

**TOWNSHIP OF WARREN  
TOWNSHIP COMMITTEE PUBLIC MEETING AGENDA  
February 28, 2019 – 7:00 PM**

Clerk Reese read the following statement:

In compliance with the Open Public Meetings Act of New Jersey, adequate notice of this meeting was provided on January 22, 2019 posted in the Courier News and January 24, 2019 posted in the Echoes Sentinel and by posting on the Bulletin Board in the Municipal Building and filing with the Township Clerk.

This meeting is to be taped for broadcast on the Access Channel and everyone is required to comply with the policies and procedures governing access programming for the Access Channel. No mention of political affiliation or political advertising shall take place at this meeting or it will be deleted from any rebroadcast of the meeting.

Mayor DiNardo called the meeting to order at 7:10 PM

All present stood for the Pledge of Allegiance.

**ROLL CALL:** Committeeman Lazo, Committeewoman Garafola, Committeeman Sordillo, Deputy Mayor Marion and Mayor DiNardo.

**PRESENTATIONS:**

- o **Award to Jane Asch**

- o Mayor DiNardo and Committeewoman Garafola presented Jane Asch with a 2018 Special Recognition of Office of Emergency Management Award from Somerset County.

**PUBLIC HEARING**

Committeeman Sordillo read the following Ordinance by title:

**ORDINANCE NO. 19-04** (Second Reading and Adoption)

AN ORDINANCE OF THE TOWNSHIP OF WARREN IN THE COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN BY REVISING SECTION 2-22 ENTITLED "HISTORIC SITES COMMITTEE.

Mayor DiNardo opened the Public Hearing and as there were no public comments, closed the Public Hearing.

Committeeman Sordillo made a Motion to adopt Ordinance 19-04, seconded by Committeeman Lazo. Roll call: Committeeman Lazo, yes; Committeewoman Garafola, yes; Committeeman Sordillo, yes; Deputy Mayor Marion yes; and Mayor DiNardo, yes.

Committeewoman Garafola read the following Ordinance by title;

**ORDINANCE NO. 19-06** (Second Reading and Adoption)

AN ORDINANCE OF THE TOWNSHIP OF WARREN, COUNTY OF SOMERSET, NEW JERSEY, AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN BY ADDING CHAPTER XX ENTITLED "RIGHT-OF-WAY PERMITS."

Mayor DiNardo opened the Public Hearing and as there were no public comments, closed the Public Hearing.

Committeewoman Garafola made a Motion to adopt Ordinance 19-06, seconded by Committeeman Victor Sordillo. Roll call: Committeeman Lazo, yes; Committeewoman Garafola, yes; Committeeman Sordillo, yes; Deputy Mayor Marion yes; and Mayor DiNardo, yes.

Committeeman Lazo read the following Ordinance by title;

**ORDINANCE NO. 19-07** (Second Reading and Adoption)

AN ORDINANCE OF THE TOWNSHIP OF WARREN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN, CHAPTER XVI ENTITLED “ZONING” BY AMENDING SECTION 16-2 ENTITLED “ESTABLISHMENT OF DISTRICTS” AND SUBSECTION 16-3 ENTITLED “OFFICIAL ZONING MAP” AND BY THE ADDITION OF NEW SECTION 16-20 ENTITLED “AH-1 AFFORDABLE HOUSING DISTRICT”

