

**WARREN TOWNSHIP PLANNING BOARD
MEETING MINUTES
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
MARCH 25, 2019
APPROVED**

CALL TO ORDER

FLAG SALUTE AND MOMENT OF SILENCE FOR OUR TROOPS

ROLL CALL

Mayor DiNardo	Mr. Esposito
Committeeman Marion (excused)	Mr. Scuderi
Mr. Toth	Mr. Pasi (arrived 7:33)
Mr. Lindner	Mr. Villani
Mr. DiBianca	Mr. Gallic (arrived 7:34)
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:
March 11, 2019**

ROLL CALL

Motion was made by Mr. DiBianca, seconded by Mr. Lindner
For: Mayor DiNardo, Mr. Lindner, Mr. Argiro, Mr. Toth, Mr. DiBianca, Mr. Scuderi,
Mr. Esposito, and Mr. Villani.
Against: None.

Reports:

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

■ **ADOPTION OF RESOLUTION:**

There was discussion concerning the need for Traffic Engineering Services Contract and that this company would be good as there is not a conflict with the professionals and the township.

Motion was made to adopt the resolution and go into a contract with the company, NV 5, by Mayor DiNardo, seconded by Mr. Toth.

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Roll Call

For: Mayor DiNardio, Mr. Lindner, Mr. Argiro, Mr. Toth, Mr. DiBianca, Mr. Scuderi, Mr. Esposito, Mr. Villani.

Abstain: Mr. Pasi (as he had just arrived at the roll call)

Against: None.

■ **CORRESPONDENCE**

■ **CITIZENS HEARING non-agenda items**

Mr. Villani opened the non-agenda item portion of the meeting. No one came forward and his portion of the meeting was closed.

■ **PUBLIC HEARING**

PB 17-02F-Appezzato

124 Reinman Road
Final Major Subdivision

Mr. Jay Bohn came forward as the attorney for the applicant. He explained they were applying for the final subdivision approval and they were in compliance with the preliminary approval.

Mr. Chadwick went over his report dated March 11, 2019 and the applicant is in compliance with the preliminary approval. Mr. Chadwick recommends that the details of the conditions of the preliminary approval be extended to the final approval. Mr. Bohn agreed to that. Mr. Chris Kastrud went over his report dated March 22, 2019. There were some technical items that needed to be addressed before the plans could be signed.

Mr. Siegel made note of the items in Mr. Kastrud's report, items, 2, 3, 4, 5, 6, 7 and 10. Mr. Villani brought up the Health Department report and a well. The Health Department will monitor what steps are required (for a three foot deep well).

The board had no questions. A motion was made by Mr. Gallic, seconded by Mr. Lindner to approve the subdivision.

Mr. Gallic opened the meeting to the public for any comments or questions. No one came forward

Roll Call

For: Mayor DiNardo, Mr. Lindner, Mr. Argiro, Mr. Toth, Mr. DiBianca, Mr. Pasi, Mr. Scuderi, Mr. Esposito, Mr. Villani, and Mr. Gallic.

Against: None.

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PB17-08A-Markham

98 Liberty Corner Road
Amended Minor Subdivision

Mr. Chadwick went over the amendment with the driveway being eliminated by one of the new proposed houses and the access will be from Oak instead of Liberty Corner Road. Mr. Paul Mitchell was present as the attorney for the applicant.

Mr. Mitchell also stated that they will remove the common driveway on lot 9.01 and making it a separate driveway directly to lot 9.03 coming off of Oak Avenue. Mr. Kevin Page, engineer for the applicant, Mr. Christian Kastrud, the township engineer, and Mr. John Chadwick, the township planner were sworn in by Mr. Siegel. Mr. Page was accepted by the board. Mr. Page went over the plans dated November 13, 2017 with latest revision of January 23, 2019. He went over the plans and the change of driveway. There will still be a utility easement from Liberty Corner Road to the "back" lot. This plan has less impervious and less disturbance. The board of health, the fire department, and the police department signed off on it. The county will approve after money is submitted to the county.

