

Reese, Cathy

From: Vautin, Maryellen
Sent: Thursday, January 19, 2023 1:54 PM
To: bargiro@optonline.net; dan@gallic.com; gpdviper@aol.com; george.lazo@marriott.com; jc
toth38@hotmail.com; jtcivplan@comcast.net; jlindner@unionstone.net; mjscuderi1
@yahoo.com; saldi@optonline.net; Frank Dwyer; Kastrud, Chris; lippittm@gmail.com; Lisa
Sammartino; lou.esposito9@gmail.com; Sordillo, Victor J.; Vautin,
Maryellen; warner@centraljerseylaw.com; Matt Flynn
Subject: PB meeting Monday Jan 23
Attachments: jan 23, 2023 agenda.doc; Dec 12, 2022 PB meeting minutes.doc; jan 9 reorg
updated.doc

Hello I have revised the agenda slightly We will have both the Dec 12 and Jan 9 minutes on and the subdivision extension requests along with the 144 Liberty corner subdivision with revised plans. tomorrow I will send any reports that come in and I will have copies of any new and the older reports also. You should have the packets by now in the mail.

Attached is the revised agenda and the two minutes for review. thank you

*Maryellen Vautin
Township of Warren
Land Use Coordinator
908-753-8000 x 243*

1/31/2024

**WARREN TOWNSHIP PLANNING BOARD
MEETING AGENDA
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
January 23, 2023**

CALL TO ORDER

FLAG SALUTE AND MOMENT OF SILENCE FOR OUR TROOPS

ROLL CALL

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

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:**

December 12, 2022 and January 9, 2023

■ **Reports:**

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

■ **CITIZENS HEARING non-agenda items**

■ **CORRESPONDENCE**

**Warren Township Planning Board
January 23, 2023 Agenda
Page 2**

■ **RESOLUTIONS:**

None.

■ **HEARING agenda items**

PB22-05

144 Liberty Corner Real Estate, LLC

Block 11 lot 6.02

144 Liberty Corner Road

Preliminary and Final Major Subdivision

PB19-08

84 Ann Street LLC

Block 203 lot 10

5 Majors Road

Minor Subdivision extension request

PB21-05

Scotts Properties LLC

Block 55 lot 26

58 Dock Watch Hollow

Minor Subdivision extension request

SCHEDULE OF NEXT MEETING

February 13, 2023

■ **ADJOURNMENT**

1/31/2024

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

Mr. Pasi
Mr. Scuderi (excused)
Mr. Esposito
Mr. Lippitt

Mr. Matt Flynn, Board Attorney

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■ **APPROVAL OF MINUTES:**
November 28, 2022

Motion was made by Mr. DiBianca, seconded by Mr. Argiro to approve the minutes. All in favor

■ **CITIZENS HEARING non-agenda items**

Mr. Joe Farro from 3 Sage Drive came forward and asked about the Tractor Supply Store location (69 Stirling Road) and the self-storage facility (256 King George Road) that has been approved already and asked if they had a start time for construction. They have not completed compliance yet so it may be a while before anything is started.

■ **RESOLUTION:**

**PB 22-07
Brian E. Cooke
Block 110 lots 11.01 and 11.02
132/134 Reinman Road
Minor Subdivision/Lot Line Change**

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

Roll Call

For: Mr. Toth, Mr. Argiro, Mr. DiBianca, Mr. Pasi, Mr. Esposito, Mr. Pippitt, Committeeman DiNardo, and Mr. Gallic.

Against: None.

**PLANNING BOARD MINUTES
DECEMBER 12, 2022
Page 2**

■ **PUBLIC HEARING agenda items**

PB22-05

144 Liberty Corner Real Estate, LLC

Block 11 lot 6.02

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Preliminary and Final Major Subdivision

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Downtown ReDesign Discuss and consider concepts for a potential future Downtown ReDesign for possible inclusion in an Amended Land Use Plan Element and/or other Master Plan elements and/or Master Plan Reexamination Report. No formal action to be taken.

Mr. Gallic suggested that everyone work around a table with maps of the downtown area that they could mark up. This meeting is for thoughts and ideas and brainstorming and discussion. This is the third meeting on the Downtown ReDesign.

Mr. Gallic stated that one of the major drivers of this discussion is to have a plan for affordable housing for the next round (2025). It is unknown what the state will require. The town would like to have a position that they can go to the judge with a plan and be able to propose it is taken care of.

Mr. Gallic also feels the corridor of Mountain Blvd to Washington Valley is starting to look like Routes in Long Island with parking lots with buildings behind them. This may be an opportunity to remix things and make a substantive plan and bring cohesion to design. They have discussed a round about or a circle like in Westfield or Morristown for the center of town and buildings around that circle expanding outwards and go down to Paul's lumber and towards the municipal township building the other way.

