

**WARREN TOWNSHIP PLANNING BOARD  
MEETING MINUTES  
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard  
June 8, 2020  
APPROVED**

**CALL TO ORDER Meeting** was called to order at 7:35 p.m.

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

**ROLL CALL**

Mayor Marion	Mr. Argiro
Committeeman Lazo	Mr. Scuderi (via phone)
Mr. Toth (via phone)	Mr. Esposito
Mr. Lindner	Mr. Pasi
Mr. DiBianca (via phone)	Mr. Villani (excused)
Mr. Lindner	Mr. Gallic

The Township Engineer, Christian Kastrud, Township Planner, Mr. John Chadwick, and Planning Board attorney, Mr. Alan Siegel were also present via conference phone call.

**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:**

March 11, 2020 The board did not vote on the minutes but will at the next meeting

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

No reports

■ **CITIZENS HEARING non-agenda items**

There was no non-agenda public hearing

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■ **AGENDA ITEMS**

Review of Township of Warren Ordinance NO 20-19  
Permitting Outdoor Dining, Limited sales and exercise classes within certain municipalities and areas adjacent to the fitness or wellness business during the COVID-19 Pandemic.

Review to determine if the ordinance is not inconsistent with the Master Plan

The board had reviewed the ordinance and a motion was made by Mr. Lindner, seconded by Mayor Marion that the ordinance is not inconsistent with the Master Plan. All were in favor.

**Chase/Pulte Block 85.01 Lots 1-4**

PB19-11 Preliminary and Final Subdivision  
PB19-12, Preliminary and Final Subdivision  
PB19-13, Preliminary and Final Site Plan

The Chairman, Dan Gallic, announced that the public present via phone line and in person would not have comments this evening. The engineering and traffic plans would be presented this hearing. There will be ample time for public comment/questions and board members questions and comments at a later hearing.

Mr. Gallic asked if there were any questions. There were none. Mr. Gallic gave the floor to the applicant. All the application materials were posted on Warrenj.org website at the Planning Board page, as well as Exhibits.

Mr. Keith Davis came forward as the applicant's attorney. He represents both Pulte Homes of New Jersey LP and Chase Warren Partners, LLC. The project will be referred to as the Chase/Pulte project. The application is for preliminary and final major site plan, and preliminary and final major subdivision. Mr. Davis gave some background to the application. This development application was the subject of litigation under the Mount Laurel doctrine. It was part of Warren Township's 3<sup>rd</sup> round Housing Element and Fair Share Plan. The developer, along with 284 King George Road LLC, filed a motion to intervene in the litigation and presented the tract as an opportunity for the township to satisfy a portion of its Mount Laurel affordable housing obligation.

There were negotiations to establish the number of units to be on the site. There was a settlement between the town and the developers and was approved by Judge Miller. The settlement required the town to adopt an ordinance, No. 19-13, establishing the AH Affordable Housing -4 Zone, which is the subject tract of this hearing. It permits the use, density, and establishes the bulk criteria (overage, setbacks, etc.)

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There are no variances proposed from the AH-4 zone, there are some minor waivers that the engineer would describe. The applicant has worked with the township professionals to review the plans and address any concerns. They have made revisions. They propose phasing the project.

Chase is the owner of block 85.01, lot 2 and 3 and the contract purchaser of block 85.01, lots 1 and 4. They propose to re-subdivide four existing lots into four lots, changing the lots lines to meet the phasing of the project and for financing purposes. All four of these lots will be integrated and will essentially be operating as one unified plan of development.

The Chase project includes an apartment building, which will consist of 220 rental units, 153 will be market rate, and 67 will be low and moderate units. There is a separate lot that is being reserved for a future Hotel/commercial development to be presented at a later time.

Pulte is under contract with Chase to acquire a portion of the property to construct 115 residential townhouses on one of the newly subdivided lot, each townhouse will be on their own individual lot, fee simple--so that will be subdivided also. Eight of the townhome units will be deed restricted for low/moderate affordable houses.

There will detention basins and they will be maintained by a home owner association that will be established. The lots consist of approximately 50 acres, mostly wooded. It is Block 85.01, lots 1, 2, 3, and 4.

