

**WARREN TOWNSHIP  
ENVIRONMENTAL COMMISSION  
REGULAR MEETING MINUTES**

**February 12, 2020 – 7:00 P.M.**

**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, February 12, 2020

The Chairperson 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, Wayne DiFeo Karen Task, Karen Kaiser, Sal Di Bianca, Green Team members

**Absent:** Susan Zeitels, Harold Black, Christina Lewis

**III. Discussion**

Laura Mandell addressed the group stating that this meeting would include Green Team members as discussions on the Sustainable Jersey certification involved both the WEC and the Green Team. The members introduced themselves. Laura reviewed with the group the ANJEC Environmental Commission sub-division site plan checklist. Laura recommended an amended version be used going forward by WEC. At the March meeting, the WEC will agree on what parts to use.

Laura went over the timeline for the Sustainable Jersey Certification. Documents by WEC and the Green team will be needed by early May so they can be submitted by May 17<sup>th</sup>. Comments will come back by July and final revisions are due on September 11<sup>th</sup>.

Wayne DeFeo informed the group that he is working with Doug Burro, Superintendent of the Department of Public Works.

**IV. NEW BUSINESS:**

- 1. 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 of 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.

The balance of the meeting was spent on Warren Township's Silver Certification which requires the town to have 350 points or more to achieve that goal.

The following are the priority actions:

- 1) Make your town solar friendly – adopt a solar friendly ordinance- 15 points. Streamline the permit process. Define what is solar energy with 3 size categories of small, medium and large. Rooftop and ground cover solar options will be part of the ordinance.
- 2) Make Town Electric Vehicle Friendly – currently have the electric vehicle charging stations in town hall parking lot. A question was raised if our police and fire were trained on the charging stations.
- 3) Green Building Resolution – Laura Mandell to present at the 3/12/20 Township Committee meeting. Wayne DeFeo to review to see if more specifics can be added. Laura Mandell to review the Green Development checklist for possible updates.
- 4) Green Infrastructure Implementation – Rutgers providing grant money for a township rain garden. Suggestions for the rain garden site are as follows: Warren library, Town Hall, ALT school and Temple Har Shalom.
- 5) Enhanced Storm Water Control Ordinance – Susan Zeitels reviewed. Laura Mandell to present to Township Committee.
- 6) Pledge Supporting NJ Wildlife Action Plan – to be presented to Township Committee.

V. Adjournment – 9:08pm Sal Di Bianca made a motion to adjourn the meeting and Karen Kaiser seconded it.

The next meeting will be held on March 11th at 7:00PM.

Respectfully Submitted,

Krisann Bintley, Secretary  
Environmental Commission

