

**WARREN TOWNSHIP PLANNING BOARD  
MEETING MINUTES  
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard  
July 10, 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

Committeeman DiNardo

Mr. Toth

Mr. Lindner

Mr. Argiro

Mr. DiBianca (excused)

Mr. Pasi

Mr. Scuderi

Mr. Esposito

Mr. Gallic (excused)

Mr. Villani (excused)

■ **Announcements:**

In place of Chairman Mr. Villani, Mayor Garafola led the meeting.  
Motioned by Committeeman DiNardo, seconded by Mr. Toth. All in favor.

■ **APPROVAL OF MINUTES:**

June 26, 2017

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

Roll Call

For: Mayor Garafola, Committeeman DiNardo, Mr Argiro, Mr. Toth, Mr. Esposito,  
Against: None.

■ **CORRESPONDENCE**

None

■ **PROFESSIONAL STAFF REPORTS:**

**Alan Siegel, Esq., Planning Board Attorney**

**John T. Chadwick, IV, P.P., Professional Planner**

**Christian Kastrud, P.E., Professional Engineer**

**Katharine Bono, Clerk**

**WARREN TOWNSHIP PLANNING BOARD  
MEETING MINUTES – PAGE 2  
July 10, 2016**

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

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

■ **AGENDA Items:**

■ **RESOLUTIONS:**

**Case PB 08-01F 56 Elm Avenue Block 34 Lots 32 and 33**

Three lot subdivision extension granted to June 30, 2018.

Motion made by Committeeman DiNardo, seconded by Mt Toth to memorialize the resolution.

Roll Call –

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

Against: None.

**Case PB 15-05 Minor Subdivision, 24 Plainfield**

Extension granted to December 31, 2017

Motion made by Committeeman DiNardo, seconded by Mt Toth to memorialize the resolution

Roll Call –

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

Against: None.

■ **CASE:**

**PB 14-07F Sarraf Final Major Subdivision Phase I**

**Block 50 Lots 2, 5, & 7**

Three lots for phase I

Mr. Jay Bohn came forward as attorney for the applicant. Ms. Mueller, licensed in New Jersey is only witness. Mr. Siegel swore in the witness, Catherine Mueller, the applicant’s engineer, Mr. John T. Chadwick, IV, Warren Township Planner, and Christian Kastrud, P.E., Warren Township Engineer.

Ms. Mueller was accepted by the board as a professional engineer. An earlier application was approved by the Planning Board for a Preliminary Major Sub Division with a Phasing plan. This application was the final approval for Phase I. It is for the creation of the front two western lots. It was submitted and dated

**WARREN TOWNSHIP PLANNING BOARD  
MEETING MINUTES – PAGE 3  
July 10, 2016**

6/30/2017. It creates lots 6.01 and 6.02, remaining lot 5.01 is adjusted accordingly. And lot 7 will also remain. The improvements on these first two lots front on the existing roadway of Gregory Lane. No roadway or storm water management improvements are required. There is an existing dwelling on lot 6.02 that will be removed prior to filing for any permit on that lot.

Lot 6.01 is free of any improvements. It has existing utilities out front. Sewer will connect by gravity to the existing main through an easement proposed on the plans on 6.02.

Mr. Bohn asked about Mr. Kastrud's memo, item 3, the plan has been modified. Number 4 is asking for wetland permits, they will supply them. Item 5 has to do with demolition of the home.

Mr. Kastrud went through the report, dated July 5, 2017. There are seven items. Item 1 is the block designation that needs to be shown on the map. Metes and bounds of the newly created lots and easements are required, along with the roadway dedication for engineering to review and approve. Number 3-- the cul-de-sac vacation needs to be clarified for phase II. Number 4 concerns the wetlands permits that are needed for engineering files. Number 5 is concerns lot 7—it has an existing dwelling that will remain. Mr. Bohn clarified that all dwellings marked to be removed will be removed on a lot by lot basis before building permits are issued.

Mr. Kastrud continued with his report, number 6 –for any improvements there will be a bond required. No improvements to road to be done in phase I. Mr. Kastrud felt there will be the subdivision monuments, set all corners on the outbound.

Ms. Mueller felt that it was already done. Mr. Kastrud stated the individual lot development plans will be handled in the engineering dept. The applicant is agreeable to #1-7 of Chris K memo-as applicable of the verification of #5.

John Chadwick brought up the vacation of the portion of the cul-du-sac. At some time it will need to be done.in order to make the lots conforming. Vacation will occur in phase 2 so in order to create the deeds for these lots- it will not include that vacated area correct? A map will be filed. Mr. Chadwick wants the vacation done now so you don't get into filing the deeds over and over and they should get the request to the Township Committee.

Ms. Mueller said the existing cul-du-sac will remain until they extend the road. Mr. Chadwick said to put an easement in-and the easement will disappear with the extension of the road. That is the way easements were always written. Vacate the right of way- put an easement where it is currently the right of way --to be extinguished with extension of the road- that way you won't need to go back and forth to legal. The easement will be extinguished with the filing and approval of phase 2, after filing the map.

**WARREN TOWNSHIP PLANNING BOARD  
MEETING MINUTES – PAGE 4  
July 10, 2016**

Mr. Siegel will reference Chris memo in resolution.

John report is basically what he just spoke about- also this does conform with the preliminary approval which is a criteria for a final.

Mayor Garafola went over a few items/reports. Mr. Kastrud asked where the applicant was with the sewerage authority. Have they approved the phasing of these two lots. Ms. Mueller said they have approved the whole subdivision. They also have board of health.

Mayor Garafola asked if there were questions from board members. There were none.

Motioned was made by Committeeman DiNardo, seconded by Mr. Linder to approve the application with conditions.

Roll Call

For: Mayor Garafola, Committeeman DiNardo, Mr. Lindner, Mr. Argiro, Mr. Toth, Mr. Pasi, Mr. Scuderi, and Mr. Esposito

Against: None.

■ **SCHEDULE OF NEXT MEETING:**

July 24, 2017 has been cancelled – next meeting August 14, 2017

■ **ADJOURNMENT**

Motion was made to adjourn by Committeeman Toth, seconded by Committeeman DiNardo. All in favor

Meeting was adjourned at 7:55pm