Mayor DiNardo open the Public Hearing

- Rob Simon, Attorney with Herold Law in Warren Township, and Professional Planner, Andrew Thomas appeared on behalf of Steven Kachtan and Elissa Strell of 2 Emerson Lane, to suggest changes to this ordinance and then provided their revisions to the Township Committee. Mayor DiNardo responded that after reviewing the items this was not the venue for this discussion and that these items are decided at the Planning Board level, and encouraged both Mr. Simon and Mr. Thomas to attend the planning board meetings to request any changes to the development.
- Ms. Laura Mandal, 2 Hickory Lane – Chair of the Environmental Commission – asked that the Township Committee to consider the memo prepared by the Environmental Commission for these new developments.
- Bhavini Doshi, Attorney for Berkeley Heights, requested that no changes be made to the ordinance.
- Ms. Smith, 7 Northridge Way – stated that 3 story housing is inconsistent with the neighborhood.
- Ms. Hamilton, 8 Emerson Lane, inquired about the effect of the development on private wells. Attorney Lehrer noted that this was a Planning Board issue and that she should present that question at the application hearing at the Planning Board
- Mr. de Pinho, 11 Wilshire Lane, asked if the considerations that were raised by the objectors were incorporated into the Ordinance. Attorney Lehrer explained that the ordinance had been developed with Township Planner Chadwick along with intervening developers.

As there were no further comments, Mayor DiNardo closed the public hearing and asked for a motion. Committeeman Lazo made a Motion to adopt Ordinance 19-07, seconded by Committeewoman Garafola. Committeeman Sordillo stated that a few years ago there was an application for a Berkeley Aquatics Center which was turned down due to the public. He stated then that this could possibly be a place for affordable housing. Roll call: Committeeman Lazo, yes; Committeewoman Garafola, yes; Committeeman Sordillo, yes; Deputy Mayor Marion yes; and Mayor DiNardo, yes.

Deputy Mayor Marion read the following Ordinance by title;

**ORDINANCE NO. 19-08** (Second Reading and Adoption)

AN ORDINANCE OF THE TOWNSHIP OF WARREN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN, CHAPTER XVI ENTITLED “ZONING” BY AMENDING SECTION 16-2 ENTITLED “ESTABLISHMENT OF DISTRICTS” AND SUBSECTION 16-3 ENTITLED “OFFICIAL ZONING MAP” AND BY THE ADDITION OF NEW SECTION 16-21 ENTITLED “AH-2 AFFORDABLE HOUSING DISTRICT

Mayor DiNardo opened the Public Hearing

- Attorney Lehrer clarified that there will be no access to Majors Road on this project other than for emergency purposes

- Mr. Lang of 8 Upper Warren Way – raised the issue of how the equipment for construction would come in and out of the site. Mr. Chadwick, township planner responded that they will use Hillcrest Road.
- Mr. Maggipinto of 11 Majors Road – had questions about the project. Attorney Lehrer responded.

As there were no further comments, Mayor DiNardo closed the public hearing and asked for a motion. Deputy Mayor Marion made a Motion to adopt Ordinance 19-08, seconded by Committeeman George Lazo. Roll call: Committeeman Lazo, yes; Committeewoman Garafola, yes; Committeeman Sordillo, yes; Deputy Mayor Marion yes; and Mayor DiNardo, yes.

Committeeman Sordillo read the following Ordinance by title;  
**ORDINANCE NO. 19-09** (Second Reading and Adoption)  
AN ORDINANCE SUPPLEMENTING AND AMENDING CHAPTER II ENTITLED "ADMINISTRATION," SECTION 2-4.6 ENTITLED "COMMAND OF OPERATIONS" OF THE REVISED GENERAL ORDINANCES OF WARREN TOWNSHIP.

Mayor DiNardo opened the Public Hearing and as there were no public comments, closed the Public Hearing.

Committeeman Sordillo made a Motion to adopt Ordinance 19-09, seconded by Committeewoman Garafola. Roll call: Committeeman Lazo, yes; Committeewoman Garafola, yes; Committeeman Sordillo, yes; Deputy Mayor Marion yes; and Mayor DiNardo, yes.

Committeewoman Garafola made a motion to approve **TOWNSHIP COMMITTEE MINUTES FOR:** Regular and Executive Session for February 7, 2019. Seconded by Committeeman Sordillo. Voice Vote: All in favor

**REPORTS OF TOWNSHIP OFFICERS OR OFFICIALS** – None at this time.

**REPORTS OF STANDING COMMITTEES** – Committeeman Sordillo, Mayor DiNardo and Committeewoman Garafola attended the OEM meeting where they were introduced to the new mapping system which enhances the Warren’s emergency dispatch. And since Warren Township has their own dispatch and does not use the County Dispatch system, Committeeman Sordillo asked the Township Committee to support him in requesting a credit from Somerset County.

