

**WARREN TOWNSHIP PLANNING BOARD
MEETING MINUTES
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
June 26, 2017
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 19 2017 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 Garafola

Committeeman DiNardo

Mr. Toth

Mr. Lindner (excused)

Mr. Argiro

Mr. DiBianca

Mr. Pasi (excused)

Mr. Scuderi (excused)

Mr. Esposito

Mr. Gallic (excused)

Mr. Villani

■ **Announcements:**

None

■ **APPROVAL OF MINUTES:**

April 24, 2017

Motion was made by Mr. Toth, seconded by Mr. Argiro to approve the minutes.

Roll Call

For: Committeeman DiNardo, Mr Argiro, Mr. Toth, Mr. Esposito, and Mr. Villani.

■ **CORRESPONDENCE**

The New Jersey Planner, March/April 2017 Vol 78, No. 2

■ **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

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

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Seeing no one come forward, this portion of the meeting was closed.

■ **AGENDA Items:**

Courtesy review for Mount Bethel Fire Department Addition

Mr. Villani asked if someone was here to go over the plans for the Mount Bethel Fire Department Addition. Mr. Chadwick reminded the board that it is a courtesy review they were giving and not an approval.

Brad Hoffman, the president of Mount Bethel Fire Department came forward and discussed the addition, a 4th Bay addition to the left of the building, it will match the existing building and is 46 feet and will be six feet in front of the existing building at the edge of an easement for a gravel area parking. Mr. John Chadwick, the Township Planner, talked about page A-3 of the plans and asked about the outline in blue. They will drive through the bay easily. Mayor Garafola was happy to this instead of extending the front and this way they can operate while building the addition.

Mr. Chadwick asked about the truck and the specifications and its ability to fit within the proposed bay. The fire department was sure it would as the outriggers fully recess. Mr. Villani asked for any discussion from the board. There was none and Mr. Villani suggested a letter be sent that they were satisfied with the proposal.

A motion was made by Mr. DiBianca, seconded by Committeeman DiNardo.

Roll Call

For: Mayor Garafola, Committeeman DiNardo, Mr. Argiro, Mr. Toth, Mr. DiBianca, Mr. Esposito, and Mr. Villani.

Against: None.

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Extension request for Netta Case 08-01PF

Mr. Michael Osterman, Esq. came forward for the applicant and explained the subdivision at 56 Elm St. It was initially two lots and the subdivision was approved to create three new lots. It was approved in 2008 and the economic turndown caused delays. The permit extension act carried the vested rights to June 30, 2016. An extension was requested in June 2016 and it was granted to June 30, 2016. Mr. Osterman said DEP approvals that were granted have been extended. They ask for a one year extension to June 30, 2018.

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Mr. Villani asked for a motion

Motion was made by Mr. Toth, seconded by Committeeman DiNardo to grant an extension of one year.

Roll Call

For: Mayor Garafola, Committeeman DiNardo, Mr. Argiro, Mr. DiBianca, Mr. Esposito, and Mr. Villani

Against: None.

■ **RESOLUTIONS:**

**Case PB 17-02
Joseph Appezzato Building Contractor Inc.
Block 110 lot 14
Preliminary Major Subdivision**

Motion was made by Mr. Toth, seconded by Mr. Argiro to memorialize resolution.

Roll Call

For: Mayor Garafola, Committeeman DiNardo, Mr. Argiro, Mr. DiBianca, Mr. Esposito, and Mr. Villani

Against: None.

**Case PB 17-03
CRC Communities
Block 86.01 lot 35
Minor Subdivision**

Roll Call

Motion was made by Mr. Toth, seconded by Committeeman DiNardo to memorialize resolution.

Roll Call

For: Mayor Garafola, Committeeman DiNardo, Mr. Argiro, Mr. DiBianca, Mr. Esposito, and Mr. Villani

Against: None.

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Extension request for Gallic PB15-05 Minor Subdivision

Motion was made by Mayor Garafola, seconded by Mr. Toth to grant a six month extension.

Roll Call

For: Mayor Garafola, Committeeman DiNardo, Mr. Argiro, Mr. DiBianca, Mr. Esposito, and Mr. Villani

Against: None.

■ **SCHEDULE OF NEXT MEETING:**

July 10, 2017 Sarraf Final Subdivision Phase I

■ **ADJOURNMENT**

Motion was made to adjourn by Mr. DiBianca, seconded by Mayor Garafola. All in favor

Meeting was adjourned at 7:50