

**WARREN TOWNSHIP PLANNING BOARD
MEETING MINUTES
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
December 11, 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

Mr. Argiro

Mr. DiBianca

Mr. Pasi

Mr. Scuderi

Mr. Esposito

Mr. Gallic (excused)

Mr. Villani

■ **Announcements:**

None

■ **APPROVAL OF MINUTES:**

November 27, 2017

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

Roll Call

For: Mr. Lindner, Mr. Argiro, Mr. toth, Mr. DiBianca, Mr. Pasi, 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

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

■ **AGENDA Items:**

CASE No. 1

PB 17-07 WARREN CONSTRUCTION, Block 60 lot 44.01, Minor Subdivision.

Mr. Joseph Sordillo came forward as the attorney for the applicant, Warren construction, block 60, lot 44.01, in the R-65 zone. The applicant had an approved subdivision about a year and a half earlier for a two lot subdivision. They now ask to subdivide one of the lots, lot 44.01 into two lots. The lots will be fully conforming. Mr. Robert Gazzale, the applicant's engineer was sworn in by Mr. Siegel, along with Mr. Christian Kastrud, the township engineer, and Mr. John T. Chadwick, IV, PP, the township planner.

Mr. Gazzale gave his credentials and was accepted by the board. Mr. Gazzale went over the application. The lot is located on the north side of Brookside west of Conklin Lane. It is currently a vacant lot. The lot now is 8.9 acres, there are wetlands that run parallel to Brookside Drive. There is also a tributary for the Middlebrook that runs down from the north and as part of the prior subdivision all the wetlands and buffer were put into a conservation easement which has been filed. The proposal is to further subdivide to two lots that conform to the zone. Proposed 44.01A (to the west) would have 150 ft frontage on Brookside Drive and would be 2.1 acres. Lot 44.01B (to the east) would have 196 ft frontage on Brookside Drive and be 6.8 acres. Both lots would have access to the existing common drive over a bridge over the Middlebrook. Titan Engineers had been obtained to evaluate the bridge and gave recommendations that with some modifications the bridge was compliant. Titan also sent an update that one additional home would be adversely affect the structure.

Mr. Sordillo brought in Exhibit A-1, the letter from Titan Engineering. The lot would connect to public sanitary sewer. There are no variances for the subdivision. There are a couple of waivers, a partial waiver for proposed contours and indication of steep slopes, the houses are schematic. A grading plan would be submitted at time of construction for review by Warren Engineering. There was a request for a waiver of the Environmental Assessment report. A large portion of the property is in conservation easement.

They went through Mr. Chadwick's report dated December 6, 2017. The wetlands delineation was addressed and the conservation easement was discussed. The bridge access was also addressed.

They went through Mr. Kastrud's report. The street address and lot numbers will be assigned by Engineering. The subdivision will be perfected by deed and the metes and bounds will be submitted to the engineering department.

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Mr. Kastrud's report was dated December 8, 2017 and contains 5 comments. Mr. Kastrud asked about the bridge. He wanted to know when the construction will be done on the bridge. Mr. Sordillo felt it would be done after the construction of the building. The construction vehicles would tear it up. The applicant owns property to the north of the property on Sneider Ave. and will provide access through that property for construction. Then they would do the final work to the bridge. Titan Engineers believe the bridge can handle construction vehicles but the applicant would prefer to do work after house construction is completed. Mr. Toth was concerned that concrete trucks may weigh too much for the bridge. Mr. Kastrud and Mr. Lindner brought up that the bridge will be private so there will have to be a maintenance agreement/association for the maintenance of the bridge and road. Mr. Sordillo agreed to that. The bridge must be done before any C/Os are granted

Mr. Chadwick stated all three lots will have an obligation through an easement and share in the cost of maintenance. Mr. Chadwick requires that the agreement be reviewed by the township attorney to ensure the township does not have an obligation to fix that bridge. The applicant agreed.

The town needs to be able to ensure that maintenance is completed. Lot 44.02 has an existing home on it, but it will be demolished and a new home will be built later.

Mr. DiBianca asked about mail boxes on the street. There was discussion on trash pickup and it might be on the street.

Mr. Chadwick went through his report dated December 6, 2017. The three items had been discussed. Mr. Chadwick checked that the conservation easements had been filed. They were. Mr. Chadwick felt it could be tough to get a construction access from Sneider Road through a conservation easement. Mr. Chadwick was fine with the letter from Eastern on the wetlands.

Mr. Pasi asked about the properties and if they had ejector pumps for sewer. They will. The applicant recently filed a Board of Health application. The prior approval had a condition concerning the onsite sewerage disposal system. There is private potable wells for the new lots and an application is filed with the Board of Health.

Mr. Villani spoke about the other reports, including the Environmental Commission. Mr. Villani asked if there were any comments. Mr. DiBianca did mention about the trees and it would be addressed later on.

There were no members in the public audience present.

Mr. Siegel went over the conditions and waivers. The new bridge decking will be completed before any C/Os are issued. A shared driveway agreement regarding maintenance of the bridge will be submitted to the township attorney for review.

The easement should clearly state the township has no responsibility with respect to maintenance but if maintenance is not provided the township can proceed to do so at the cost of the members of the agreement/the owners of the three lots.

Mr. Villani went into discussion, there was no further discussion.

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

Roll Call:

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

■ **SCHEDULE OF NEXT MEETING:**

January 8, 2017 Reorganization
And Paladugu hearing

January 22 possibly Dios 6 Walnut subdivision
And possibly 98 Liberty Corner Subdivision

■ **ADJOURNMENT**

Motion was made by Mr. Toth, seconded by Mr. DiBianca. All in favor.