Mr. Kastrud went over his report dated March 22, 2019 and he asked if a ditch had been looked at by any wetland certifier. Mr. Page said it had been. Soil tests will be provided before construction as drywalls may not be the best solution. Major development standards for stormwater management must be addressed for this application. Lot numbers and addresses will be assigned by the engineering department. Metes and bounds will need to be submitted for review and approval.

Mr. Chadwick mentioned that the emergency access notes should be deleted from the earlier resolution (dated March 26, 2018).

There was a question as to what was there previously and it was a large home that was removed. It was not a subdivision at that time. There were many issues with the previous owners.

Mr. Villani went over the Police Department (no concerns) and Fire Department memos from the earlier application. There will be a new fire hydrant at the intersection of the properties on Liberty Corner Road.

There were no further questions from the board. Mr. Gallic opened the hearing to the public. Ms. Eleanor Misselli came forward from 25 Lincoln St., Bloomfield and she asked about the driveway easement. There will be no driveway easement to the back lot and it will not be an emergency route. She asked about the utilities and the easement from Liberty Corner Road which will go through the "front" lot. It is the only way to get the utilities to the "back" lot. They will all be underground and will only serve the one lot, 9.03. Ms. Angela Misselli from 25 Lincoln St, Bloomfield came forward; and she asked

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how the utility easement will affect the property. The owner of the property in the back has a right to get something fixed within the easement if necessary. Mr. Page pointed out that the easement is within the setback lines and nothing can be built on it. The sewer line does go on a diagonal in the front of the "front" lot. The homeowner in the back is responsible to maintain the easement. Mr. Page stated he has not heard about any issues with a gas line, or water line and the sewer line will last many years. Everything is underground about 4 feet down due to the frost line. The utilities for the front house should be on a straight line, the closest distance.

There is no way to get the utilities from Oak Avenue. Mr. Page pointed out the hydrant location, and wrote in pink hi-lighter marking the location. This page of the plan was submitted as Exhibit A-1.

There was some discussion on the runoff from roofs and driveways. Sometimes drywells or rain gardens can hold the water and slowly be released. Each lot will have some retention on their properties based on soil testing.

There will be deeds and easements filed.

The board feels this is a better plan than previously approved.

A motion was made by Mayor DiNardo, seconded by Mr. Lindner to approve the subdivision that includes removing the driveway easement.

Roll Call

For Mayor DiNardo, Mr. Lindner, Mr. Argiro, Mr. Toth, Mr. DiBianca, Mr. Pasi, Mr. Scuderi, Mr. Esposito, Mr. Villani, and Mr. Gallic
Against: None.

■ **ORDINANCE REFERRALS FROM THE TOWNSHIP COMMITTEE**

ORDINANCE 19-13 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 16-22A ENTITLED "AH-4 AFFORDABLE HOUSING DISTRICT"

ORDINANCE NO. 19-20 CHAPTER XVI (16) ENTITLED "ZONING," SECTION 5.25 ENTITLED "PROHIBITED USES," SECTION 4.2 ENTITLED "DEFINITION OF TERMS," AMENDING SECTION 13.2(c) ENTITLED "PERMITTED USES" OF THE REVISED GENERAL ORDINANCES OF WARREN TOWNSHIP.

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Mr. Chadwick went over the ordinances. The ordinance 19-13 is the ordinance for the largest development of the fair share housing settlement. It is consistent with the Housing Element and Master Plan. The second is to allow medical marijuana for the downtown district only and adds definitions to the ordinances.

A motion was made by Mr. Toth, seconded by Mr. Lindner that the ordinances are not inconsistent with the Master Plan.

Roll Call:

For: For Mayor DiNardo, Mr. Lindner, Mr. Argiro, Mr. Toth, Mr. DiBianca, Mr. Pasi, Mr. Scuderi, Mr. Esposito, Mr. Villani, and Mr. Gallic
Against: None.

- **SCHEDULE OF NEXT MEETING: April 8, 2019**
- **ADJOURNMENT** Adjourned at 8:20.