There was some discussion on use and talk about some substantive plan for parking such as in Summit, a parking deck and street parking for shops, sidewalks next to multi-story buildings that will look like a downtown and feel like a downtown. There has been talk of a destination, like an arts center or other types of space to bring people into town. Mr. Gallic visited a place, Carmel, Indiana, and there is a downtown re-design there that came out very nicely. They started from the center and worked out. It had art centers, open spaces, public spaces for movie watching and a bit of a water park feature. It also had great restaurants and a social atmosphere. They are well known for not having any traffic lights and the population is around 120,000. They have all roundabouts and they have no traffic.

**PLANNING BOARD MINUTES
DECEMBER 12, 2022
Page 3**

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Mr. Gallic thinks of Morristown with open spaces and also walking areas and downtown, and also Summit. Mr. Gallic does not want Warren to be similar to a Berkeley Heights.

Mr. Chadwick brought up that it takes time to get from what is to what is wanted. Morristown green has always been in place.

Everyone went around the table and Mr. Gallic marked up the map and indicated the possible limits of downtown with the intersection of Mountain Blvd and Mount Bethel about the center. A circle would be at or near that intersection.

Mayor Sordillo spoke about a civil engineer article that clearly distinguished rotaries in New England and a round-about in other areas. Mr. Gallic feels the Watchung Circle handles the traffic much better than a light would.

Mr. Gallic wants all to remember the bigger developments coming in and to plan for more cars. There was discussion on creating an alternative road around the center, sort of a bypass. There was an alternate road years ago.

Mr. Gallic suggested some roadways to get parking and perhaps new buildings would be built. They would have to work with property owners to reach consensus on how to redesign. They might have to do a traffic analysis to see what size a circle would be needed. Mr. Gallic would really like walkable neighborhoods and this gives the opportunity to bring in residential units along with affordable housing. If there will be first story business, restaurants, and shops there has to be enough people that live there so they would frequent these businesses. So, the density would be similar to those inclusionary developments near Route 78. The higher number will comply with the affordable housing going into the future. Then other areas of town may be less dense.

They talked about the property on the other side of Bardy that is vacant and wooded currently. It has a stream through it and it has some wetlands in the rear. It is not known what the stream is classified at this time.

Mr. Gallic knows that if you go to the state with a plan it is much better than asking the state what they are looking for the town to do.

They discussed the Grotto that used to be naturally fed but it was diverted. Mr. Chadwick suggests they look at that and possible fix up, etc. Mr. Gallic feels they might be able to go out to the corporate world and government world and suggest a brand new arts center in Warren to be built around the downtown redevelopment and it would go over well.

**PLANNING BOARD MINUTES
DECEMBER 12, 2022
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Mr. Lippitt brought up that the other town centers previously discussed are transportation hubs; have train stations. There isn't a taxi in town.

Committeeman DiNardo talked about coming into town from the west on Washington Valley Road, there is Pauls' Firewood place so that would be a great site for a transition for housing and there are some sidewalks. Moving east the next side might be Bardy's property and there may be something that can be done there. There was discussion on a couple of the commercial buildings 67A and 67B Mountain Blvd. and they have a road through them.

Mr. Gallic feels to get a change at the intersection of Mountain and Mount Bethel it would take a while to get the permits, maybe 5 to 7 years. A full plan and other changes could be done in the meantime. They discussed the Town Center Drive condos and businesses on the north side of Washington Valley Road and perhaps connecting Town Center Drive over to Mount Bethel and other connections on the east side of Mount Bethel. There was discussion on that whole area.

There was discussion on balancing residential with the commercial and it might be an incentive for property owners. First floor commercial and upper floors residential were suggested. Washington Valley extension has potential for development. There are some wetlands in the southern portion of some of the properties.

They talked about parking and some solutions. There is still going to be through traffic from the south and the north. There was a suggestion on developing pedestrian only areas for housing.

A resident asked about affordable housing in the future and could they guess how many might be required by the state. It is not easy to guess but Mr. Gallic wants to be prepared with a long term plan and Warren is and has been doing their share.

Mr. Chadwick stated that Warren is one of the few towns in New Jersey that has produced what they said they would.

There will not be any RCAs as far as the township knows.

Mr. Joe Farro asked about the township property across from the municipal complex. Committeeman DiNardo said it may be needed if they need a paid fire department in the future.

A resident asked about 40 Mountain Blvd. and it is an inclusionary property (market rate and affordable housing). Mr. Gallic said it has 31% affordable in the building. Looking at it as a percentage helps the town meet our requirements. The minimum amount for a development that includes affordable units is 15%. Warren has had much higher averages of affordable 25 to 31%, so the overall number of units built is lower.

