

**WARREN TOWNSHIP PLANNING BOARD
MEETING MINUTES
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
March 27, 2023
APPROVED**

CALL TO ORDER

FLAG SALUTE AND MOMENT OF SILENCE FOR OUR TROOPS

ROLL CALL

Mayor DiNardo (excused)	Mr. Scuderi
Committeeman Lazo (excused)	Mr. Esposito
Mr. Gallic	Mr. Lippitt
Mr. Toth	Mr. Dwyer
Mr. Lindner	
Mr. DiBianca	
Mr. Argiro (excused)	

Statement by Presiding Officer: Adequate notice of this meeting was posted on January 11, 2023, the Township bulletin board and sent to the Township Clerk, Echo Sentinel, and Courier Newser 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 23, 2023

Motion to approve was made by Mr. Lindner, seconded by Mr. Toth.

ROLL CALL

All were in favor.

■ **Reports:**

Matt Flynn, 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** Mr. Gallic opened up this portion to the public on non-agenda items. Seeing no one come forward, he closed the portion.

Warren Township Planning Board
March 27, 2023 Minutes
Page 2

■ **CORRESPONDENCE**

Memo from Christian Kastrud, NJDEP Stormwater and Education

Mr. Kastrud, the Township Engineer, went over NJDEP requirements for each board and committee member should take the online course, "Ask the right Questions for Stormwater." It is the same course that Mr. Kastrud discussed before and believed the members had taken it except the new members so they should watch the video and there are other courses, videos also that are offered on the site on stormwater.

Ordinance Referral from Township Committee
Ordinance No 23-07 Flood Damage Prevention

RESOLUTION for Ordinance

Mr. Gallic reminded the board that the vote would be that the ordinance is not inconsistent with the Master Plan.

Mr. Kastrud went over the ordinance and it is the new flood damage prevention ordinance. NJDEP and FEMA went through and coordinated municipal stormwater ordinances, FEMA regulations, for the flood insurance for people that have flood insurance. NJDEP regulations are involved with the building code. They are trying to get all of these regulations to dovetail. There are some tighter restrictions for the floods, but basically it is a coordination effort so all definitions match.

Mr. Gallic opened up to the public for questions or comments and no one came forward and this portion of the meeting was closed.

Mr. Matt Flynn, attorney for the board, stated that they would vote on the resolution and it would be that the ordinance is not inconsistent with the Master Plan

Motion was made to adopt the resolution that the ordinance is not inconsistent was made by Mr. Linder, seconded by Jerry Toth.

ROLL CALL

For: Mr. Toth, Mr. DiBianca, Mr. Scuderi, Mr. Esposito, Mr. Lippitt, Mr. Dwyer, Mr. Lindner, and Mr. Gallic.
Against: None.

RESOLUTIONS:

PB19-08
84 Ann Street LLC
Block 203 lot 10
5 Majors Road

Minor Subdivision extension request
Warren Township Planning Board
March 27, 2023 Minutes
Page 3

Motion was made by Mr. Lindner, seconded by Mr. Lippitt to adopt resolution for extension of time for subdivision.

ROLL CALL

For: Mr. Toth, Mr. DiBianca, Mr. Scuderi, Mr. Esposito, Mr. Lippitt, Mr. Dwyer, Mr. Lindner, and Mr. Gallic.
Against: None.

PB21-05
Scotts Properties LLC
Block 55 lot 26
58 Dock Watch Hollow
Minor Subdivision extension request

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

ROLL CALL

For: Mr. Toth, Mr. DiBianca, Mr. Scuderi, Mr. Esposito, Mr. Lippitt, Mr. Dwyer, Mr. Lindner, and Mr. Gallic.
Against: None.

PB22-05
144 Liberty Corner Real Estate, LLC
Block 11 lot 6.02
144 Liberty Corner Road
Preliminary and Final Major Subdivision

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

ROLL CALL

For: Mr. Toth, Mr. Scuderi, Mr. Esposito, Mr. Lippitt, Mr. Dwyer, and Mr. Lindner.
Against: None.

