COMPLIANCE

The Environmental Commission (EC) of Warren Township, in the County of Somerset and State of New Jersey convened in a Regular Meeting at the Warren Township Municipal Building, 46 Mountain Blvd., Warren, New Jersey on Wednesday, February 22, 2017.

The Chairperson called the meeting to order at 7:10 PM

Flag salute

Pursuant to the requirement of Chapter 231 of the Public Laws of 1975, Adequate notice of this meeting was given by posting a copy on the Township Bulletin Board and sending a copy to the Township Clerk, Echoes Sentinel and Courier News as required by the Open Public Meetings Act. All Commissioners are duly appointed volunteers working for the Township of Warren.

VI. ROLL CALL

Present: Laura Mandell, Mally Becker, Harold Black, Karen Task, Sandra Ponzio,
Sal Di Bianca

Absent: Desiree Denourie, Phil Lobo, Dave Pasi, David Gabel

VII. Introduction of new Commission Secretary

Krisann Bintley was introduced as the new committee secretary taking over for Lori Sullivan. Krisann has worked since 2011 in the Tax Collector's office and is excited and eager to learn all the about the contributions and advisements of the Environmental Commission.

VIII. APPROVAL OF MINUTES

The January 24, 2017 and February 22, 2017 meeting minutes will be approved at the March 21st meeting as Krisann Bintley was not aware she had to make copies for everyone to review and only had one set with her.

IX. DISCUSSION

Sal discussed the current situation with the King George Inn. In the recent planning board meeting of February 13th, it was determined by the board that the building is in need of re-development, which Sal clarified that the township has a say of what happens to the building. The township committee will work directly with the developer on determining what will go there. Sal stated that there is historic preservation and historic codes that must be considered.

VI. NEW BUSINESS:

1. CASE: PB 17-02 **QUALIFYING PLAN**
BLOCK/LOT BL 110 / LOT 14
DATE: February 2, 2017
APPLICANT: **Joseph Appezzato Building Contractor**
- ATTORNEY: Jay Bohn
ENGINEER: Fisk Associates
APPLICATION: Application for 2 lot Preliminary major subdivision with one new lot

COMMENTS BY WARREN ENVIRONMENTAL COMMISSION:

1. Numerous items on the plans requested waivers on the plans. The WEC reviewed each one carefully and agreed many of those should not be granted. Those items were items 60, 63 and 64. In addition, on the application items were marked with NA and the committee feels that may not be accurate.
2. The WEC recommends the Township Engineer, Chris Kastrud review all items marked Not Applicable be reviewed to ensure he is in agreement.
3. The existing property to be subdivided has wetlands on property as well as a gradual slope that could be a problem. A soil erosion plan will be presented at the planning meeting on March 9th. The WEC recommends a natural way to deal with potential water issues. In disturbed areas, rather than planting grass and seeding it is recommended to use native plants to deal with any water issues.
4. The native plants recommended by the WEC are as follows: Lobelia, Iris, Cardinal Flower, Skunk Cabbage, Joe Pye Weed. The trees recommended for planting would be: Norway Spruce, River Birch and Dogwoods. This is in addition to the seeding.

VII. Wagner Farm Garden Discussion

Laura went over with the committee the Wagner Farms Pollinator Garden plans that were prepared by Professor Jean Hartman of Rutgers students' as a class assignment this fall. The students came to Wagner Farm on two occasions to review and measure the area. Four sets of plans were developed using a ¼ acre area creating a four season garden. The WEC was impressed with the work of the students and agreed if the best of the three could be combined, that would be the ultimate garden. In speaking of the project, funding is a concern and the maintenance but it was agreed that it should be discussed further as it would be a great addition to the farm.

VIII. Adjournment

Karen Task made a motion to adjourn the meeting at 8:25 PM; the motion was carried by Mally Becker and seconded by Laura Mandell.

Respectfully Submitted,

Krisann Bintley, Secretary
Environmental Commission

**WARREN TOWNSHIP
ENVIRONMENTAL COMMISSION
REGULAR MEETING MINUTES
March 21, 2017 – 7:00 P.M.**

X. CALL TO ORDER AND STATEMENT OF COMPLIANCE

The Environmental Commission (EC) of Warren Township, in the County of Somerset and State of New Jersey convened in a Regular Meeting at the Warren Township Municipal Building, 46 Mountain Blvd., Warren, New Jersey on Tuesday, March 21, 2017.