PLANNING BOARD MINUTES

DECEMBER 12, 2022

Page 5

Mr. Frank Rica mentioned the plan is aggressive and asked if the main reason for this is the affordable units that will be required in the future or trying to recreate a town that they don't have. He suggested they will need incentives for property owners to take buildings down and there is already so much traffic coming through town.

They might need to do a cost benefit analysis for the property owners. Mr. Gallic feels residential rental is more secure. Committeeman DiNardo mentioned the jewelry store across from town hall, and the old Mr. Pi's, and 41 Mountain Blvd shopping center.

Mr. DiBianca feels a bypass and creating a walkable downtown is necessary. The town is designated a town center zone.

Committeeman DiNardo reminded all that when Lucent was at exit 36 they staggered the hours and there were 5000 people coming and going. There are still less people in offices since Covid and it may or may not continue.

Mr. Gallic reminded all that the next round of affordable is for all towns and the surrounding towns will add to our towns traffic. Warren needs a vision and a plan. The township will need to examine the Master Plan.

There will be more brain storming meetings and we want get as much input as possible. The town would come up with formal plans and then those plans would be in approval stage for master plan and might take two or three years. Some parts /properties could be developed during that time frame.

The proposed circle would need more design investigation. There were more conversations on parking and parking decks, and parking requirements.

SCHEDULE OF NEXT MEETING: January 9, 2023 Reorganization

■ **ADJOURNMENT**

Motion was made and seconded to adjourn. All were in favor. Meeting adjourned approximately 8:35

1/31/2024

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Sammartino; lou.esposito9@gmail.com; Sordillo, Victor J.; Vautin,
Maryellen; warner@centraljerseylaw.com; Matt Flynn
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Land Use Coordinator
908-753-8000 x 243*

1/31/2024

**WARREN TOWNSHIP PLANNING BOARD
REORGANIZATION MEETING MINUTES
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
JANUARY 9, 2023**

CALL TO ORDER (by Clerk)

FLAG SALUTE AND MOMENT OF SILENCE FOR OUR TROOPS

- Announcement of New Members/Re-appointments to the Planning Board at the Township Committee Reorganization Meeting of January 9, 2023
 - Mayor DiNardo – Term expiration 12/31/23 – Class I
 - Committeeman Lazo- Term expiration 12/31/23 - Class III
 - Sal DiBianca-Term expiration 12/31/23 – Class II
 - Michael Scuderi-Term expiration 12/31/26 - Class IV
 - Lou Esposito-Term expiration 12/31/26 - Class IV
 - Matt Lippitt – Term expiration 12/31/24 – Alternate #1
 - Frank Dwyer – Term expiration 12/31/23 – Alternate #2

Reappointed members not sworn in at Township Committee Reorganization Meeting were sworn in at this time by board attorney.

ROLL CALL

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

Statement by Presiding Officer: Adequate notice of this meeting was posted on January 15, 2022, the Township bulletin board and sent to the Township Clerk, Echoes Sentinel and Courier News 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.

**Warren Township Planning Board Minutes
January 9, 2023 Reorganization Meeting
Page 2**

- Election of Chairperson for 2023 Dan Gallic was nominated by Mr. DiBianca, seconded by Mr. Scuderi. No other nominations were made. All were in favor.

(Then clerk handed over meeting to Chair)

- Nominations for Vice-Chairperson for 2023. Mr. John Lindner was nominated by Mr. Toth, seconded by Mr. Argiro. All were in favor.
- Nominations Board Secretary for 2023. Mr. DiBianca nominated Mr. Jerry Toth, seconded by Mr. Scuderi. All were in favor.
- Nominations for Board Comptroller for 2023. Mr. DiBianca nominated Mr. Gallic; Mr. Lippitt seconded. All were in favor.
- Nomination for Escrow Certifier for 2023. Mr. Toth nominated Mr. Gallic, seconded by Mr. DiBianca. All were in favor.
- Appointment of Planning Board Attorney 2023. Mr. Steve Warner was appointed as board attorney

All were in favor
- Appointment of Professional Planner for 2023. Mr. John T. Chadwick was appointed planner for the board. All were in favor.
- Appointment of Professional Engineer for 2023. Mr. Christian M. Kastrud was appointed engineer for the board. All were in favor.
- Appointment of Clerk for 2023. Ms. Maryellen Vautin was appointed clerk for the board. All were in favor.

■ **ADOPTION OF ADMINISTRATIVE RESOLUTIONS:**

PB23-01A – Adoption of Resolution to appointment Planning Board Staff
PB23-02A – 2023 Rules of Order – Resolution
PB23-03A – 2023 Meeting Dates – Resolution

**Warren Township Planning Board Minutes
January 9, 2023 Reorganization Meeting
Page 3**

■ **ROLL CALL VOTE:**

Vote to memorialize with one vote if agreeable to board.
Motion was made by Mr. Toth, seconded by Mr. Scuderi to adopt all resolution.
All were in favor.

