

WARREN TOWNSHIP  
ENVIRONMENTAL COMMISSION  
REGULAR MEETING MINUTES

October 14, 2020  
ZOOM Meeting

**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, October 14, 2020.

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

**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, Karen Kaiser, Susan Zeitels, Karen Task, Sal DiBianca, Wayne DeFeo, Malcom Plager,  
Absent: Christina Lewis, Harold Black

**III. Discussion**

Laura Mandell welcomed the WEC to the Zoom meeting. The September WEC minutes were reviewed and approved. Laura Mandell made a motion to approve the minutes and Sal DiBianca seconded it. The Tree Removal/Replacement Ordinance updates regarding Invasive Species were discussed and the updates were agreed upon by motion. Laura Mandell made a motion to approve and it was unanimous.

Laura Mandell reviewed the 2021 WEC budget with the group. The budget of \$3500 will stay the same for 2021 as 2020. The budget includes administrative services fees for the attendance at meetings and recording of the minutes, membership dues, conference fees, education and training and subscriptions. Laura Mandell made a motion to approve the budget and Sal DiBianca seconded it. It was unanimous to approve the 2021 budget.

**IV. NEW BUSINESS**

1. CASE: PB20-05  
BLOCK/LOT Block 89 Lot 4 40 Mountain Blvd LLC  
DATE: September 15, 2020  
APPLICANT: **40 Mountain Blvd, LLC**  
Proposal: Preliminary and Final Site Plan  
**26 UNITS – 8 MODERATE 18 MARKET**

**COMMENTS BY WARREN ENVIRONMENTAL COMMISSION:**

1. The southern rear portion of the structure encroaches on the wetland transition area.
2. Does the wetland transition giveback meet the state criteria?
3. WEC questioned the wetland transition on the western side of the building.
4. It is strongly suggested a rain garden or another green infrastructure be erected on the proposed wet land transition area (427 square feet).
5. All drainage easements should be green infrastructure such as a rain gardens for proper drainage into existing soil.
6. The balconies should not exceed the six foot town ordinance.

7. WEC is very concerned with the storm water run-off on the adjacent township property. The township ball fields already deal with wet conditions in the spring. Green infrastructure should be utilized. WEC recommends underground cisterns as Westfield Hall is using on Washington Valley Road. The rain gardens and underground cisterns will slow the flow.
8. What is the percentage of impervious coverage? Pervious pavement should be used.
9. The drainage grate by the handicapped parking spot should not be there as it poses a safety risk.
10. WEC recommends all waiver requests be denied. The waiver requests are unreasonable and unsubstantiated. WEC request to see revised plans with the waivers.
11. WEC would like to see a revised planting plan. WEC commends the developer on the native shrubs but would like to see the full landscape plan which includes native trees.
12. WEC recommends a level two charging station or better. If that's not possible a pre-wire for an electrical vehicle charging station.
13. All exterior lighting should be dark sky lighting.
14. Provision of parking spaces. The design and number of parking spaces required per this Redevelopment Plan shall be provided in conformance with RSIS (N.J.A.C. 5:21-4.14 through 4.16).

2. CASE: BA20-04  
 BLOCK/LOT Block 55 LOT 2.05 8 WYCHWOOD WAY  
**Currently Farmland Assessed**  
 DATE: September 18, 2020  
 APPLICANT: **WYCHWOOD WAY, LLC**  
 Proposal: Preliminary & Final Subdivision, **5 Lots, single family residential**

**COMMENTS BY WARREN ENVIRONMENTAL COMMISSION:**

1. The tree line that surrounds the southern portion of the property should be preserved at all costs.
2. WEC questioned the possibility of soil contamination after years of farming.
3. WEC would like to see the environmental assessment report.
4. WEC commends the landscape schedule and plantings. We recommend the builder use native trees (see attached list). The ornamental trees have no positive impact on the environment.

IV Adjournment – 9:15PM Wayne DeFeo made a motion to adjourn the meeting and Sal DiBianca seconded it.

The next meeting will be held on November 11<sup>th</sup> at 7PM.

Respectfully Submitted,

Krisann Bintley, Secretary  
 Environmental Commission