**COMMENTS ON AGENDA ITEMS** – None at this time.

**BILLS**

RESOLUTION NO. 2019-064

Deputy Mayor Marion made a Motion to adopt, seconded by Committeeman Sordillo, Roll call; Committeeman Lazo, yes; Committeewoman Garafola, yes; Committeeman Sordillo, yes; Deputy Mayor Marion yes; and Mayor DiNardo, yes.

**COMMUNICATIONS AND PETITIONS** – None at this time

**OLD BUSINESS** – None at this time

**NEW BUSINESS:**

**ORDINANCE NO. 19-10**

BOND ORDINANCE PROVIDING AN APPROPRIATION OF \$350,000 FOR ACQUISITION OF PROPERTY LOCATED ON 111 STIRLING ROAD FOR AND BY THE TOWNSHIP OF WARREN IN THE COUNTY OF SOMERSET, NEW JERSEY AND, AUTHORIZING THE ISSUANCE OF \$330,000 BONDS OR NOTES OF THE TOWNSHIP FOR FINANCING PART OF THE APPROPRIATION.

Committeeman Lazo made a Motion to adopt, seconded by Committeewoman Garafola. Roll call; Committeeman Lazo, yes; Committeewoman Garafola, yes; Committeeman Sordillo, yes; Deputy Mayor Marion yes; and Mayor DiNardo, yes. Public hearing is scheduled for March 14, 2019.

**ORDINANCE 19-11**

AN ORDINANCE SUPPLEMENTING AND AMENDING CHAPTER XVI ENTITLED "ZONING" OF *THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN* BY AMENDING SUBSECTION 16-19.3 ENTITLED "FLAG PLAZA AREA (BLOCK 88.04, LOT 15) REDEVELOPMENT PLAN" AND SUBSECTION 16-19.4 ENTITLED "MT. BETHEL AREA (BLOCK 78, LOTS 15.01 AND 15.02) REDEVELOPMENT PLAN"

Explanation: This Ordinance amends Subsection 16-19.3 entitled "Flag Plaza Area (Block 88.04, Lot 15) Redevelopment Plan" which adopts a redevelopment plan for property located at Block 88.04, Lot 15 as shown on the Tax Map of the Township of Warren and Subsection 16-19.4 entitled "Mt. Bethel Area (Block 78, Lots 15.01 and 15.02) Redevelopment Plan" which adopts a redevelopment plan for property located at Block 78, Lots 15.01 and 15.02 as shown on the Tax Map of the Township of Warren by removing a preference for Warren Township residents.

Committeeman Sordillo made a Motion to adopt, seconded by Committeeman Lazo. Roll call; Committeeman Sordillo, yes; Committeeman Lazo, yes; Committeewoman Garafola, yes; Deputy Mayor Marion abstain; and Mayor DiNardo, yes. Public hearing is scheduled for March 14, 2019.

**ORDINANCE 19-12**

AN ORDINANCE OF THE TOWNSHIP OF WARREN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN, CHAPTER XVI ENTITLED "ZONING" BY AMENDING SECTION 16-2 ENTITLED "ESTABLISHMENT OF DISTRICTS" AND SUBSECTION 16-3 ENTITLED "OFFICIAL ZONING MAP" AND BY THE ADDITION OF NEW SECTION 16-22 ENTITLED "AH-3 AFFORDABLE HOUSING DISTRICT"

Explanation: This Ordinance amends Chapter XVI entitled "Zoning" by amending the Zoning Map and by adding new section 16-22 entitled "AH-3 Affordable Housing District" for Block 83, Part of Lot 4.

Committeewoman Garafola made a Motion to adopt, seconded by Committeeman Sordillo. Roll call; Committeeman Lazo, yes; Committeewoman Garafola, yes; Committeeman Sordillo, yes; Deputy Mayor Marion, yes; and Mayor DiNardo, yes. Public hearing is scheduled for March 14, 2019.

