

**WARREN TOWNSHIP PLANNING BOARD
MEETING MINUTES**

**7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
May 8, 2023
APPROVED**

CALL TO ORDER

FLAG SALUTE AND MOMENT OF SILENCE FOR OUR TROOPS

ROLL CALL

Mayor DiNardo (excused)
Committeeman Lazo (excused)
Mr. Gallic
Mr. Toth
Mr. Lindner
Mr. DiBianca
Mr. Argiro

Mr. Scuderi
Mr. Esposito
Mr. Lippitt
Mr. Dwyer

***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:**

March 27, 2023

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

ROLL CALL
All in favor.

■ **Reports:**

Steve Warner, Esq.
John T. Chadwick, IV, P.P., Professional Planner
Christian Kastrud, P.E., Professional Engineer
Maryellen Vautin, Clerk

Mr. Chadwick discussed the outdoor restaurant permissions are extended through November 2024. The township is working on the process of registering restaurants that wish to have outdoor dining.

Mr. Kastrud stated that all board members need to complete stormwater training with each term they are on the board.

Mr. Gallic said they will have a downtown design meeting on May 22, 2023. They may need to ask the township committee for some funding. The downtown redesign is not

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the Master Plan. The Master Plan will be worked on this year and the state has asked for planning material that includes Climate Change within the Master Plan. The board wants to work on traffic patterns and stormwater also, including where the drainage goes for the roadways and mitigate flooding. Mr. Chadwick added that the Downtown Plan will become an element of the Master Plan. Mr. Gallic feels the Master Plan is about a year long process and the downtown design could be a 10-year process. He mentioned overhead wires and it would be nice to get them underground.

■ **CITIZENS HEARING non-agenda items**

Mr. Gallic opened this portion and Mr. Bill Gilbert from 17 Flintlock Drive came up and asked about the Master Plan. He asked about a bid or contract concerning the Master Plan mentioned at the Township Committee. Is that in process? Mr. Gallic said he did not know the process but Mr. Gallic had made the request to put money aside for the Master Plan. The board is not part of the process, or at least not yet.

■ **CORRESPONDENCE**

Request for four-month extension for PB 22-07 Cooke Subdivision filing of deeds.

RESOLUTIONS:

**PB22-07 Cooke Minor Subdivision
Block 110 lots 11.01 & 11.02
132-134 Reinman Road**

Motion was made by Mr. Lindner, seconded by Mr. Esposito to approve and adopt the resolution.

ROLL CALL

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

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

Mr. Gallic wanted to move this to the next meeting, May 22, 2023 to give the board time for review.

■ **HEARING agenda items**

PB23-02

Ana Santos, 19 Valley View Road
Block 202, lot 9, Minor Subdivision

Mr. Fausto Simoes came forward as the attorney for the applicant. The application is a minor subdivision or lot line change. The owner at 19 Valley View wants to purchase the property behind them (a portion of) at 68 Mountain Avenue that is not used by 68 Mountain Avenue. The two lots will be conforming still. Mr. Gallic reminding the public they can come and look at the plans up close. Mr. Flynn swore in Mr. Edward Dec of Guarreiello & Dec Associates, LLC, surveyor for the property owner, Ms. Ana Santos from 19 Valley View Road, as well as Mr. John T. Chadwick, Township Planner, and Christian Kastrud, Township Engineer.

There are no new lots and no variances.

Mr. Dec gave his qualifications and was accepted by the board. He went over the plan that had been submitted. The lot at 19 Valley View (block 202, lot 19) is 40,946.17 SF and with the subdivision proposed it will be 126,146.82. The existing lot at 68 Mountain Avenue (block 202, lot 4) is 274,275.18 and it is proposed to be 189,074.53SF. The zoning is R-65, acre and a half zoning. Mr. Dec went over the lots and measurements. Both lots have a single-family homes on them. No additional improvements were proposed. Lot 4 will be designated lot 4.01 and will be 4.3 acres. Lot 19 will be designated lot 19.01 and be 2.9 acres.

Mr. Kastrud looked at the right of way and a dedication is suggested of 25 ft halfway from the centerline. The applicant agreed and Mountain Avenue should also have the dedication. The applicants agreed.

Mr. Chadwick spoke about the waivers on environmental and some other items requested on the checklist. The board granted the waivers, and on a minor subdivisions these are typically not required.

There was a memo from the Health Department with concerns on wells on the property. The owners are not aware of any wells on either property.

Mr. Gallic opened up the public question portion of the hearing. Mr. James Giacchi from 15 Valley View came forward. He feels they are wetlands on the property. He spoke about a stream and a detention pond on 19 Valley View and water runs all year. Mr. Giacchi also has concerns on the measurement lines of the lots and that they are not correct. There are monuments setting the property lines and they are not on the plan.

Mr. Giacchi has concerns on possible future development, it could be built on. Mr. Simoes asked the owner, Ms. Santos if they intended to build anything on the

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property. Mr. Gallic stated they look at what is proposed and what is permitted in the zone and this subdivision meets that.

Mr. DiBianca asked about the difficulty of a future subdivision. It is not proposed currently. The planning board does not approve construction of a shed or garage if it meets all zoning. Mr. Giacchi felt the lot change is similar to a flag lot and it is oddly shaped. This subdivision curtails more subdivision down the line stated Mr. Gallic.

Mr. Giacchi mentioned that if he was worried about a garage being built it is not part of the application. Mr. Giacchi was sworn in as he gave opinions.

The public portion of the meeting was closed. Mr. Lindner spoke about the lot line and a non-variance application. If in the future another subdivision with a flag lot it would be looked at very carefully.

The metes and bounds will be submitted to the engineering department for review.

A motion was made by Mr. Toth, seconded by Mr. DiBianca to approve the minor subdivision.

ROLL CALL

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

SCHEDULE OF NEXT MEETING

May 22, 2023 and June 12, 2023

Pending applications

PB23-05 284 King George Road, LLC, Hotel Site Plan. Awaiting revisions

PB23-06, 30 Mountain Blvd Preliminary Site Plan with inclusionary housing

Patternostro, 74 Morning Glory Road, Minor Subdivision, awaiting revisions

■ **ADJOURNMENT**

A motion was made by Mr. Toth, seconded by Mr. Lindner to adjourn. All in favor. Meeting adjourned approximately 8:10.