

**WARREN TOWNSHIP PLANNING BOARD
MEETING MINUTES
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
July 23, 2018**

CALL TO ORDER

FLAG SALUTE AND MOMENT OF SILENCE FOR OUR TROOPS

ROLL CALL

Mayor Sordillo (excused)	Mr. Pasi
Committeeman DiNardo	Mr. Scuderi
Mr. Toth (acting chair)	Mr. Esposito (excused)
Mr. Lindner	Mr. Villani (excused)
Mr. Argiro	Mr. Gallic (excused)
Mr. DiBianca	

***Statement by Presiding Officer:** Adequate notice of this meeting was posted on January 15, 2018 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.*

■ **APPROVAL OF MINUTES:
June 25, 2018**

Motion was made by Mr. Lindner, seconded by Mr. Pasi to approve the minutes
Roll Call:

For: Mr. Lindner, Mr. Argiro, Mr. Toth Mr. Pasi, Mr. Scuderi
Against: None.

■ **REPORTS:**

Alan Siegel, Esq.
John T. Chadwick, IV, P.P., Professional Planner
Christian Kastrud, P.E., Professional Engineer
Maryellen Vautin, Land Use Coordinator

No reports

■ **CORRESPONDENCE:**

None.

■ **CITIZENS HEARING:** Non-agenda items

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

Warren Township Planning Board MINUTES
July 23, 2018
Page 2

■ **RESOLUTIONS:**

PB 18-04 Bloom Energy Corporation
Block 78 lot 18.01
Preliminary and Final Site Plan

Motion was made by Mr. Lindner, seconded by Mr. Argiro to adopt the resolution.

Roll Call

For: Committeeman DiNardo, Mr. Lindner, Mr. Argiro, Mr. Toth, Mr. DiBianca, Mr. Pasi, and Mr. Scuderi.

Against: None.

PB 08-01 Nicholas Netta
Block 24, lots 32 and 33
Request for Extension of subdivision approval

Mr. Pasi made a motion, seconded by Mr. Lindner to adopt the resolution.

Roll Call: Committeeman DiNardo, Mr. Lindner, Mr. Argiro, Mr. Toth, Mr. Pasi, and Mr. Scuderi.

Against: None.

PB 18-02 B & K Homes
Block 59 lot 38
Minor Subdivision

Motion was made by Mr. Argiro, seconded by Mr. Lindner to adopt the resolution.

Roll Call: Committeeman DiNardo, Mr. Lindner, Mr. Argiro, Mr. Toth, Mr. Pasi, and Mr. Scuderi.

Against: None.

■ **PUBLIC HEARING:**

PB 16-04 Dios-6 Walnut Court
Block 199, lot 24.03
Request for an extension of approval and relief of condition #6.

Mr. Steve Schaffer came forward as attorney for the applicant. They request relief from a condition of an approval of a minor subdivision at 6 Walnut Court. They had submitted a letter dated June 29, 2018 requesting the relief. The condition was to maintain a drainage/detention system by the owner of the property. Exhibit A-1 dated February 12,

Warren Township Planning Board MINUTES
July 23, 2018
Page 3

2018 of the subdivision. One of the lots (west side of property) would maintain a detention system that has been in place for 30 years and most of it is under the cul-de-sac which may be dedicated to the township as part of the subdivision. The cul-de-sac has been maintained by the township for 30 years. There was a change to DEP guidelines after the initial subdivision was made so it would not be developed beyond the cul-de-sac. The current home is not part of the detention system. They appeared before the Township Committee on July 12, 2018 and there is a letter from the municipal attorney, Jeff Lehrer dated July 18, 2018. The committee did not have a problem with his request as long as the Township Engineer and DPW agreed to it also. There will be an easement and a road dedication submitted, including storm water management.

Mr. Schaffer feels it is not equitable to ask a property owner that is not benefitting or benefitting little to take responsibility for the maintenance of the detention system. Today a development would be required to create a homeowner's association to maintain the system. There is no written easement although it is shown on the tax map.

A compliance packet has been submitted and it will take a while to get all the way through compliance review with the NJDEP restrictions and review at legal. They asked for an extension of the approval.

Committeeman DiNardo asked about Mr. Kastrud and Mr. Buro's inspection. Mr. Kastrud said Mr. Buro inspects about a third of all the catch basins each year. This one has not been a problem. If there is an issue it will be cleared out. Mr. Kastrud suggested some concrete be poured in the bottom of it during construction of the new home to create a better bench, to allow the water to flow through it. It is about 40 feet from the curb, at the north eastern corner of the detention basin. Mr. Kastrud felt it should be a public roadway, especially if the township is going to maintain the detention system. Mr. Chadwick agrees, although the applicant originally agreed to maintain it.

Mr. Schaffer restated the cul-de-sac will be a public roadway (condition 3) and the township will maintain the detention system (condition 6), those are the two changes requested. And he also asked for the extension of one year.

A motion was made by Mr. DiBianca, seconded by Mr. Lindner to grant relief of the two conditions and grant the extension for one year.

Roll Call: Committeeman DiNardo, Mr. Lindner, Mr. Argiro, Mr. Toth, Mr. DiBianca, Mr. Pasi, and Mr. Scuderi.

■ SCHEDULE OF NEXT MEETING

August 13, 2018 and August 27, 2018 there was discussion to possibly cancel both-no cases ready

■ ADJOURNMENT

Motion was made by Mr. DiBianca to adjourn, all in favor. Meeting adjourned at 7:55 p.m.