**ORDINANCE NO. 19-14**

AN ORDINANCE OF THE TOWNSHIP OF WARREN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN, CHAPTER XVI ENTITLED "ZONING" BY AMENDING SECTION 16-2 ENTITLED "ESTABLISHMENT OF DISTRICTS" AND SUBSECTION 16-3 ENTITLED "OFFICIAL ZONING MAP" AND BY THE ADDITION OF NEW SECTION 16-22B ENTITLED "AH-5 AFFORDABLE HOUSING DISTRICT"

Explanation: This Ordinance amends Chapter XVI entitled "Zoning" by amending the Zoning Map and by adding new section 16-22B entitled "AH-5 Affordable Housing District" for Block 92, Lot 1.

Committeeman Lazo made a Motion to adopt, seconded by Committeeman Sordillo. Roll call; Committeeman Sordillo, yes; Committeeman Lazo, yes; Committeewoman Garafola, yes; Deputy Mayor Marion, yes; and Mayor DiNardo, yes. Public hearing is scheduled for March 14, 2019.

**ORDINANCE NO. 19-15**

AN ORDINANCE OF THE TOWNSHIP OF WARREN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN, CHAPTER XVI ENTITLED "ZONING" BY AMENDING SECTION 16-2 ENTITLED "ESTABLISHMENT OF DISTRICTS" AND SUBSECTION 16-3 ENTITLED "OFFICIAL ZONING MAP" AND BY THE ADDITION OF NEW SECTION 16-22C ENTITLED "AH-6 AFFORDABLE HOUSING DISTRICT"

Explanation: This Ordinance amends Chapter XVI entitled "Zoning" by amending the Zoning Map and by adding new section 16-22C entitled "AH-6 Affordable Housing District" for Block 90, Lot 2

Committeeman Sordillo made a Motion to adopt, seconded by Committeeman Lazo. Roll call; Committeeman Lazo, yes; Committeewoman Garafola, yes; Committeeman Sordillo, yes; Deputy Mayor Marion, yes; and Mayor DiNardo, yes. Public hearing is scheduled for March 14, 2019.

**ORDINANCE NO. 19-16**

AN ORDINANCE OF THE TOWNSHIP OF WARREN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN, CHAPTER XVI ENTITLED "ZONING" BY AMENDING SECTION 16-2 ENTITLED "ESTABLISHMENT OF DISTRICTS" AND SUBSECTION 16-3 ENTITLED "OFFICIAL ZONING MAP" AND BY THE ADDITION OF NEW SECTION 16-22D ENTITLED "AH-7 AFFORDABLE HOUSING OVERLAY DISTRICT"

Explanation: This Ordinance amends Chapter XVI entitled "Zoning" by amending the Zoning Map and by adding new section 16-26 entitled "AH-7 Affordable Housing District" for Block 89, Lot 4.

Committeewoman Garafola made a Motion to adopt, seconded by Committeeman Lazo. Roll call; Committeeman Lazo, yes; Committeewoman Garafola, yes; Committeeman Sordillo, yes; Deputy Mayor Marion, yes; and Mayor DiNardo, yes. Public hearing is scheduled for March 14, 2019.

**ORDINANCE NO. 19-17**

AN ORDINANCE OF THE TOWNSHIP OF WARREN, COUNTY OF SOMERSET, STATE OF NEW JERSEY, TO AMEND THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF WARREN, CHAPTER XVI ENTITLED "ZONING" BY AMENDING SECTION 16-2 ENTITLED "ESTABLISHMENT OF DISTRICTS" AND SUBSECTION 16-3 ENTITLED "OFFICIAL ZONING MAP" AND BY THE ADDITION OF NEW SECTION 16-22E ENTITLED "AH-8 AFFORDABLE HOUSING DISTRICT"

Explanation: This Ordinance amends Chapter XVI entitled "Zoning" by amending the Zoning Map and by adding new section 16-22E entitled "AH-8 Affordable Housing District" for Block 69, Lot 8.01

Deputy Mayor Marion made a Motion to adopt, seconded by Committeewoman Garafola. Roll call; Committeeman Lazo, yes; Committeewoman Garafola, yes; Committeeman Sordillo, yes; Deputy Mayor Marion, yes; and Mayor DiNardo, yes. Public hearing is scheduled for March 14, 2019.