The proof of notice was submitted and meets the required notice documentation. There were three sets of plans that the applicant brought for the various areas including the public that were listening outdoors through the speaker system and also the doors were open.

Mr. Davis asked Mr. Carl Goldberg (Canoe Brook representative), Mr. Jack Tycher (Chase representative), Mr. James Mullen (Pulte attorney, and Mr. Ron Kennedy (Gladstone Engineering for the application) be sworn in. Mr. Gallic swore them in.

Mr. Carl Goldberg spoke and he is one of the principals of Canoe Brook Development. He talked about the negotiations. Canoe Brook is a partnership of three families, Goldberg, Clapp, and Tycher families. They build communities similar to the one proposed in Warren and he feels they have a good reputation to develop communities and focus on landscape architectures and amenities.

The set aside low and moderate units are integrated throughout the communities and are accessible to the amenities and finished in the same quality as all the market units. There are 30% of the apartments that are affordable and this helps the township meet its obligation. Mr. Goldberg began the negotiations in August 2017 with the municipalities and he thanked the governing body and the municipal attorney.

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The for-sale component will be handled by Pulte including the marketing. Mr. Mullen will speak concerning Pulte homes.

Mr. Jack Tycher came forward and explained that he is responsible for day to day development for all the projects for Canoe Brook. They are responsible for design and oversight of the construction and the transition of property management. They hire a third party to build. Mr. Tycher spoke about the property and the stream that runs through the property. All application documents, plans, and exhibits are on the warrennj.org website on the Planning Board page via links. He brought in the Gladstone Design overall site rendering, Exhibit A-1, the file name is 03-GDI-site Plan Rendering.pdf. The north side of the site borders Route 78, and there is a stream through the middle at a fairly low point, which separates the development. Across King George Road is the Warren Corporate Center. The taller building is more suited to be across from the Corporate Center. These are the two apartment buildings, each approximately 110 apartments and they wrap around a garage deck. The garage deck is shorter than the two apartment buildings. There will be an entrance off of King George Road and there will be a hotel in the future to the right of the entrance. The townhomes will be off of Mountain Avenue which transitions into single family areas. There will be some walking paths but there will be no roadways between the two projects. There will be some site wide amenities with the trails and some outdoor amenities. The apartment buildings are four stories, elevator serviced buildings, with a lot of amenities inside and out. They are focused to demographics of empty nesters, with two bedrooms. It gives an alternative to those who have lived in town for a long time.

There will be a basic club room package with multiple small living rooms off of it. There will be billiards, gaming, a dining room, a fitness center, and other options. There will be a trash chute and recycling, there will be no trash gathering on the outside of the building. They will provide parking garage space for almost every apartment and will have electric vehicles chargers. The marketing and maintenance will be onsite.

Mr. Tycher said they worked with the township professionals and made revisions. They referred to Exhibit A-2 which is file name Lessard file online under the architectural drawings and is CBM.008 file which is a 3-D rendering of the proposed apartments.

Pitched roofs and varied materials were incorporated. There is change in roof line and color. It is a flat roof building and each unit will have its own HVAC units and they want to have this on flat roofs.

The entrance to the property will be to the back (apartments). They added access off of King George Road for emergency vehicles/fire trucks (not for residents). There is scattered parking throughout the site and there is a deck for parking.

There will be some phasing of the project and they hope to start the first quarter of next year. The townhomes will be built first. Then they will build the apartments, which generally takes two years.

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Mr. Keith Davis invited Mr. James Mullen from Pulte Group to come forward and he did. He went over his credentials and was accepted by the board. He went over the history of the company. They are for sale buildings. They built Top of the World in Green Brook and Bellewood Acres in Warren.

There will be 115 townhomes with 107 market units and 8 affordable units. There will be some amenities, a walking trail, a tot lot, and some fields where permitted. Each townhome will have a fee simple lot and will be part of a community home owner association, which will maintain matters of the common elements, including stormwater management. Every homeowner will be a member of the association.

