

**WARREN TOWNSHIP PLANNING BOARD
MEETING MINUTES
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
September 25, 2017
APPROVED**

CALL TO ORDER Meeting was called to order at 7:30 p.m.

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 (excused)	Mr. DiBianca
Committeeman DiNardo (excused)	Mr. Pasi
Mr. Toth	Mr. Scuderi
Mr. Lindner (excused)	Mr. Esposito
Mr. Argiro	Mr. Gallic arrived 7:40
	Mr. Villani

- **Announcements:**
None

- **APPROVAL OF MINUTES:**

September 11, 2017

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

Roll Call

For: Mr. Argiro, Mr. Toth, Mr. DiBianca, Mr. Pasi, Mr. Scuderi, Mr. Esposito, and Mr. Villani

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
Maryellen Vautin, Clerk
No reports.

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

Mr. Villani asked if there was anyone at the meeting for non-agenda items. Seeing none he closed the portion of the meeting.

■ **AGENDA Items:**

Ordinance Review for consistency with the Master Plan

Ordinance No. 17-18, 17-19, 17-20 and 17-21

Redevelopment Plans

Mr. John Chadwick, the Township Planner, went over the ordinances which were the result of the Redevelopment Plans, one of which the Township owns. It will be similar to the Woodland Acres site that is adjacent to it and it will be 100% affordable housing. These are rental units.

The second site is the King George Inn Site and it is designated in need of redevelopment. The Township will have a contract with the owner as to the architecture, size of units, all of the aspects that will be seen on a site plan. The initial plans have tried to mimic the characteristics of the King George Inn.

Mr. DiBianca asked if the 13 units are all market sales. Mr. Chadwick stated yes, all market and all for sale.

These ordinances will be in place and they demonstrate to the court that the Township is moving forward. They are not cast in concrete, they can be amended.

Mr. Chadwick stated the town still does not have the number of affordable units that will be required. These ordinances are part of the affordable plan

The third location on Mount Bethel and is about 24 acres in size. Near the raquet ball club. There was a presentation on the site a few years ago and it was 8 units to the acre and was larger. This plan provides just about 3 dwelling unit per acre with about 25% affordable. It is a large percentage than the average. The old COAH would require 15% on rentals and 20% on for sale. The market price will be similar in architectural design as Dubois Road Redevelopment, with master bedrooms on the first floor in some. The affordable units will be all for rent.

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The last site is the Flag Plaza Site. They are currently redoing the Weickert Building, and it will be substantially improved. The back portion of the property will be redeveloped. The building in the back will be demolished and will be replaced with for sale apartments and the building with the second floor (that has been vacant for many years) will be converted into apartments.

The ordinances are consistent with the redevelopment findings and the Redevelopment Plan Amendment completed in August 2017.

Mr. Villani asked if there were any questions. There were none. It was suggested to vote on all of the ordinances at the same time.

Mr. Villani made a motion, seconded by Mr. Toth that the ordinances are not inconsistent with the Master Plan.

Roll Call

For:

Mr. Argiro, Mr. Toth, Mr. DiBianca, Mr. Pasi, Mr. Scuderi, Mr. Esposito, Mr. Gallic, and Mr. Villani.

Against: None.

CASE No. 1

PB17-06
Preliminary and Final Major Site Plan with variance
Block 2 lot 2.03
30 Independence Blvd. parking expansion

Mr. Peter Wolfson from Day Pitney came forward and explained that it is a straight forward parking expansion. They did not notice the properties to the properties within 200 Ft within Bernards Township and asked for the application to be carried to October 23, 2017 meeting.

There was no one in the public with an interest in this application.

Mr. Gallic made a motion to carry this to October 23, 2017, second by Mr. Toth with no further notice to Warren properties.

Roll Call

For:

Mr. Argiro, Mr. Toth, Mr. DiBianca, Mr. Pasi, Mr. Scuderi, Mr. Esposito, Mr. Gallic, and Mr. Villani.

Against:
None.

Case No. 2

PB 14-07 Final Major Subdivision Phase II --I Sarraf
Block 50, lots
Gregory Lane

Mr. Jay Bohn, the applicant's attorney, came forward. Cathy Mueller from Page Engineering was also present for the applicant.

Mr. Christian Kastrud, the Township Engineer, Mr. John Chadwick, the Township Planner, and Cathy Mueller, the applicant's Engineer were sworn in by Mr. Siegel, the Planning Board Attorney.

Ms. Mueller was accepted by the board. Mr. Bohn stated they have reviewed the professional reports. Mr. Kastrud went through his report. Item 1, they will show block designation on the map, the conservation easements that are required on the environmental sensitive areas, the metes and bounds for new lots, easements, and roadway dedication are required, all curves are required to show chord bearing and chord distance on the final plat. Phase I should be shown on the plat as well. The wetland permits are needed in the file. All dwelling and structures that are labeled to be removed, shall be demolished prior to any building permits being issued. Number 8, the applicant so far has preliminary approval and are choosing to construct a single home in phase I and do construction improvements associated with the preliminary approval prior to filing the map for phase II, which is the remaining six lots.

Once the plat gets filed for Phase II the developer will have to post a performance bond for any remaining site improvements required. Items 1 through 8 of Mr. Kastrud's memo will be conditions for the approval.

Mr. Chadwick reminded the board that the filing can't take place until the vacation is complete.

Mr. Bohn wanted to make clear that the applicant will not have to post bonds in order to start construction, only to file the Phase II plat if there are improvements that are not completed at that time.

There were no other issues from different departments.

Mr. Villani asked if there were any questions. Seeing none, that portion was closed. Mr. Villani asked if anyone from the public was here for the case. There were none.

Mr. Toth made a motion to approve with conditions 1-8 from Mr. Kastrud's report, seconded by Mr. Argiro,

Roll Call

For :Mr Argiro, Mr. Toth, Mr. DiBianca, Mr. Pasi, Mr. Scuderi, Mr. Esposito, Mr. Gallic, and Mr. Villani.

Against:

None.

■ **RESOLUTIONS:**

None.

■ **SCHEDULE OF NEXT MEETING:**

October 23, 2017

Possibly 7 Brookside minor subdivision

Possibly Old Church Road, Final Major Subdivision Phase I

■ **ADJOURNMENT**

Mr. Toth made a motion to adjourn, seconded by Mr. Gallic
All in favor.

Meeting adjourned at 8:00