

**WARREN TOWNSHIP PLANNING BOARD  
MEETING MINUTES  
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard  
March 27, 2017**

**APPROVED**

**CALL TO ORDER** Meeting was called to order at 7:30

**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

Mr. DiBianca

Committeeman DiNardo

Mr. Pasi

Mr. Toth

Mr. Scuderi (excused)

Mr. Kaufmann

Mr. Gallic (arrived 7:35)

Mr. Lindner (excused)

Mr. Villani

Mr. Argiro

■ **Announcements:**

None

■ **APPROVAL OF MINUTES:**

March 13, 2017

Motion was made by Mr. DiBianca, seconded by Mayor Garafola to approve the minutes.

**ROLL CALL**

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

Against: None.

■ **MEMORIALIZE RESOLUTION:**

Memorialization of Planning Board recommendation to the Township Committee to designate Block 71, lot 37.01, Township of Warren, County of Somerset, NJ. The Planning Board conducted a public hearing in accordance with Law on March 13, 2017 for purposes of hearing and deciding upon a designation of Block 71 Lot 37.01. As a result, the Planning Board, by unanimous roll call vote recommended the Township Committee designate the above named property as in need of redevelopment.

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ROLL CALL

Motion was made by Mr. Toth, seconded by Mayor Garafola

For: Mayor Garafola, Mr. Argiro, Mr. Toth Mr. Villani  
Against: None

■ **CORRESPONDENCE**

The New Jersey Planner, January/February 2017, vol. 78, No. 1

■ **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**

None.

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

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

■ **AGENDA Items:**

**Re-adoption** of Amended and Restated Reexamination Report dated August 2016--Memorialize resolution.

Mr. Chadwick went over the Amended and Restated Reexamination Report from August 2016 and that one lot, block 8, lot 3 was left out of the text that was changed to the OR zone, although it was changed on the map within the Reexamination Report. It is part of the Chubb property. This is more clerical than anything else.

ROLL CALL

Motion was made by Mayor Garafola, and seconded by Mr. Toth to adopt the resolution.

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

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Against: None.

**Ordinance No. 2017-04 Referral from Township Committee** for consistency with the Master Plan.

Mr. Chadwick explained that this ordinance is to list the lot that was just previously corrected with the Reexamination. adoption. This is clerical to keep it consistent with the Master Plan.

Motion was made by Mayor Garafola, seconded by Mr. Villani to recommend the ordinance is not inconsistent with the Master Plan.

**ROLL CALL**

For: Mayor Garafola, Committeeman DiNardo, Mr. Lindner, Mr. Argiro, Mr. Toth, Mr. DiBianca, Mr. Pasi, Mr. Gallic, and Mr. Villani.

Abstain: Mr. Esposito

Against: None.

■ **SCHEDULE OF NEXT MEETING:**

April 24, 2017

PB 17-01, PB 17-02 Appezzato 124 Reinman Road, and 2 Dubois (minor subdivision).

Mr. Villani went over what happens at TCC meetings. Some cases do have a TCC meeting where reports are reviewed and the applicant may be asked to revise plans before it comes before the whole board. There are no decisions made at a TCC meeting. It can make the public hearings more streamlined. There are water issues with some recent cases, and steep slopes. Mr. Villani asked Mr. Kastrud, the township engineer, to address these items. Mr. Kastrud stated that the board approved a minor subdivision on Blazier Road and upon memorialization of the resolution the neighbors asked the board to reconsider the application/decision. The applicant agreed to come back and notice (although they were told before the application was heard they did not need to notice). The neighbors were concerned with steep slopes, tree removal, and storm water runoff. Typically steep slopes are shown on the plans but there is no ordinance that prohibits disturbing them. Tree removal is permitted with construction of a single family home and driveway. Storm water is typically handled with the engineering department at the time of the building permit through the soil movement ordinance. It may be a better idea to have the applicant and their professionals to address these items at the hearing. The town has asked the applicant to do that. They may do a test pit to find out whether the soils will accept a design for a drywell. They may do a tree count. Mr. Siegel, the planning board attorney, suggested not going further.

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Mr. Villani spoke about the 124 Reinman Road case and the concerns; frontage, access, stormwater. The engineer will be doing more design on the swales and detention for storm water and the driveway connection.

Mr. Chadwick stated there are variances and there was no planner for the applicant..

■ **ADJOURNMENT**

Motion was made by Mr. Gallic, seconded by Mayor Garafola. All in favor.  
Meeting adjourned at 7:48