

**WARREN TOWNSHIP PLANNING BOARD
MEETING MINUTES
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
June 10, 2019
APPROVED**

CALL TO ORDER

FLAG SALUTE AND MOMENT OF SILENCE FOR OUR TROOPS

ROLL CALL

Mayor DiNardo	Mr. Esposito (excused)
Committeeman Marion (excused)	Mr. Scuderi
Mr. Toth	Mr. Pasi
Mr. Lindner	Mr. Villani
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:
May 13, 2019**

Motion was made by Mr. Lindner, seconded by Mr. DiBianca to approve the minutes

ROLL CALL

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

Reports:

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

No reports

■ **ADOPTION OF RESOLUTION:**

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**PB19-03
Flag Plaza Block 88.04, lot 14**

Preliminary and Final Site Plan--Commercial and Residential Units

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

Roll Call

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

Against: None.

**PB19-05
Somerset Associates, Block 8, lots 2 and 3**

15 Mountain View—Preliminary and Final Site Plan for Parking garage and
additional ground parking

Motion was made by Mr. DiBianca, seconded by Mr. Toth to adopt the resolution.

Roll Call

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

Against: None.

■ **CORRESPONDENCE**

The New Jersey Planner, March/April 2019 vol. 80, No. 2

■ **CITIZENS HEARING non-agenda items**

■ **PUBLIC HEARING**

**PB 19-06
Konrad Wnek
43 & 45 Roseland Avenue
Block 107, lots 4 & 5**

Minor Subdivision w/bulk variances

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Mr. Jay Bohn came forward as the attorney for the applicant. Mr. Bill Hollows from Murphy and Hollows Engineering came forward for the applicant and he was accepted and sworn in along with the Township Engineer, Chris Kastrud, and the Township Planner, Mr. John T. Chadwick, IV PP. Mr. Bohn explained the proposal; it is two lots with a lot line change proposed and the proposal includes a slightly undersized lot, a lot width variance for both lots; the existing dwelling will be removed and the setbacks can be met and no FAR variance is requested.

Mr. Hollows went over the engineering plans. He brought in Exhibit A-1, a colorized version of sheet 2 of submitted plans. Lot 5 is the southerly lot and lot 4 is the northerly lot. Lot 4 has the house and two sheds on it, a patio and a driveway to Roseland Avenue. There is water, gas, electric, storm sewer along the frontage. The lots together comprise 19,712 SF in total. Exhibit A-2 was brought in, the grading and soil erosion plan (sheet 4 of the plans that were submitted). Conceptual houses are shown. The lot line will be moved northerly. The northerly lot will have 9,660 SF and 85 feet of lot width (variance requested for lot size and width). Lot 5 becomes a conforming lot in area with 10,053 SF with 90 feet of lot width, so needs a variance only for lot width.

Mr. Hollows spoke about the lots behind the lots and that they are smaller. The lots will become more conforming and is within the character of the neighborhood. The area is turning over and houses are being renovated. Mr. Bohn asked if Mr. Hollows felt there are zoning benefits with the subdivision. Mr. Hollows stated that the benefits certainly outweigh the detriments. There will two nice homes built and removal of under maintained.

Mr. DiBianca asked about lot 4 and what the width was. It is 85 ft width. Lot 5 would have 90 ft. width. Mr. Pasi asked about the proposed houses square feet. They will be a little more than 2300 SF and would have a finished basement. Mr. Chadwick spoke about the zoning in the area of R10 and R20. The R10 zone has a FAR of 25%.

Mr. Gallic noted that on sheet 4 there is a drainage system and does not encourage cisterns.

Mr. Gallic asked if any of the board members had questions. No one did. They went over the reports. Mr. Chadwick said that the tree preservation will be done when they submit building permits. The sewerage authority said they have one EDU for the existing dwelling. Mr. Hollows said they are on the list and the sewer lines are being worked on and may free up some capacity. There may be a sewer lateral from when they installed the sewer years ago.

Mr. Kastrud went over his report. He asked for the signed and sealed copy of the survey. The tax lot numbers may stay the same. The soil is marginal at best and they need to work to not impact the neighbors. A soil movement permit must be submitted before building. Mr. Kastrud said items 1, 6, 7, and 8 of his report will be conditions.

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Mr. Lindner asked if they do not have sewer capacity would the homes be built. It is conditional to sewerage authority approval. The subdivision approval can be extended due to the sewerage approval.

Mr. Gallic opened the hearing up to the public. He then asked the board for any comments.

There was no discussion and there were no questions.

Motion was made by Mayor DiNardo, seconded by Mr. Pasi to approve the subdivision.

Roll Call

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

Against: None.

■ **SCHEDULE OF NEXT MEETING: June 24, 2019**

Possibly cancel

■ **ADJOURNMENT**

Motion was made to adjourn by Mr. Gallic. All in favor. Meeting adjourned 8:05.