

**WARREN TOWNSHIP  
ENVIRONMENTAL COMMISSION**

**Pulte Homes of NJ, LP & Chase Warren Partners, LLC**

**November 13, 2019 Minutes**

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|------------|---|
| 1. CASE:   | PB19-11   |
| BLOCK/LOT  | Block 85.01 Lots 1-4  |
| DATE:      | November 1, 2019  |
| APPLICANT: | <b>Pulte Homes of NJ, LP &amp; Chase Warren Partners, LLC</b>           |
| ENGINEER:  | Robert Moschello, Gladstone Design                                      |
| ATTORNEY:  | Keith Davis   |
| Proposal:  | Preliminary and Final Major Subdivision & Preliminary & Final Site Plan |

**COMMENTS BY WARREN ENVIRONMENTAL COMMISSION:**

There were five (5) areas of discussion regarding the Pulte Homes/Chase Partners plans. They are: Core Forest, Stormwater Management, Potable Water, Sewer and Traffic

**Core Forest** - A core forest is defined as the uninterrupted area of forest beginning at least 330 feet from any developed area (road, house, driveway, lawn, field). Core forests provide interior forest habitats, which are required by many of our more reclusive wildlife species.

1. This proposal shows 18.2 acres of core forest being disturbed which will have a severe impact on the wildlife inhabiting the area and the migration of these species.
2. As noted in the DEP letter, the core forest removal will also impact the filtration and may potentially affect the quality of the water in the Riparian zone.
3. WEC commends the developer for not disturbing the mature trees associated with the wetlands. How will the proposed preservation of the trees be monitored by the town?
4. WEC recommends the attached native tree and plant list (see attached) and recommends landscaping consistent with the natural character of the town.
5. WEC requests that the Planning department contact the NJ DEP to provide a list of the wildlife that is present on the site per the NJ DEP files.

**Stormwater Management**

1. WEC expressed concern regarding the plans showing one of the water detention basins overlapping with the freshwater wetlands.
2. WEC strongly encourages natural storm water management systems as opposed to a highly engineered management process.
3. WEC would strongly encourage the use of bioswale retention basins.
4. WEC expressed concern that the water runoff from new impervious parking areas would be directed to the proposed manufactured water quality treatment devices. This has a high potential to introduce polluted water into the freshwater wetlands which are connected to a tributary of the Passaic River which flows through the center of site.

**Sewer**

1. WEC expressed concern regarding the 81,375 estimated gallons per day of waste water. Is there available capacity in town to handle this extensive waste water load?
2. WEC questioned and would like further information on the sewage force main associated wetland. "A force main will be installed between the two pump stations with directional drilling beneath the on-site stream and associated wetlands".
3. In reference to Sheet 12 of 21: In the Northwest corner there is a cul-de-sac that would pave 1667 square feet of existing wetlands. These wetlands should remain in their natural state which is required.
4. WEC concerned that the Southwest corner of the development does not leave the required 50 foot Riparian Buffer.

### Fresh Water (Potable Water)

1. In regard to potable water, WEC expressed concern that the “estimated demand for potable water for the proposed residential development is 100,245 gallons per day.  
Does American Water have the capacity to supply clean water throughout the development without stressing the water supply to the rest of the town?

### Traffic /Air Quality

1. WEC expressed concern regarding the increase in traffic in such a congested corridor. WEC appreciates the added work the Warren Police Department will do to access the peak traffic demands.
2. WEC strongly encourages the town to independently assess the long term air quality impacts. The loss of 18.2 acres of mature forest greatly reduces the ability to filter the vehicle pollution coming off of Route 78; this is compounded with the additional vehicle traffic.
3. WEC requests anti-idling signs be posted in the development parking areas.

### Additional Comments

1. WEC requests recycling centers throughout the development.
2. WEC requests minimalizing light pollution by using fully shielded lighting, using warm white or filtered LEDs instead of the bright white.