**CONSENT AGENDA RESOLUTION:**

Resolutions No. 2019-065 through No. 2019-076, were submitted to the Township Committee for review and may be adopted by one motion. These resolutions are listed on the agenda for review and a complete copy made available in the Township Clerk's Office.

- 2019-065      AUTHORIZING BUDGET TRANSFERS IN THE AMOUNT OF \$185,300
- 2019-066      CANCELLING UNEXPENDED UNENCUMBERED BALANCE IN STREETS AND ROADS OE TO THE DEDICTED TRUST RESERVE FOR STORM RECOVERY
- 2019-067      RELEASE OF MAINTENANCE BONDS – WESTFIELD HALL - B80, L12.02, JARED ESTATES - B. 32, L8.01-8.03

- 2019-068 APPOINTMENTS TO WARREN TOWNSHIP SEWERAGE AUTHORITY
- 2019-069 AUTHORIZING RENEWAL OF CONTRACT WITH COUNTY OF SOMERSET TRANSPORTATION SERVICES FOR SENIOR CITIZENS
- 2019-070 RELEASING INSPECTION FEE Blk. 96, L. 42
- 2019-071 APPOINTMENTS TO THE RECREATION ADVISORY COMMITTEE
- 2019-072 APPOINTMENT OF MEMBER TO THE WARREN TOWNSHIP VOLUNTEER FIRE DEPARTMENT – CHRISTOPHER VESPA
- 2019-073 AWARD OF CONTRACT - Keast & Hood Co.
- 2019-074 ESTABLISHING TEMPORARY CAPITAL BUDGET
- 2019-075 APPOINTMENTS TO THE HISTORIC SITES COMMITTEE
- 2019-076 Authorizing Contract with NY Life Insurance

Committeeman Lazo made a Motion to adopt Resolutions No. 2019-065 through 2019-076 seconded by Committeewoman Garafola. Roll call; Committeeman Lazo, yes; Committeewoman Garafola, yes; Committeeman Sordillo, yes; Deputy Mayor Marion, yes; and Mayor DiNardo, yes.

**DEFERRED BUSINESS** – None at this time

**DISCUSSION**

- a) 2019 Municipal Budget – Mr. Krane would like to introduce the budget in the April 11 meeting and would like the Township Committee to review and give recommendations.
- b) Ordinance – Prohibit Cannabis – Attorney Lehrer recommended that the Township adopt an ordinance prohibiting recreational marijuana, allowing one medical marijuana facility with the recommendation that a pharmacist must be present. Ordinance will be introduced at the March Township Committee meeting.
- c) Construction Code fees – Committeeman Lazo will present a proposal for Residential and Business construction code adjustments based off of neighboring towns fee schedules.

**PRIVILEGE OF THE FLOOR**

Members of the public, wishing to address the governing body on any matter are allowed three (3) minutes, unless there are unusual circumstances.

Rick de Pinho, 11 Wilshire Rd., reported that the Access channel was fixed and was wondering if the Township Committee Meetings might be broadcast live.

Linda Coughlin, 105 Mountain Ave., requested a follow up from Administrator Krane and Engineer Chris Kastrud in regards to storm water issues on her property.

Laura Mandell, 2 Hickory Ln, urged committee to review the Environmental Commission memo and to consider incorporating into future ordinances.

Committeewoman Garafola made a motion to **ADJOURN**, seconded by Committeeman Lazo, Voice Vote: All in favor. The meeting adjourned at 9:12 PM.

Respectfully submitted,  
Cathy Reese, RMC  
Township Clerk

Approved March 14, 2019