■ **APPROVAL OF MINUTES:**
December 12, 2022

Mr. Gallic pushed out to the next meeting

■ **Reports:**

Steve Warner, Esq.
John T. Chadwick, IV, P.P., Professional Planner
Christian Kastrud, P.E., Professional Engineer
Maryellen Vautin, Clerk-reappointed members to sign oath of office

■ **CITIZENS HEARING** agenda items **None.**

■ **SCHEDULE OF NEXT MEETING:** January 23, 2023

■ **144 Liberty Corner major subdivision**
Was carried from Dec 12 to January 23, 2023

■ **ADJOURNMENT** at approximately 7: 45

1/31/2024

**WARREN TOWNSHIP PLANNING BOARD
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ROLL CALL

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

Mr. Dwyer
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Mr. Esposito (excused)
Mr. Lippitt

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**Warren Township Planning Board
January 23, 2023 Agenda
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Mr. Matt Flynn, Board Attorney

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Against: None.

**PLANNING BOARD MINUTES
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Mr. Gallic suggested some roadways to get parking and perhaps new buildings would be built. They would have to work with property owners to reach consensus on how to redesign. They might have to do a traffic analysis to see what size a circle would be needed. Mr. Gallic would really like walkable neighborhoods and this gives the opportunity to bring in residential units along with affordable housing. If there will be first story business, restaurants, and shops there has to be enough people that live there so they would frequent these businesses. So, the density would be similar to those inclusionary developments near Route 78. The higher number will comply with the affordable housing going into the future. Then other areas of town may be less dense.

They talked about the property on the other side of Bardy that is vacant and wooded currently. It has a stream through it and it has some wetlands in the rear. It is not known what the stream is classified at this time.

Mr. Gallic knows that if you go to the state with a plan it is much better than asking the state what they are looking for the town to do.

They discussed the Grotto that used to be naturally fed but it was diverted. Mr. Chadwick suggests they look at that and possible fix up, etc. Mr. Gallic feels they might be able to go out to the corporate world and government world and suggest a brand new arts center in Warren to be built around the downtown redevelopment and it would go over well.

**PLANNING BOARD MINUTES
DECEMBER 12, 2022
Page 4**

Mr. Lippitt brought up that the other town centers previously discussed are transportation hubs; have train stations. There isn't a taxi in town.

Committeeman DiNardo talked about coming into town from the west on Washington Valley Road, there is Pauls' Firewood place so that would be a great site for a transition for housing and there are some sidewalks. Moving east the next side might be Bardy's property and there may be something that can be done there. There was discussion on a couple of the commercial buildings 67A and 67B Mountain Blvd. and they have a road through them.

Mr. Gallic feels to get a change at the intersection of Mountain and Mount Bethel it would take a while to get the permits, maybe 5 to 7 years. A full plan and other changes could be done in the meantime. They discussed the Town Center Drive condos and businesses on the north side of Washington Valley Road and perhaps connecting Town Center Drive over to Mount Bethel and other connections on the east side of Mount Bethel. There was discussion on that whole area.

There was discussion on balancing residential with the commercial and it might be an incentive for property owners. First floor commercial and upper floors residential were suggested. Washington Valley extension has potential for development. There are some wetlands in the southern portion of some of the properties.

They talked about parking and some solutions. There is still going to be through traffic from the south and the north. There was a suggestion on developing pedestrian only areas for housing.

A resident asked about affordable housing in the future and could they guess how many might be required by the state. It is not easy to guess but Mr. Gallic wants to be prepared with a long term plan and Warren is and has been doing their share.

Mr. Chadwick stated that Warren is one of the few towns in New Jersey that has produced what they said they would.

There will not be any RCAs as far as the township knows.

Mr. Joe Farro asked about the township property across from the municipal complex. Committeeman DiNardo said it may be needed if they need a paid fire department in the future.

A resident asked about 40 Mountain Blvd. and it is an inclusionary property (market rate and affordable housing). Mr. Gallic said it has 31% affordable in the building. Looking at it as a percentage helps the town meet our requirements. The minimum amount for a development that includes affordable units is 15%. Warren has had much higher averages of affordable 25 to 31%, so the overall number of units built is lower.

PLANNING BOARD MINUTES

DECEMBER 12, 2022

Page 5

Mr. Frank Rica mentioned the plan is aggressive and asked if the main reason for this is the affordable units that will be required in the future or trying to recreate a town that they don't have. He suggested they will need incentives for property owners to take buildings down and there is already so much traffic coming through town.

They might need to do a cost benefit analysis for the property owners. Mr. Gallic feels residential rental is more secure. Committeeman DiNardo mentioned the jewelry store across from town hall, and the old Mr. Pi's, and 41 Mountain Blvd shopping center.

Mr. DiBianca feels a bypass and creating a walkable downtown is necessary. The town is designated a town center zone.

