

**WARREN TOWNSHIP
ENVIRONMENTAL COMMISSION
REGULAR MEETING NOTES
December 19, 2017 – 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, December 19, 2017.

The Chairperson called the meeting to order at 7:12 PM.

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, Mally Becker, Phil Lobo

Absent: Karen Task, Harold Black, Sal Di Bianca, David Gabel, Sandra Ponzio

III. Discussion

The minutes from the October meeting were passed out but not approved due to not having a quorum. Those minutes will be approved with the December minutes at the January 16th meeting.

IV. NEW BUSINESS:

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| 1. CASE: | BA 17-16 |
| BLOCK/LOT | BL 8 Lot 1.01 3 Mountain View Road |
| DATE: | November 6, 2017 |
| APPLICANT: | S/K Warren Associates LLC |
| ENGINEER: | Bradford Bohler – Bohler Engineering NJ LLC |
| ATTORNEY: | Glenn Pantel – Drinker Biddle & Reath LLP |
| Proposal: | Preliminary & Final Site Plan – Parking Expansion to allow medical office building use. |

COMMENTS BY WARREN ENVIRONMENTAL COMMISSION:

1. Concerns were raised by the WEC that there is a maintenance plan put in place that deals with water run-off on a long term basis. Currently that was not present.
2. In regard to waiver requests the WEC recommends denying the waiver for item 6 of proof of submission to the NJ D.E.P for necessary permits. The WEC also requests denying the waiver for item 83 Environmental Assessment Report.
3. The WEC requests that recycling bins be made available on each level of the parking deck.
4. On each level of the parking deck it is recommended to have Anti Idling signs posted. These signs are available through the NJ D.E.P at stopthesoot.org
The WEC commends the applicant on compliance chart Y2D Tree Plan and recommend disturbed lawn areas be low vegetation vs seeded lawn. The following plants are recommended: Blue Wood Sedge, Pennsylvania Sedge, Mayapple, Creeping Phlox, wild strawberry, (common strawberry), violas (violets), and mint.
5. The WEC is concerned about the steep slope on the northeast corner and recommends plantings to help with the water run-off.
6. Request all lighting be LED.

2. CASE: BA 17-15
BLOCK/LOT BL 98 Lot 5 5 Roseland Avenue
DATE: November 2, 2017
APPLICANT: **Vasilios Bill Ioannou**
Architect: Steven Considine
Proposal: Minor Sub-Division FAR and building coverage variances for new construction of single family house.

1. WEC recommends the plantings be 100% native trees and plants including the following: Red Maple trees, Sweet Gum Tulip trees, Redbud trees and shrubs, Buttonbrush, Sweet Pepperbush, Silky and Flowering dogwoods.

3. CASE: PB 17-08
BLOCK/LOT BL 12 Lot 9 98 Liberty Corner Road
DATE: November 15, 2017
APPLICANT: Rick Markham
Engineer: Page-Mueller Engineering Consultants
Attorney: Fred Zelley, Esq
Proposal: Minor Sub-Division to divide and existing lot into 3 new lots with utility easements.

1. The WEC recommends that item 42 the request to waive the Environmental Assessment report be denied.
2. WEC objects to covering disturbed areas with grasses and recommend shrubs such as Mountain Maple, Serviceberry, Shade Bush, Redbud trees, Button Bush, Sweet Fern and Azalea. The ground coverage recommendations are: Creeping Phlox, Mayapple, Mint and native Sedges.
3. It was noted that there was no tree replacement plan in the application.
4. The WEC is concerned that a Flag Lot is being created. To reach the far dwelling on the Oak Avenue side a large amount of pavement would need to be created. WEC is concerned with the impervious coverage and the potential creation of a flagged lot.
5. The WEC questioned who will maintain the seepage tanks and recommend a natural plan for water. The WEC appreciates limiting the area of disturbance to 92,600 square feet.

4. CASE: PB 17-09
BLOCK/LOT BL 12 Lots 4 and 5.01 118 Liberty Corner Road
DATE: December 7, 2017
APPLICANT: Yankee Clipper Properties
Engineer: EKA Associates
Attorney: Jerome Petti
Proposal: Preliminary & Final Major Subdivision

1. WEC does not recommend an underground detention basis but the creation of a pond which would be a better catch basin to hold the water run-off. If a pond is not acceptable, a rain garden with native plants would be the recommendation of the WEC.
2. In regard to the Planting Plan (under general notes)- A determination should be made on toxic waste. The WEC also noted that there are too many Norway Spruce in the plan and recommend Red Maple trees, Atlantic White Cedar, Eastern Red Cedar, White Pine, Virginia Pine and Eastern Pine. The ground cover recommendations are for Eastern Foam flower and native Sedges, native ferns such as New York Ferns and Christmas Ferns.

5. CASE: PB 17-10
BLOCK/LOT BL 78 Lots 15.01 and 15.02 155-157 Mt. Bethel Road
DATE: December 11, 2017
APPLICANT: American Properties @Mt. Bethel LLC
Engineer: Dynamic Engineering Consultants, PC
Attorney: Ronald Shimanowitz Esq.
Proposal: Preliminary & Final Major Subdivision

1. The WEC recommends the following regarding the Plant Schedule: Native plants and native Sedges.
2. It is also recommended to use LED lights.
3. The WEC recommends adhering to the low impact check list for development and following the best Environmental practices.

V. Adjournment – 9:10pm Laura Mandell made a motion to adjourn the meeting and Phil Lobo seconded it.

The next meeting will take place on January 16, 2018 at 7:00PM.

Respectfully Submitted,

Krisann Bintley, Secretary
Environmental Commission