They paid a lot of attention to the Mountain Avenue side of the project and did revise the layout of the buildings. He was thankful to build in Warren. They took a five-minute break and reconvened.

Mr. Davis introduced Mr. Ron Kennedy from Gladstone Design who gave his credentials and was accepted by the board as an experienced engineer. Mr. Kennedy brought in Exhibit 3 with the file name of 01.GDI-aerial site.pdf. The exhibit represents four lots block 85.01 lots 1, 2, 3, and 4. It is approximately 49.5 acres. It is at the intersection of King George Road and Route 78, exit 36 (on left side of the sheet). To the west of the property is the Warren Corporate Center. The Dead River is north of Route 78.

The south side of the sheet has King George Road and Mountain Avenue. Mountain is generally an east west direction roadway. There is a small piece of land that is next to the property and is owned by the Passaic Watershed organization.

The predominate feature of the property are farms. There were two farms on the property one on the east and one on the west. There are some structures still on the property. There are some grass areas and it has some fill material from the Warren Corporate Center construction approximately 20 years ago.

The next exhibit, Exhibit 4—file name 02-GDI Environmental Exhibit.pdf. The Exhibit shows the environmental constraints. King George Road is relatively high and then goes back up to Mountain Ave that is in the center of the property. From Mountain Avenue to Route 78 it is high to low, the lowest portion of the property is a culvert that goes under Route 78 at about the center of the property from east to west and it discharges into the Dead River on the other side of Route 78. All flows to the center of the property.

There are wetland delineations shown on the plans as well as associated transition areas. There are 50 foot transition areas. The flood hazard area verification was received. The red line of the riparian border is 150 ft. from the stream border. The green color on the exhibit show the steep slopes of 15% or greater on the property.

Based on these environmental constraints/soils on the property were used to develop the overall site plan. The townhouse component is on the east side and some on the west side, along with the 220 multifamily units. A future hotel is on the plan along with

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parking. The storm designs, traffic designs, sewer designs all take in to consideration the future hotel and restaurant to be built later with a separate planning board application.

The townhomes have 79 market rate units, there are three different building types on the plan and are either two or three stories in height. Some have basements. A few of them have walk out basements due to topography. They all have two car garages, all have a two bay driveway also. There are either four, five, or six unit buildings. Access is off of Mountain in two locations. One is a little south and one a little farther north. It is generally a loop. They rotated the homes along the Mountain Avenue side as to see the side of townhomes instead of the back of many townhomes. The road width is 24 foot width consistent with the RSIS. There are sidewalks along both sides of the road. Houses are set back 26 foot from the edge of pavement consistent with standards. There is visitor parking. There will be curbside trash and recycling.

Townhomes on the west side will have 28 units that would be market type, two different models with two- and three-story heights. Some walk out basements. Two car garages also and there will be five- and six-unit buildings. Additionally, there are eight affordable units in this area. It is the building closest to King George road and it will be built with the townhomes. These units do not have garages associated with them and are walk up units for the second floor, there will be a small dumpster location.

The apartment buildings are tiered, building one is a level higher than building two (which is closer to Route 78). Some of the grading plan shows that they lowered it lower than King George Road to try to minimize the height impacts along King George Road. There are one, two, and three bedrooms in the buildings. Outdoor there is an active recreation area and a passive recreation area. There will be a boulevard with a grass landscape strip. The west side of the development the access will only be through the traffic light.

The fire official wanted to get an access for a ladder truck. There is a small turn off area that goes from King George Road towards the building that permits the larger piece of equipment to drive in. There will be a chain and only be for emergency use.

Trash is by chutes in buildings one and two. There are doors that open and they wheel trash units out to waste management and recycling and it will be done by the on-site staff.

The parking spaces both on the lots and in the garage will comply with the standards. There will be 180 spaces in the garage and 251 in the lot itself and comply with standards. RSIS standards have been met.

The zoning standards are complying and there are no waivers. They meet the standards that were established with the zoning.

Mr. Kennedy introduced Exhibit A-5 with file name of 08 GDI Overall Grading Plan.pdf.