Committeeman DiNardo reminded all that when Lucent was at exit 36 they staggered the hours and there were 5000 people coming and going. There are still less people in offices since Covid and it may or may not continue.

Mr. Gallic reminded all that the next round of affordable is for all towns and the surrounding towns will add to our towns traffic. Warren needs a vision and a plan. The township will need to examine the Master Plan.

There will be more brain storming meetings and we want get as much input as possible. The town would come up with formal plans and then those plans would be in approval stage for master plan and might take two or three years. Some parts /properties could be developed during that time frame.

The proposed circle would need more design investigation. There were more conversations on parking and parking decks, and parking requirements.

SCHEDULE OF NEXT MEETING: January 9, 2023 Reorganization

■ **ADJOURNMENT**

Motion was made and seconded to adjourn. All were in favor. Meeting adjourned approximately 8:35

1/31/2024

Reese, Cathy

From: Vautin, Maryellen
Sent: Friday, January 6, 2023 2:53 PM
To: bargiro@optonline.net; dan@gallic.com; gpdviper@aol.com; george.lazo@marriott.com; jc
toth38@hotmail.com; jtcivplan@comcast.net; jlindner@unionstone.net; mjscuderi1
@yahoo.com; saldi@optonline.net; Frank Dwyer; Kastrud, Chris; lippittm@gmail.com; Lisa
Sammartino; lou.esposito9@gmail.com; Sordillo, Victor J.; Vautin,
Maryellen; warner@centraljerseylaw.com; Matt Flynn
Cc: Lisa Sammartino
Subject: Jan 9 reorg meeting
Attachments: Dec 12, 2022 PB meeting minutes.doc; PB 23-01A Board Appointments.doc; PB 23-02A
Rules of Order.doc; PB 23-03A Meeting Schedule.doc; 2023 Reorg Agenda.doc

Hello We have our reorganization meeting Monday and I am attaching the agenda, Dec 12 minutes and resolutions for reorg.

The minutes don't have every conversation as sometimes several conversations were going on at the same time but I believe I have the gist of the discussions documented.

Please let me know if you are unable to attend.

Also, I will need the oath signed by Sal, Matt, Lou and Frank Dwyer (new member) if you have not done so already. thank you and Happy New Year

*Maryellen Vautin
Township of Warren
Land Use Coordinator
908-753-8000 x 243*

**WARREN TOWNSHIP PLANNING BOARD
MEETING MINUTES
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
December 12, 2022**

CALL TO ORDER

FLAG SALUTE AND MOMENT OF SILENCE FOR OUR TROOPS

ROLL CALL

Mayor Sordillo	Mr. Pasi
Committeeman DiNardo	Mr. Scuderi (excused)
Mr. Gallic	Mr. Esposito
Mr. Toth	Mr. Lippitt
Mr. Lindner (excused)	
Mr. DiBianca	Mr. Matt Flynn, Board Attorney
Mr. Argiro	

Statement by Presiding Officer: Adequate notice of this meeting was posted on January 20, 2022, the Township bulletin board and sent to the Township Clerk, Echo Sentinel, and Star Ledger 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:**

November 28, 2022

Motion was made by Mr. DiBianca, seconded by Mr. Argiro to approve the minutes. All in favor

■ **CITIZENS HEARING non-agenda items**

Mr. Joe Farro from 3 Sage Drive came forward and asked about the Tractor Supply Store location (69 Stirling Road) and the self-storage facility (256 King George Road) that has been approved already and asked if they had a start time for construction. They have not completed compliance yet so it may be a while before anything is started.

■ **RESOLUTION:**

PB 22-07

Brian E. Cooke

Block 110 lots 11.01 and 11.02

132/134 Reinman Road

Minor Subdivision/Lot Line Change

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

Roll Call

For: Mr. Toth, Mr. Argiro, Mr. DiBianca, Mr. Pasi, Mr. Esposito, Mr. Pippitt, Committeeman DiNardo, and Mr. Gallic.

Against: None.

PLANNING BOARD MINUTES
DECEMBER 12, 2022
Page 2

■ **PUBLIC HEARING agenda items**

PB22-05

144 Liberty Corner Real Estate, LLC

Block 11 lot 6.02

144 Liberty Corner Road

Preliminary and Final Major Subdivision

Mr. Gallic announced that PB 22-05 will be carried to January 23, 2023 meeting without further notice at the courtroom and at 7:30 p.m.

Downtown ReDesign Discuss and consider concepts for a potential future Downtown ReDesign for possible inclusion in an Amended Land Use Plan Element and/or other Master Plan elements and/or Master Plan Reexamination Report. No formal action to be taken.

Mr. Gallic suggested that everyone work around a table with maps of the downtown area that they could mark up. This meeting is for thoughts and ideas and brainstorming and discussion. This is the third meeting on the Downtown ReDesign.

