

WARREN TOWNSHIP  
ENVIRONMENTAL COMMISSION  
REGULAR MEETING MINUTES

April 9, 2019 – 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, April 9, 2019.

Laura Mandell called the meeting to order at 7:03PM.

**Flag salute**

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, Phil Lobo, Karen Task, Susan Zeitels, Karen Kaiser

Absent: Harold Black, Sal Di Bianca, Wayne DeFeo

**III. Discussion**

Laura Mandell informed the group that Sandra Ponzio resigned from the group as she was moving out of Warren. Susan Zeitels told the group about an upcoming Somerset County Planning Meeting to discuss bike and pedestrian friendly areas. The walk/bike and hike initiative for the county will hopefully provide Warren Township with walk and biking pathways. A grant from the county would improve these areas.

March meeting minutes were reviewed by the members who attended that meeting. Karen Kaiser made a motion to approve the minutes and Susan Zeitels seconded it.

**NEW BUSINESS:**

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|------------|--|
| 1. CASE:   | PB 19-03   |
| BLOCK/LOT  | Block 88.04 Lot 15 -   |
| DATE:      | March 12, 2019   |
| APPLICANT: | <b>Flag Plaza, LLC</b>   |
| PROPOSAL:  | Preliminary and Final Site plan for new building in the Flag Plaza |

**COMMENTS BY WARREN ENVIRONMENTAL COMMISSION:**

1. WEC requests a copy of the environmental assessment report, which was not provided.
2. WEC recommends using fully shielded lighting, using warm white or filtered LEDs instead of the bright white.
3. WEC requests in the area where the parking lot is being re-constructed; pervious materials be used to avoid water runoff.
4. WEC expressed concern that the area of disturbance is very close to the property line. WEC recommends that the brook is not disturbed and that a buffer of native plants be put in to keep the bank from eroding.
5. WEC commends the developer on the planters and would like to see a free standing planter in the seating area. It is also recommended to use rain barrels for additional runoff from the new building.
6. WEC recommends low maintenance native trees and plants be part of the planting plan including: Red Bud and Dogwood rather than the Japanese plantings. WEC recommends Norwalk spruce and not Colorado spruce. WEC recommends Rosebud and Pink Azalea. By the brook, it is recommended to maximize the protection of the natural drainage features and vegetation.
7. Rather than the proposed lawn, WEC recommends low maintenance landscaping with native plants.
8. To every extent possible, WEC recommends using low energy materials in the building including recycled materials, etc. WEC also recommends using light colored roofing materials to avoid extra heat being released into the environment.
9. WEC questioned if the tree being removed was the "Holiday Tree" for the tree lighting for the December Holiday Celebration. If so, please keep in mind that will affect town residents.
10. Lastly, WEC recommends pre-wiring be installed for future use for two charging stations for electronic cars.

2. CASE: PB-19-05  
BLOCK/LOT: Block 8 Lot 2 & 3 15 Mountain View Road  
DATE: March 22, 2019  
APPLICANT: **Somerset Associates**  
ENGINEER: Christian M. Roche, P.E. Langan Engineering & Environmental Svcs, Inc  
ATTORNEY: Barry Mandelbaum, Mandelbaum Salsburg  
Proposal: Preliminary & Final Site Plan (Parking Expansion)

1. WEC questioned the need for additional parking. The parking area is being doubled. In the past, when Chubb utilized the space, the parking seemed adequate.
2. WEC questions the tree removal referenced on Page 5 of the plans. Please specify how many trees and what type will be removed.
3. WEC recommends two parking garages vs. surface parking. This will be less invasive to the environment and to the residents in the area. If the parking structures are closer to the north side of the property closer to Route 78 vs. Mountain View Road, they will most likely not be disturbing the residential areas.
4. WEC questions the ratio 3588 feet of impervious coverage.
5. WEC recommends lighting be LED and using fully shielded lighting, using warm white or filtered LEDs instead of the bright white.

3. CASE: BA 19-03  
BLOCK/LOT: Block 80 Lot 11 – 150 Mount Bethel Road  
DATE: March 27, 2019  
APPLICANT: **Mount Bethel 150, LLC**  
ENGINEER: Catherine A. Mueller P.E - Page-Mueller Engineering Consultants, PC  
ATTORNEY: Richard M.Sasso, Esq.  
Proposal: FAR, Coverage – Expansion of the existing Bounce Factory building and rebuild of previously collapsed portion of other building

1. WEC commends the owner on reducing storm water run-off and impervious coverage on the property.
2. As recycling is mandated by the State, it's recommended that recycling be made accessible by placing the recycling area next to trash receptacles.
3. WEC recommends the new roof be light color to avoid additional heat produced.
- 4.. WEC recommends natural lighting be used i.e. skylights.
- 5.. WEC appreciates the night time lighting in the plans but would like to see LED lighting used. We strongly recommend against the Sodium Iodide lighting and would like fully shielded lighting, using warm white or filtered LEDs instead of the bright white.
6. WEC recommends the following landscaping: Redbuds, Dogwoods, Eastern red cedar, Virginia Pine, Coral Honeysuckle, Black Willow and Sassafras.

4. CASE: PB 19-06  
BLOCK/LOT: Block 107 Lots 4&5 – 45 and 43 Roseland Avenue  
DATE: March 26, 2019  
APPLICANT: **Konrad Wnek**  
ENGINEER: William G. Hollows P.E., LS  
ATTORNEY: Jay Bohn  
Proposal: Minor Sub Division, 2 lots bulk variances

1. WEC recommends the request for the environmental waiver be denied.
2. WEC recommends tree and vegetation disturbance be minimized and recommend lawn coverage be minimal and use native plants for ground cover and landscaping.
3. WEC recommends using the attached list of deer resistant trees and plants including red buds and dogwood trees.
3. WEC recommends new roof be light color to avoid additional heat released into the environment.
- 4.. WEC recommends lighting be LED.

V. Adjournment – 8:56 pm Karen Task made a motion to adjourn the meeting and Phil Lobo seconded it.

Respectfully Submitted,

Krisann Bintley, Secretary  
Environmental Commission