The Chairperson called the meeting to order at 7:05 PM

Flag salute

Pursuant to the requirement of Chapter 231 of the Public Laws of 1975, Adequate notice of this meeting was given by posting a copy on the Township Bulletin Board and sending a copy to the Township Clerk, Echoes Sentinel and Courier News as required by the Open Public Meetings Act. All Commissioners are duly appointed volunteers working for the Township of Warren.

XI. ROLL CALL

Present: Laura Mandell, Harold Black, Sandra Ponzio,
Sal Di Bianca

Absent: Desiree Denourie, Phil Lobo, David Gabel. Karen Task

XII. APPROVAL OF MINUTES

The January 24, 2017 and February 22, 2017 meeting minutes were distributed and reviewed. A motion was made by Laura to approve the January 24th meeting notes and was seconded by Harold. A motion was made by Sandra to approve the February 22 meeting minutes and was second by Sal. It was unanimous on the approval of both meeting minutes.

XIII. DISCUSSION

Laura discussed the upcoming Warren/Watchung Green Fair which will be held on the Township grounds on April 22nd. The time will be from 10am – 1pm. An electronic Flyer will be forthcoming.

Sal discussed that there are 5 areas in town that have been deemed rehabilitative and in need of re-development. The King George Inn is one of those properties. It was discussed that if major development occurs that the WEC recommends the planning board work with the WEC to ensure more environmentally friendly landscaping is used. Warren Brightview was used as example. It was discussed there could have been more trees and native plants on the property which would reduce the maintenance.

Laura discussed Warren's Silver Certification status that is coming up for renewal. The certification is done every three years and is based on the town achieving a minimum of 350 points in the following areas: An active Green Team, Natural Resource Inventory, Prescription Drug Safety and Disposal, Sustainable Land Use Pledge, etc.

XIV. NEW BUSINESS:

2. CASE: PB 17-03 **QUALIFYING PLAN**
BLOCK/LOT BL 86.01 / LOT 35 – 2 Dubois Road
DATE: January 11, 2017 – Hearing Scheduled for April 24th
APPLICANT: **CRC Communities**
- ATTORNEY: Richard Sasso, Esq.
ENGINEER: Fisk Associates
APPLICATION: Residential minor subdivision – proposed 2 lot minor subdivision

COMMENTS BY WARREN ENVIRONMENTAL COMMISSION:

5. The WEC discussed the Environmental Report and recommended reviewing items C and D more carefully.
6. For Item G It is recommended to use Natural Storm Water Measurement practices using a cistern and a creation of a rain garden.
7. For item I in regard to tree protection and the removal of trees, the WEC recommends minimalizing the disturbance and ensuring replanting native trees and plants.
8. In regard to the Board of Adjustment check list, Item 31 the WEC recommends showing all contours and slopes and not granting a waiver.
9. Item 41 WEC recommends waiver be denied.
10. Overall the lot size for 35.01 is a concern due to the land coverage especially the impervious coverage.

- 2 CASE: BA 17-02/BA 17-03
BLOCK ROW 2 Cell Telecommunication Facilities attached to Utility Poles
Adjacent to 4 Fox Hill Drive West
Adjacent to 82 Briarwood Drive East
DATE: March 15, 2017 – Hearing Scheduled for May 22nd
APPLICANT: **New York SMSA Limited Partnership D/B/A Verizon Wireless**

COMMENTS BY WARREN ENVIRONMENTAL COMMISSION:

1. The WEC concerned the pole adjacent to 4 Fox Hill Drive West is in the 200 foot radius of 3 houses. Will this have any impact to human health?
2. The pole adjacent to 82 Briarwood Drive East is a new pole. WEC recommends not disturbing the area and if it is fixing and adding pollinator plants to the area. This would be recommended for both utility poles

VI. NEXT MEETING:

The next Meeting of the Environmental Committee will be held on Tuesday, April 18th. This meeting was previously scheduled for the 19th and has been moved and approved by the Township Clerk. It has been updated on the town website.

VII. Adjournment

Sal Di Bianca made a motion to adjourn the meeting at 8:25 PM; the motion was seconded by Sandra Ponzio.

Respectfully Submitted,

Krisann Bintley, Secretary
Environmental Commission