■ **HEARING agenda items**

PB23-01
Silver Leaf Court, LLC/Brookside Drive
Block 62.03 lot 18.02
Preliminary Major Subdivision

Richard Kaplan, attorney for the applicant, came forward. The application is for a Preliminary Major Subdivision and the property is approximately 15.5 acres on

Warren Township Planning Board
March 27, 2023 Minutes
Page 4

Brookside Drive and there is an existing dwelling on the property and the lot will be subdivided into five lots, including the existing property (the dwelling will remain). There are no variances requested and the witness will be Cathy Mueller from Page-Mueller Engineering. There are two representatives for the applicant, Mr. James Brenn and Mr. Daniel Polera but it was not planned for them to give testimony.

They were sworn in along with Mr. John Chadwick, Warren Township Planner, and Mr. Christian Kastrud, Warren Township Engineer by the Board Attorney, Mr. Matt Flynn. Ms. Mueller was accepted by the board as the applicant's engineer.

Ms. Mueller went over the subdivision for block 62.03 lot 18.02, it is in the CR 130/65 zone. It is 15.5 acres. She went over the plans. There is an existing house and driveway, and pool, almost centered in the property. There are environmental constraints. The shaded areas show steep slopes (15% or greater), there are a few drainage ditches, and regulated streams through the property. There are wetlands on the property towards the southern portion. They were delineated and surveyed as shown on the plan.

The northern portion where it reaches the crossing underneath Brookside Drive is not wetlands, but is state open waters. The ditches are defined, there is a 150 ft riparian buffer. Ms. Mueller stated there is a very steep embankment along the water. The flood hazard area is only on portions of the lot and is identified on the plans. The wetlands have a 50 ft. buffer, and there is one small patch of isolated wetlands. The isolated wetlands are in the area of one of the dwellings. They will apply to the NJDEP for any and all applicable permits that are needed. It will be for the filling of the isolated wetlands.

There is 15.5 acres and the zoning is three acre zoning. There is enough land for five lots and they are going to retain the existing improvements. The minimum lot width is 150 ft. The lots comply with the zoning requirements. There is a carport on the property and it will be removed. There are some improvements in regulated areas and no change is planned for those areas.

There are proposed conservation easements to the rear of lots C,D, and E. Lot A has conservation area at the rear of the property that incorporates the wetland and buffers. There is room to build a home outside the environmentally sensitive areas on each lot, but if a homeowner wants to go into the environmentally sensitive area there is a process for that.

There may be about 30% of the property that will be conserved. Every lot will have access on Brookside Drive. There was discussion on the existing improvements and conservation easements, The conservation easements would go around and not in the already improved area.

Ms. Mueller went over the grading from Brookside. They did curb the driveways. Lots C.D. and E have a ridge in the back and some water will come down. The stormwater management includes a small scale bioretention basin in the back. It

Warren Township Planning Board

March 27, 2023 Minutes

Page 5

will provide some detention and there are under-drains and they will control water, and be piped around the house. Any overflow would be directed to swales along the side of the property.

There will be an Operations and Maintenance Manual for the development. Each lot has two basins. There was further discussion on location of stormwater. They meet the stormwater rules and will conduct soil testing. There are some retaining walls in the front of the lots. Mr. Kastrud asked about redirecting lot E overflow to the center of lot E and D instead of towards 2 Strawberry Lane. Ms. Mueller agreed to flip the driveway and swales. Mr. Kastrud will wait for the soil testing results. There are 8 bioretention basins and are manageable for treating water.

Ms. Mueller went over the utility plans of water supply and sanitary. The water will be well supplied. The existing home does have septic and that will be abandoned. There is sanitary sewer at the corner of Strawberry Lane. They propose 565 ft. of a main extension and this will go to the center of lot C. Then there will be two private lateral easements for the other two lots. There was further discussion on the sewer and options. The sewer department and their engineers review plans and provide guidance, then it goes to the Township Committee. Lot A will be a private lateral.