Mr. Gallic stated that one of the major drivers of this discussion is to have a plan for affordable housing for the next round (2025). It is unknown what the state will require. The town would like to have a position that they can go to the judge with a plan and be able to propose it is taken care of.

Mr. Gallic also feels the corridor of Mountain Blvd to Washington Valley is starting to look like Routes in Long Island with parking lots with buildings behind them. This may be an opportunity to remix things and make a substantive plan and bring cohesion to design. They have discussed a round about or a circle like in Westfield or Morristown for the center of town and buildings around that circle expanding outwards and go down to Paul's lumber and towards the municipal township building the other way.

There was some discussion on use and talk about some substantive plan for parking such as in Summit, a parking deck and street parking for shops, sidewalks next to multi-story buildings that will look like a downtown and feel like a downtown. There has been talk of a destination, like an arts center or other types of space to bring people into town. Mr. Gallic visited a place, Carmel, Indiana, and there is a downtown re-design there that came out very nicely. They started from the center and worked out. It had art centers, open spaces, public spaces for movie watching and a bit of a water park feature. It also had great restaurants and a social atmosphere. They are well known for not having any traffic lights and the population is around 120,000. They have all roundabouts and they have no traffic.

PLANNING BOARD MINUTES

DECEMBER 12, 2022

Page 3

Mr. DiBianca brought up that it is difficult to plan out for 20 years. Look at the driverless cars and changes in technology.

Mr. Gallic thinks of Morristown with open spaces and also walking areas and downtown, and also Summit. Mr. Gallic does not want Warren to be similar to a Berkeley Heights.

Mr. Chadwick brought up that it takes time to get from what is to what is wanted. Morristown green has always been in place.

Everyone went around the table and Mr. Gallic marked up the map and indicated the possible limits of downtown with the intersection of Mountain Blvd and Mount Bethel about the center. A circle would be at or near that intersection.

Mayor Sordillo spoke about a civil engineer article that clearly distinguished rotaries in New England and a round-about in other areas. Mr. Gallic feels the Watchung Circle handles the traffic much better than a light would.

Mr. Gallic wants all to remember the bigger developments coming in and to plan for more cars. There was discussion on creating an alternative road around the center, sort of a bypass. There was an alternate road years ago.

Mr. Gallic suggested some roadways to get parking and perhaps new buildings would be built. They would have to work with property owners to reach consensus on how to redesign. They might have to do a traffic analysis to see what size a circle would be needed. Mr. Gallic would really like walkable neighborhoods and this gives the opportunity to bring in residential units along with affordable housing. If there will be first story business, restaurants, and shops there has to be enough people that live there so they would frequent these businesses. So, the density would be similar to those inclusionary developments near Route 78. The higher number will comply with the affordable housing going into the future. Then other areas of town may be less dense.

They talked about the property on the other side of Bardy that is vacant and wooded currently. It has a stream through it and it has some wetlands in the rear. It is not known what the stream is classified at this time.

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They discussed the Grotto that used to be naturally fed but it was diverted. Mr. Chadwick suggests they look at that and possible fix up, etc. Mr. Gallic feels they might be able to go out to the corporate world and government world and suggest a brand new arts center in Warren to be built around the downtown redevelopment and it would go over well.

PLANNING BOARD MINUTES
DECEMBER 12, 2022
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Mr. Lippitt brought up that the other town centers previously discussed are transportation hubs; have train stations. There isn't a taxi in town.

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A resident asked about affordable housing in the future and could they guess how many might be required by the state. It is not easy to guess but Mr. Gallic wants to be prepared with a long term plan and Warren is and has been doing their share.

Mr. Chadwick stated that Warren is one of the few towns in New Jersey that has produced what they said they would.

There will not be any RCAs as far as the township knows.

Mr. Joe Farro asked about the township property across from the municipal complex. Committeeman DiNardo said it may be needed if they need a paid fire department in the future.

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**PLANNING BOARD MINUTES
DECEMBER 12, 2022
Page 5**

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There will be more brain storming meetings and we want get as much input as possible. The town would come up with formal plans and then those plans would be in approval stage for master plan and might take two or three years. Some parts /properties could be developed during that time frame.

The proposed circle would need more design investigation. There were more conversations on parking and parking decks, and parking requirements.

SCHEDULE OF NEXT MEETING: January 9, 2023 Reorganization

■ **ADJOURNMENT**

Motion was made and seconded to adjourn. All were in favor. Meeting adjourned approximately 8:35

**PLANNING BOARD
TOWNSHIP OF WARREN
RESOLUTION PB 23-01A**

BE IT RESOLVED by the Township of Warren Planning Board in the County of Somerset and State of New Jersey that the following appointments are hereby made for the calendar year 2023, subject to entering into a formal written contract satisfactory to required parties, in accordance with Local Public Contracts law.