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The roads are high, and the property is a bowl and all to the center. There are some retaining walls in the project. There is a berm on the Mountain Avenue side to screen the roadway.

The Exhibit A-1 was referred to again, the landscaping shows that there is 18 acres of disturbance and tree removal on the site, eight acres on the east side and ten on the west side. Total disturbance of all land is 24 acres. Replacement trees are required per the ordinance and would require 489 trees. The plan shows 521 trees, a variety of trees and shrubs. There is heavier landscaping along King George Road and Mountain Avenue. There will be no invasive plantings.

Mr. Kennedy spoke about phasing and would plant the perimeters as soon as the land is stabilized and doesn't impact the construction of the buildings.

There will be some connectivity between the east side and west side of the development. There is flood plain and riparian buffers and wetlands. There are existing old trails. They could sign and designate these trails to connect the sides of the development.

The signage is around the perimeter of the property. One at each of the entrances on the east side townhomes and a larger sign at the traffic light at King George Road entrance. There are some small way finding signs within the development. The perimeter signs would be lighted and the internal/wayfinding signs would not. The parking lot lighting will be consistent with the ordinance, 14 foot high poles, with 25 watt LED lights. Somewhere around 2700 or 3000 kelvins.

The townhome lights will be in the area of intersections and some walk ways and they are spaced out a little farther. There will be some lights at the multi family building for activity and walking.

Stormwater management includes some structures on the property for the east side. There will be one sand-filtration basin between the townhomes and Route 78 that handles the east side. On the west side, there is a smaller basin on the up-hill side and another at the intersection of King George Road and Route 78. There is an underground basin in the parking lot near building one of the multi-family.

There are two basins that are located on Mountain Avenue near the intersection of King George Road

There will treatment of the water where needed and storing water to mitigate any impacts of runoff, and are consistent with the NJDEP and Warren Township's regulations.

The sanitary sewers will be collected in two low points, one on the east and one on the west side. Pump Stations will be placed and pumped up to near King George Road and Deerfield.

The two pump stations will be owned privately and capacity is still being worked out with the Warren Township Sewerage Authority. Water will be provided by New Jersey

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American Water Company and will be extended from the south to this property along the frontage of King George Road and looped throughout the property. The fire hydrants are shown on the plan. The multi-family building will be sprinklered and some of the townhomes will also have fire suppression systems. Gas and electric will be new, underground loops.

The phasing Exhibit A-6 was brought in with the file name 07-GDI phasing plan. There are townhomes, multi-family buildings, and the hotel. The phasing will be based on when sewer capacity becomes available. It will also be market driven. The townhomes are split into two sections and all stormwater management must be in place for the phasing as required by the engineering department.

There have been (Exhibit A-4) two areas of environmental concerns. One is in the farm side (east side), there was an underground gas tank (about 550 gallons) that had leaked. There has been a clean up that has been ongoing, soil has been removed and replaced with stone and there are monitoring wells at the site. There is a Licensed Site Remediation Professional (LSRP) that has been assigned to the property. The LSRP reports to the NJDEP.

The second area is the fill area, when soils were removed from across the street/from the corporate center. A portion of that near where the boulevard comes in from the traffic light into the site, the soil needs some remediation also. There are no variances or waivers associated with this application. They went back to the phasing (file name 07-GDI phasing plan, Exhibit A-6. Although there are numbers on the phase, the phases could be in a different numbering/sequence.

There will be DEP Treatment Works Approval and possibly a wetland transition averaging.

Mr. Davis asked Mr. Kennedy if he believed the plans submitted meet the ordinance of Warren Township.

The next meeting will include the applicant's traffic consultant, and architects. The meeting will be carried to June 22, 2020 at 7:30, if there is a change in location it will be noticed. If the location remains the same the application is carried without further notice. The meeting was decided after this meeting to remain at the Court Room at 44 Mountain Blvd at 7:30.

■ **SCHEDULE OF NEXT MEETING:**

June 22, 2020

■ **ADJOURNMENT**

A motion was made by Mr. Lindner, seconded by Mr. Lazo. All in favor. Meeting adjourned at 9:06 p.m.