

**WARREN TOWNSHIP PLANNING BOARD
MEETING MINUTES
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
MARCH 11, 2019
APPROVED**

CALL TO ORDER The meeting was called to order at 7:35

FLAG SALUTE AND MOMENT OF SILENCE FOR OUR TROOPS

ROLL CALL

Mayor DiNardo	Mr. Esposito (excused)
Committeeman Marion	Mr. Scuderi
Mr. Toth	Mr. Pasi (arrived 7:45)
Mr. Lindner	Mr. Villani (excused)
Mr. DiBianca	Mr. Gallic
Mr. Argiro	

***Statement by Presiding Officer:** Adequate notice of this meeting was posted on January 24, 2019 on the Township bulletin board and sent to the Township Clerk, Echoes Sentinel 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:
February 11, 2019**

ROLL CALL

Motion was made by Mr. Toth, seconded by Mayor DiNardo to approve minutes
All in favor.

Reports:

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

No Reports

Mr. Lindner, who is a member of the Historic Sites Committee, told the board that the developer of King George Inn contacted the committee and asked if they wanted to take anything from the King George before the building is demolished. A meeting will be soon.

■ **ADOPTION OF RESOLUTION:**

None

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■ **CORRESPONDENCE**

■ **CITIZENS HEARING non-agenda items**

Mr. Gallic opened this portion of the meeting. No one came forward and this portion was closed.

■ **PUBLIC HEARING**

TOWNSHIP COMMITTEE REQUEST FOR ORDINANCE REVIEW

Township Committee requests Planning Board review Ordinance amending various sections of Chapter 16 as noted below—Review for consistency with the Master Plan

Mr. Chadwick went over the ordinances and that these are the sites that were also in the Housing Element plan and are included in the agreement with the Judge approved Affordable Housing settlement. These are six of the sites.

Mr. DiBianca asked about the ordinance that involves the Special Needs site, block 83 part of lot 4. There may need to be a property supervisor present full time and that may increase the number of units by two to 34 units, there will be no less than 32 units. Only some of the property will have housing on it.

Mayor DiNardo reminded the board that there will be applications before the Planning Board and the board will try to protect neighboring properties.

Mr. Chadwick stated that sewer capacity will be the staging element due to lack of capacity. There may be many residents that attend the meetings and each application will be unique; the board can give direction to the applicants on the projects.

The following ordinances were all voted on at once.

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.

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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.

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.

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.

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

Roll Call

Motion was made by Motion was made by Mr. DiBianca, seconded by Mr. Argiro.
For: Mayor DiNardo, Committeeman Marion, Mr. Lindner, Mr. Argiro, Mr. Toth, Mr. DiBianca, Mr. Pasi, Mr. Scueri, and Mr. Gallic.
Against: None.

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.

Roll Call

Motion was made by Mr. DiBianca, seconded by Mr. Argiro that the ordinance is not inconsistent with the Master Plan.

Roll Call: for: Mayor DiNardo, Mr. Lindner, Mr. Argiro, Mr. toth, Mr. DiBianca, Mr. Scuderi, and Mr. Gallic
Abstain: Committee Marion, Mr. Pasi.

■ **SCHEDULE OF NEXT MEETING: March 25, 2019**

■ **ADJOURNMENT 8: 10**