Planning Board Attorney--- Steve Warner, Ventura, Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher, P.A

Planning Board Planner---John T. Chadwick IV, P.P., 3176 Rt. 27, Suite 1A, Kendall Park, NJ 08824

Planning Board Engineer--Christian M. Kastrud, P.E., C.M.E, 1952 Route 22 E, Suite 104, Bound Brook, NJ 08805

Clerk to the Planning Board—Maryellen Vautin .

ROLL CALL VOTE:

Motion	Second	Board Member	For	Against	Abstain	Absent
		Mr. Toth				
		Mr. Argiro				
		Mr. DiBianca				
		Mr. Scuderi				
		Mr. Esposito				
		Mr. Lippitt-Alt 1				
		Mr. Dwyer-Alt. 2				
		Mayor DiNardo				
		Committeeman Lazo				
		Mr. Lindner				
		Mr. Gallic				

CERTIFICATION

The foregoing is a true copy of a resolution adopted by the Planning Board of the Township of Warren at a Reorganization Meeting held January 9, 2023.

Secretary
Planning Board - Township of Warren
County of Somerset, New Jersey

JANUARY 9, 2023

***PLANNING BOARD
TOWNSHIP OF WARREN
RULES OF ORDER – 2023
RESOLUTION PB 23-02A***

BE IT RESOLVED by the Planning Board of the Township of Warren, Somerset County, that the following shall be the Rules governing the conduct of the Planning Board for the year 2023:

1. The following rules shall remain in effect and shall govern the operations of the Planning Board, unless sooner amended, until the adoption of Rules of Order for 2024 at the organizational meeting of the Board to be held on the Second Monday in January, 2024 or such other date established by the Planning Board.

2. Regular meetings and agenda sessions shall be held at the dates, times and locations set forth in the annual notice of the Board schedule of regular meetings to be held during the succeeding year unless such schedule is revised according to law or unless another notice of the law that governs is observed.

3. The Planning Board Meetings will be held on the second and forth Monday of the month, starting at 7:30 p.m., in the Township Meeting Room, 44 Mountain Boulevard, Warren, New Jersey, unless such dates conflict with legal holidays in which event such date will be changed at the organizational meeting. Any portion of these meetings can be devoted to planning matters.

4. Meetings of the Board and which are not holidays or on such additional Mondays as the Board may establish shall commence at 7:30 p.m. in the Township Meeting Room. The first portion of these meetings shall be devoted to planning matters; the latter portion of these meetings may be used for hearings or other work at the discretion of the Board.

5. The Board may, from time to time, schedule Special Meetings upon the concurrence of a majority of the members of the Board and notice as to the time, place and agenda for such meetings will be provided as required by law.

6. The Board shall select, in the manner provided by law, a Chairman, Vice Chairman, Secretary, Budget Comptroller, and Escrow Certifier and shall retain the services of such additional professional and clerical personnel as may be required and permitted by law.

7. The Chairman shall preside at all meetings and in his absence or disqualification; the Vice-Chairman shall preside. In the absence of both Chairman and Vice Chairman, the senior Class IV member in terms of service shall preside. The Secretary shall perform those duties required by law. The Budget Comptroller shall review all budget requests for payments for services rendered to the Board and shall report thereon at the request of the Board. The Budget Comptroller shall also monitor the budget of the Board and shall report to the Board from time to time in connection with the status thereof.

8. The Clerk, at the salary and position title established by the Township Committee, shall be the Clerk of the Board, shall be the so designated municipal employee, shall be in charge of the office of the Board, shall receive applications for filing, shall certify the official actions of the Board, shall assist in the preparation of the budget, and shall perform such other duties as from time to time requested by the Board.

9. The Escrow Certifier shall review all escrow bills for accuracy and certify that service has been performed.

10. In order that the public may become aware of Planning Board decisions on those matters which come before it, the Board will take formal action on applications requiring public notice only at one of its Regular or Special Meetings.

11. Proper legal notice of all meetings of the Planning Board shall be made in accordance with the provisions of the Open Public Meetings Act.

12. The regular order of business at each Regular Meeting shall be as follows:

- a. Call to Order
- b. Flag Salute
- c. Open Public Meetings Law Announcement
- d. Roll Call
- e. Announcements
- f. Approval of Minutes
- g. Correspondence

- h. Staff and Member Reports
- i. Citizen's Hearing (Non- Agenda Items Only)
- j. Adoption of Resolutions
- k. Discussion Items
- l. Review of Applications
- m. Citizen's Hearing (Agenda Items)
- n. Schedule of Next Meetings
- o. Adjournment

13. Copies of the officially adopted minutes for any Planning Board meeting may be obtained from the Clerk at a fee that is per ordinance.