**\*Subsequent to the 11/13/19 WEC meeting, commissioner, Wayne DeFeo attended the December 4<sup>th</sup> TCC meeting. His notes are below.**

Warren Township Environmental Commission  
TCC Meeting Results  
Pulte Homes/Chase Partners Project  
December 4, 2019

The following points were raised during the meeting by the Environmental Commission with the corresponding comments:

1. Was the traffic study based on the complete build out or just the first phase?
  - a. Complete build out. – Accordingly, it will remain under County and Municipal jurisdiction.
    - i. Note that John Chadwick made a careful observation that there may be a road widening required at a certain point for a turn lane. IF this is required, the plan will need to be modified due to tight property lines.
2. What is the basis for the reclassification of the soil group to D, a less protective classification?
  - a. The entire site was evaluated in the field. This leads to a conclusion that the site cannot handle a system designed for recharge in the traditional design. However, the site will effectively be discharging into the interior of the property toward the wetland transition areas...thus, it will have the same net effect as a recharge basin. (This is WDF opinion)
3. Has the site been designed in conformance with the Warren Tree Ordinance?
  - a. Yes and the builder is willing to obtain a list of preferred plantings for replacements from the WEC.
    - i. WE need to provide a list of preferred plantings and tree choices. Although the site is not ready to move forward, sooner is better.
    - ii. We should also provide a list of non-invasive plants and trees that are deer resistant.
4. The builder recognizes that there are limitations on tree removal due to nesting patterns of Little Brown and Long Eared Bats.

- a. WEC suggested that the builder make use of the wetlands that are not being disturbed as well as the wooded areas being left in tact to:
  - i. Add bat nesting boxes
  - ii. Add blue bird boxes in appropriate transition areas.
    - 1. The builder agreed that this was worth doing.
- 5. What steps are being taken for Energy Conservation?
  - a. The builder is using Energy Star appliances and windows. I have asked that they consider building to the Energy Star Standard.
    - i. They will consider.
- 6. Due to high water table, there will not be basements in most units.
- 7. Electric Vehicle charging stations are included in the design.
- 8. The builder only uses dark sky LED fixtures.
  - a. WEC recommended 2800 K lighting.

**February 12, 2020 WEC Minutes**

- 2. CASE: PB19-11
- BLOCK/LOT: Block 85.01 Lots 1-4
- DATE: January 2020
- APPLICANT: **Pulte Homes of NJ, LP & Chase Warren Partners, LLC**
- ENGINEER: Robert Moschello, Gladstone Design
- ATTORNEY: Keith Davis
- Proposal: Revised Plans

**COMMENTS BY WARREN ENVIRONMENTAL COMMISSION:**

- 1. In reviewing the revised plans, WEC made a recommendation that all affordable units be integrated into the market value units. Sal Di Bianca to review this with the Planning Board at their next meeting.
- 2. In COAH building type D floorplan, WEC recommends sound buffers placed between floors and walls to help with the quality of life issues for residents and to reduce the calls to police due to noise.
- 3. WEC recommends waiver # 6 Proof of submission to NJDEP for necessary permits be denied. WEC also recommends waiver #25 be denied - Public improvement construction plans and specifications at a scale of 1" – 50' minimum Plans to construct public improvements prior to submission for final approval shall show sufficient detail to allow a thorough Engineering review. WEC recommends waiver #50 be denied - Indication of wetland areas on tract and source of delineation. If none, a statement to that effect. Indicate classification 0 wetlands, and show appropriate buffer where applicable. Proof of submission to NJDEP for L.O.I. and permits as applicable.
- 4. WEC concerned that the rendition of the affordable housing units doesn't meet the aesthetics of the town.
- 5. As agreed upon at the TCC meeting on 12/4/19, the WEC recommended electric charging stations throughout the development. WEC would also like further clarification on recreation and walking trails.
- 6. WEC recommends the newly hired traffic advisor be involved in the traffic study.
- 7. Please see the attached notes from the December 4<sup>th</sup> TCC meeting that the builder agreed on. This includes bat boxes throughout the development.