

**WARREN TOWNSHIP  
ENVIRONMENTAL COMMISSION  
REGULAR MEETING MINUTES**

**March 11, 2020 7pm**

**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 Wednesday, March 11, 2020.

The Chairperson, Laura Mandell called the meeting to order at 7:05PM.

**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, Susan Zeitels, Christina Lewis, Harold Black, Sal Di Bianca  
Absent: Karen Kaiser, Wayne DeFeo, Karen Task

**III. Discussion**

November, December and February minutes were reviewed and approved with changes. Christina Lewis made the motion to approve and Harold Black seconded it. January 2020 minutes to be approved at the next WEC meeting. The April meeting will be held on April 15, 2020 and the November meeting will be November 18, 2020. This is a change from our current schedule.

**IV. NEW BUSINESS**

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|------------|--------------------------------------|
| 1. CASE    | BA19-07                              |
| BLOCK/LOT  | Block 212 Lot 20.01 50 Stirling Road |
| DATE:      | March 4, 2020                        |
| APPLICANT: | <b>Maddy Realty LLC</b>              |
| Proposal:  | Revised Plans                        |

**COMMENTS BY WARREN ENVIRONMENTAL COMMISSION:**

1. WEC commends the developer for adding the underground parking and recommends there is proper ventilation.
  2. WEC recommends electric vehicle charging stations be part of the plan.
  3. The proposed plan shows 49 mature trees being removed from a steep slope. WEC would like to see the tree replacement and landscaping plan.
  4. On drawing number 5 there is a major concern regarding water runoff on the driveway and walkway. The runoff will also bring salt and pollution into the surrounding areas and sewer. WEC recommends a small stone bioswale with appropriate grasses and vegetation to handle the salt and water runoff.
  5. WEC flagged the concern that the handicap walkway is too steep for handicapped people and recommends the developer come up with a better solution.
  6. WEC recommends radon testing and any remediation that needs to take place.
  7. Please see original notes from the WEC meeting on June 12<sup>th</sup> with original recommendations.
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|------------|---|
| 2. CASE:   | BA20-01   |
| BLOCK/LOT  | Block 78 Lot 25 211 Mount Horeb Road  |
| DATE:      | February 26, 2020   |
| APPLICANT: | <b>Michael Dalton</b>   |
| Proposal:  | Preliminary & Final Site Plan D Variance for use multifamily<br>C variances for front yard and side yard setbacks |

1. WEC recommends a small bioswale to buffer the storm water runoff and pollutants. The recommended plants are as follows: Herbaceous perennials, moist sites – giant purple hyssop, Joe Pye weed, Purple Aster, Elderberry, phlox, cone flower, cardinal flower, blue flag iris, spiked blazing star, golden rod, pink coreopsis.
2. If the requested variances are granted, WEC recommends the bioswale be required.
3. WEC recommends any trees that are removed are replaced with comparable trees.

V. Adjournment – 8:45pm Laura Mandell made a motion to adjourn the meeting and Harold Black seconded it.

The next meeting will be held on April 15th at 7:00PM.

Respectfully Submitted,

Krisann Bintley, Secretary  
Environmental Commission