There are overhead utilities on Brookside, but they will put them underground.

There will be some storm water in the road. There is an existing pair of inlets. They propose to keep the existing edge of pavement and they did propose one more inlet along the edge of the pavement. This is a tie-in point for the overflows of the basins.

Mr. Chadwick mentioned the plan shows a lot of clearing in front the houses. Can they keep any of the trees. There are street trees proposed. Mr. Gallic asked if they would consider any landscaping along the west side. It was not proposed but they could run an evergreen buffer along the side of the property to buffer 2 Strawberry's property.

Mr. Kastrud went over his report and most items had been addressed. He asked about the roadway condition. There has been icing and extending the curb may help. Mr. Gallic feels curbing may crowd the roadway too much. There was discussion on the proposed improvements that will intercept some of the water leaching out. Mr. Kastrud asked about doing more to keep water off the roadway. Mr. Gallic agreed.

Mr. Gallic said it is good to conserve the areas of the property at approximately 30%. It is better not to have a cul-de-sac. The board did not have questions and Mr. Gallic opened up to the public.

Mr. Joe Ahn at 2 Strawberry Lane came forward and was sworn in. Mr. Ahn feels the lots are being crammed in and is not characteristic of the land. Privacy screening is very important to the neighbors. He had concerns on the

Warren Township Planning Board

March 27, 2023 Minutes

Page 6

maintenance of buffers. He is also concerned with the emergency runoff going towards their property. They do have issues with freezing on their driveway. This will change the character of the area. Mr. Gallic asked if other screening would be suggested. The applicant has agreed to five to six feet evergreens. Mr. Ahn questioned the spacing of trees.

Mr. Gallic did say it used to have a cluster benefit in the 130/65 zone and they could cluster the houses together to conserve more open space. They no longer use the cluster benefit.

Mr. DiBianca asked if a berm would help. Mr. Ahn did not believe that would help but a tree buffer will help.

Ms. Malhotra from 4 Strawberry Lane came forward and she really likes her backyard. Mr. Gallic stated that there will be no improvements adjacent to her property line.

Mr. Gallic asked if there were any other questions. He also went over the application with no variances, which means the board does not have leeway to turn this down. But can suggest conditions. Mr. Gallic feels this application and it benefits the township in that this preserves as much open space as possible.

Mr. Flynn went over the conditions, some of them from the Township Engineer letter, and the drainage will go on the other side away from 2 Strawberry Lane. There will be some improvements on Brookside along lot B. They will need to comply with outside approvals being required. There will be a buffer between the property and 2 Strawberry Lane to the satisfaction of the planner. There will be maintenance required; and operation and maintenance of the detention basins documents are required. The conservation easement will be required to the satisfaction of engineering and planner, and reviewed by the Township legal department. The septic system closure will be required. The wells will be required to meet all departments regulations.

A motion was made by Mr. DiBianca, seconded by Mr. Lindner to approve with conditions.

ROLL CALL

For: Mr. Toth, Mr. DiBianca, Mr. Scuderi, Mr. Esposito, Mr. Lippitt, Mr. Dwyer, Mr. Lindner, and Mr. Gallic

Against: None.

SCHEDULE OF NEXT MEETING

April 10, 2023 (canceled), April 24, 2023 (cancelled), May 8, 2023

Warren Township Planning Board
March 27, 2023 Minutes
Page 7

Pending applications

PB23-02 19 Valley View lot line change/minor subdivision

PB23-03 Warren Village Associates Preliminary Major Site Plan
With parking variance

PB23-04 74 Morning Glory Minor Subdivision 2 lots

■ **ADJOURNMENT**

Motion was made to adjourn, all in favor. Meeting adjourned approximately 8:40