

**WARREN TOWNSHIP
ENVIRONMENTAL COMMISSION
REGULAR MEETING MINUTES
August 15 – 7:00 P.M.**

I. CALL TO ORDER AND STATEMENT OF COMPLIANCE

The Environmental Commission (EC) of Warren Township, in the County of Somerset and State of New Jersey convened in a Regular Meeting at the Warren Township Municipal Building, 46 Mountain Blvd., Warren, New Jersey on Tuesday, July 18, 2017.

The Chairperson called the meeting to order at 7:04PM. Laura Introduced Dave Peifer and N.Dini Checco from ANJEC who attended the meeting giving feedback and suggestions on the plans presented.

Flag salute

Pursuant to the requirement of Chapter 231 of the Public Laws of 1975, Adequate notice of this meeting was given by posting a copy on the Township Bulletin Board and sending a copy to the Township Clerk, Echoes Sentinel and Courier News as required by the Open Public Meetings Act. All Commissioners are duly appointed volunteers working for the Township of Warren.

II. ROLL CALL

Present: Laura Mandell, Karen Task, Harold Black, Mally Becker, Phil Lobo, David Gabel, Sal Di Bianca

Absent: Sandra Ponzio

III. Discussion

Laura asked everyone to introduce themselves to Dave and Dini. ANJEC is a non-profit organization which helps New Jersey environmental commissions, individuals ,local and state agencies preserve natural resources and promote sustainable communities. Dave passed out a worksheet that was developed by the DEP and Rutgers as a guide to Environmental Committees and Planning Boards to use prior to development (See Attached) This handout will be given to Engineering and Planning Board once minutes are approved, The Environmental Commission Site Plan/Subdivision Checklist was also passed out.

IV. NEW BUSINESS:

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| 1. CASE: | PB 17-01 Minor Subdivision |
| BLOCK/LOT | Block 34 Lots 36.01 & 36.02 – 38 & 40 Blazier Road |
| DATE: | August 14, 2018 |
| APPLICANT: | <u>Paladugu/Glass</u> |
| ATTORNEY: | Joel Cohen |
| ENGINEER: | Kurt Hoffman |
| APPLICATION: | Minor Subdivision – Subdivide 2 lots to create an additional building lot. |

COMMENTS BY WARREN ENVIRONMENTAL COMMISSION:

1. The WEC recommends a thorough approach to using Green Infrastructure by utilizing the DEP/Rutgers Co-operative Green Infrastructure Manual and the ANJEC subdivision checklist.
2. The WEC recommends minimizing the disturbance of soil and vegetation and minimize lawn coverage with ground coverage.
3. The WEC recommends minimizing the construction process during Bird Migration and recommends the Raptor's Trust and Sierra Club report is adhered to.
4. At the January 2017 meeting WEC requested that the applicant provide the Environmental Assessment report. While the Planning Board received the Environmental Assessment, a copy was not given to WEC, which should have been the case.

2 CASE: PB17-06
BLOCK/Lot Block 2 Lot 2.03
DATE: August 9, 2017 –
APPLICANT: **GC Net Lease (Warren Investors) LLC**
ATTORNEY: Peter J. Wolfson – Day Pitney LLP
ENGINEER: Bohler Engineering – Benjamin Crowder
APPLICATION: Preliminary & Final Major Site Plan
PROPOSAL: Requesting a bulk variance to permit a parking lot setback of 4.6', where a setback of a minimum of 25' from the curb face of the roadway is required and a setback of 4' is existing.

COMMENTS BY WARREN ENVIRONMENTAL COMMISSION:

1. The WEC did not comment or make recommendations on this site plan as not information on the proposed construction was provided for the building of the lots..
2. **NOTE: The Planning board approved the Sarraf Final Major Subdivision Phase 1 on August 14, 2017 with all in agreement and no opposition (see Planning Board minutes attached)**

CASE 3: PB17-04
BLOCK/LOT Block 88.04 Lot 1.02 – 61 Mountain Blvd
DATE: June 22, 2017
APPLICANT: **Krauszers- SK Parikh Group**
ATTORNEY: Jay Bohn Esquire
ENGINEER: Kevin Page/Page-Mueller Engineering
APPLICATION: Minor Site Plan to expand existing building and parking lot

PROPOSAL: Applicant proposing to expand existing building and parking lot

COMMENTS BY WARREN ENVIRONMENTAL COMMISSION:

1. The WEC recommends the new parking areas impervious coverage material not be regular asphalt or anything that water can penetrate.
2. The WEC discussed the landscaping plans for Krauzer's and recommends the following attracting plants and shrubs are used: Spice Bush, False Indigo, Heliopsis Coreopsis, Black-Eyed Susan, Tall Phlox, Columbine and Liatris.
3. It was recommended a rain garden be added adjacent to the building to deal with the additional water run-off since the building is being expanded by 1/3.
4. WEC commended Krauzer's for using LED lighting as mentioned in the plans
5. It was noted their current landscape plan was not deer resistant but that our recommendations are.

CASE 4: PB17-05
BLOCK/LOT Block 114 Lot 27 – 109 Stirling Road
DATE: June 22, 2017
APPLICANT: **Ashok Batra**
ATTORNEY: Jay Bon Esquire
ENGINEER: Kevin Page/Page-Mueller Engineering
APPLICATION: Minor Sub Division

COMMENTS BY WARREN ENVIRONMENTAL COMMISSION:

1. **The WEC recommends strongly that no waiver is granted for the Environmental Assessment report. The WEC is deeply concerned about the proposed disturbance of wetland area and of the steep slopes.**
2. WEC is concerned with the water infrastructure that needs to be created. It is recommended that minimized and more natural water infiltration system is utilized.
3. The WEC reserves the right to make further recommendations once the Environmental Assessment report becomes available.
4. The WEC would like the planning board to get back to them on the proposed conservation easement and if it is adjacent to any other conservation easement or is it isolated; so that it can serve as a benefit to the town.

V. Final Comments follow up from May 16 Meeting that did not have Quorum

The WEC discussed briefly the plans for block lot 127 Hillcrest Road. The WEC seeks clarification from the planning board that the proposed change will not increase the impervious coverage and the WEC cautions against any increase.

The next Meeting of the Environmental Committee will be held on Tuesday, August 15, 2017.

VII. Adjournment

Laura Mandell made a motion to end the meeting at 9:01 and the motion was seconded by Phil Lobo.

Respectfully Submitted,

Krisann Bintley, Secretary
Environmental Commission