

**WARREN TOWNSHIP PLANNING BOARD  
MEETING MINUTES  
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard  
JANUARY 27, 2020  
APPROVED**

**CALL TO ORDER** Meeting was called to order at 7:30 p.m.

**FLAG SALUTE AND MOMENT OF SILENCE FOR OUR TROOPS**

**ROLL CALL**

Mayor Marion (excused)  
Committeeman Lazo  
Mr. Toth  
Mr. Lindner  
Mr. DiBianca  
Mr. Argiro

Mr. Pasi  
Mr. Scuderi  
Mr. Esposito  
Mr. Villani  
Mr. Gallic

***Statement by Presiding Officer:** Adequate notice of this meeting was posted on January 21, 2020 on the Township bulletin board and sent to the Township Clerk, and The Star Ledger 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:  
January 13, 2020**

**ROLL CALL**

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

■ **ADOPTION OF RESOLUTION:**

None.

■ **CITIZENS HEARING non-agenda items**

Mr. Gallic asked if anyone was here for non-agenda items. Seeing no one come forward this portion of the meeting was closed.

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■ **PUBLIC HEARING**

■ **PB 19-08 84 Ann Street Subdivision** (carried from November 25, 2019)

Mr. Kevin Page, the applicant's engineer, came forward. All witnesses were previously sworn in. He went over the area preserved and it is 54% of the land and the area proposed to be developed is 46%, so more is preserved. Mr. Page referenced Mr. Kastrud's report dated November 22, 2019, which recommended to limit the amount of impervious coverage on the lot and they agree to 5545SF, which is 1/8<sup>th</sup> of an acre. If an owner goes over that number the owner would have to meet water quality standards as required by the state.

There is no other land to acquire from a neighbor. Mr. Gallic spoke about the paper road that the township owns on the southeast corner of the property. If that was acquired by the applicant, then it would meet a de minimus exception. Mr. Gallic asked if the applicant is willing to ask the township to buy as much of that as possible and the applicant did agree.

There was further discussion. It will be a condition to ask the Township. Mr. Chadwick, the township planner, thought it was a good idea. Mr. Kastrud agrees they could ask. Mr. Gallic feels drywells are not effective for most of Warren Township.

Mr. Page went over the topography and that a rain pond might be able to be used, or drywells could drain out the bottom. There is a lot of tree preservation easements proposed and it will help buffer neighbor's views and protect land.

Mr. Kastrud went over his review memo from November 22, 2019. A survey needs to be submitted, there will be a deed restriction limiting impervious coverage (5545SF per lot) to keep it at a minor development with respect to stormwater. If drywells are proposed, testing will be required with best management practices, all utilities will be underground in accordance with RSIS. Each lot is subject to soil movement permit approval through the engineering department. The deed shall be submitted for review and approval, and the easement for tree preservation area will need metes and bounds.

Mr. Toth asked about the contour lines and drainage on lot 9.01. There was some discussion and the lot is owned by the applicant.

Mr. Siegel, the planning board attorney, went over conditions that would be required. Mr. Kastrud's memo of November 22, 2019, items 1, 3, 4, 5, 6, and 7 and comment item 3. A condition would also be that the request the town to vacate a portion of the paper road, and to purchase, if possible, from the township.

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Mr. Gallic asked if there were any comments or concerns. Hearing none he entertained a motion. A motion was made by Mr. Villani, seconded by Mr. Lindner

Roll Call

For: Committeeman Lazo, 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:**

February 10, 2020 (was cancelled) and February 24, 2019

■ **ADJOURNMENT**

Motion was made by Mr. Toth, seconded by Mr. Lazo. All in favor. Meeting was adjourned at 7:55.