

**WARREN TOWNSHIP PLANNING BOARD
MEETING MINUTES
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
March 11, 2020
APPROVED**

CALL TO ORDER

FLAG SALUTE AND MOMENT OF SILENCE FOR OUR TROOPS

ROLL CALL

Mayor Marion	Mr. Argiro
Committeeman Lazo	Mr. Scuderi
Mr. Toth	Mr. Esposito
Mr. Lindner	Mr. Pasi
Mr. DiBianca	Mr. Villani (excused)
Mr. Lindner	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 27, 2020**

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

ROLL CALL

For: Committeeman Lazo, Mr. Argiro, Mr. Toth, Mr. DiBianca, Mr. Pasi, Mr. Scuderi, Mr. Esposito, Mr. Gallic

(Mr. Lindner arrived at 7:37p.m.)

Reports:

Alan Siegel, Esq.
John T. Chadwick, IV, P.P., Professional Planner
Christian Kastrud, P.E., Professional

Mr. Chadwick, Warren Township's Planner, spoke about the upcoming hearing for Chase/Pulte and what has been submitted and said they were going to submit a few more items, some architectural renderings, and a layout change of the townhouses.

Mr. Gallic said he had suggested the change that breaks up the townhouses along Mountain Avenue.

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■ **ADOPTION OF RESOLUTION:**

PB 19-08 Adoption of Resolution to approve 84 Ann Street, Minor Subdivision, 5 Majors Road, Block 203 Lot 10

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

ROLL CALL

For: Mayor Marion, Committeeman Lazo, Mr. Lindner, Mr. Argiro, Mr. Toth, Mr. DiBianca, Mr. Pasi, Mr. Scuderi, Mr. Esposito, and Mr. Gallic

■ **CITIZENS HEARING non-agenda items**

No one came forward and this portion of the meeting was closed.

■ **AGENDA ITEMS**

Redevelopment Area Public Hearing

40 Mountain Boulevard, Block 89, lot 4

Mr. Chadwick went over the report and the property; it is next to the township complex and it is part of the affordable housing plan, is in the town center district, and part of the TID district (any developer who builds in the TID pays a fee to the county). The redevelopment designation gives more design regulations. The developer enters into a contract with the Township Committee as to what they will and will not do.

The property was originally a gas station and is about 70 years old, it has been an auto repair shop in more recent years. It meets the standards of redevelopment designation in four areas. There is no condemnation clause in the report.

The oil company took out tanks years ago. The housing that is proposed is next to the park area of the municipal complex. Half of the property is in wetlands. The developed portion will be about half way down the park, maybe 3/4 of an acre. There will only be access to the site with one entrance off of Mountain Boulevard.

The building will be completely sprinklered. There will be a public hearing on a site plan if it is deemed in need of redevelopment, and a redevelopment agreement is completed. It would go to the township committee to decide if they will agree with the Planning Board and then it would be referred back to the planning board, and then a site plan could be submitted. The site would contribute to the town center concept.

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Mr. Siegel, the planning board attorney, added that the property was older than 70 years old, that it was active in World War II, and was the Charlie Guarino garage.

The chair asked for a motion to adopt a resolution to approve the **Preliminary Investigation Report- 40 Mountain Boulevard**.

Motion was made by Mr. Lindner, seconded by Mr. DiBianca

ROLL CALL

For: Mayor Marion, Committee Lazo, Mr. Lindner, Mr. Argiro, Mr. Toth, Mr. DiBianca, Mr. Pasi, Mr. Scuderi, Mr. Esposito, and Mr. Gallic
Against: None.

The board secretary/clerk will send a letter to the Township Committee with the action above.

Motion was made by Mr. Lindner to permit the clerk to send the letter. Seconded by Mr. DiBianca.

For: Mayor Marion, Committee Lazo, Mr. Lindner, Mr. Argiro, Mr. Toth, Mr. DiBianca, Mr. Pasi, Mr. Scuderi, Mr. Esposito, and Mr. Gallic
Against: None.

- **SCHEDULE OF NEXT MEETING: March 30, 2020**
Special meeting to hear application Chase/Pulte PB 1911, PB 19-12, PB 19-13
Subdivision and Site Plan WAS CANCELLED

■ **ADJOURNMENT**

Motion was made to adjourn by Mr. DiBianca, seconded by Mr. Gallic. All in favor.
Meeting adjourned at 7:50 p.m.