14. Copies of the unofficial minutes for any Planning Board meeting may be obtained from the Clerk prior to adoption at a fee that is per ordinance. Such minutes will be available within three business days after a meeting whenever possible.

15. Any interested party may, at his own expense, obtain a transcript of any public hearing held by the Board. Such transcript shall be secured upon request by the Clerk from the Court Stenographer. The Clerk shall, prior to ordering a transcript, receive from the requesting party a deposit in an amount reasonably calculated to cover the cost of such transcript. At the time the transcript is delivered to the Clerk the requesting party shall pay for any deficiency in the deposit or be entitled to a refund of any excess. The Board may retain one copy of the transcript without payment by it for such copy.

16. Minutes may be read or any available recording may be heard in the Planning Board office during regular business hours at no charge.

17. The Planning Board Clerk will include on the Meeting Agenda: (a) those applications for development which the Clerk has found to be complete and which have also received a complete technical review by the Township Engineer and the Planning Consultant or other experts designated by the Planning Board for review only; (b) any concept plans for development for which the developer has requested an informal review; and (c) those applications not requiring public notice for formal action.

18. The Planning Board Clerk may include any incomplete applications for development as discussion items on any meeting agenda if the Chairman has determined that such discussion would be in the best interest of the Township. Agenda items in this category are to be placed immediately preceding adjournment.

19. No item shall be placed upon the agenda for action unless all required plan revisions have been submitted at least fourteen days prior to the hearing date unless the Municipal Land Use Act requires action on such item. In such event, the Board may, if the applicant does not consent to an extension of time to permit proper review, choose to hear the application or deny same without prejudice if the plan revisions have not been reviewed by the Board's consultants because of the late submission and the revisions are determined by the Board to be significant.

20. It is the intention of the Planning Board not to continue any matter past 10:00 p.m. and a statement to such effect shall be made by the Chairman or Presiding Officer at the beginning portion of each meeting.

21. Any meeting agenda item related to the review of or taking action on any application for development or any meeting agenda item designated as the discussion of an incomplete application for development will be taken up for initial consideration after 10:00 p.m. only if such consideration is requested by a majority of the Board members who are present.

22. Discussion of, and action on, correspondence and discussion of informational items not specifically related to development applications or concept plans may be initiated after 10:00 p.m. at the request of the majority of those Planning Board members who are present.

23. Each decision on any application for development shall be memorialized in writing and shall include findings of fact, conclusions of law and conditions of approval.

24. Whenever feasible, the Planning Board Attorney shall prepare a written Resolution memorializing the Board's decision to be adopted when the Board votes to grant or deny approval of the application or as soon as possible thereafter. In any event, the actual decision of the Planning Board shall always be that contained in the written Resolution adopted by the Board.

25. A brief notice of the decision of the Planning Board shall be published by the Secretary of the Planning Board as required by N.J.S.A. 40:55D-10(i). The Clerk shall arrange for its

publication promptly following the vote of the Planning Board on the written Resolution, which memorializes the decision of the Board.

26. All votes of formal action on an application shall be by roll call. All other votes may be by voice unless otherwise required by law or requested by any member of the Board.

27. The Board shall provide a Court Reporter for all Regular meetings or Special Meetings at which Public Hearings will be conducted. The cost of the Court Reporter, however, shall be borne pro rata by the applicants whose applications are heard at such meeting. The cost of transcripts shall be borne by the requesting party.

28. All relevant provisions and procedures of the Municipal Land Use Law are incorporated herein by reference.

29. In any situation not governed by the Municipal Land Use Law or these Rules of Order, the provisions of Roberts Rules of Order Revised, 75th Anniversary Edition shall govern.

ROLL CALL VOTE

Motion	Second	Board Member	For	Against	Abstain	Absent
		Mr. Toth				
		Mr. Argiro				
		Mr. DiBianca				
		Mr. Scuderi				
		Mr. Esposito				
		Mr. Lippitt-Alt 1				
		Mr. Dwyer-Alt. 2				
		Mayor DiNardo				
		Committeeman Lazo				
		Mr. Lindner				
		Mr. Gallic				

C E R T I F I C A T I O N

The foregoing is a true copy of a resolution adopted by the Planning board of the Township of Warren at a reorganization Meeting held January 9th, 2023.

Secretary, Planning Board

1/31/2024

Township of Warren – County of Somerset

**PLANNING BOARD
TOWNSHIP OF WARREN
2023 MEETING DATES
RESOLUTION PB 23-03A**

January 9, 2023 Reorganization February 13, 2023 March 13, 2023 April 10, 2023 May 08, 2023 June 12, 2023 July 10, 2023 August 14, 2023 September 11, 2023 October 9, 2023 (No meeting-Columbus Day) November 13, 2023 December 11, 2023	January 23, 2023 February 27, 2023 March 27, 2023 April 24, 2023 May 22, 2023 June 26, 2023 July 24, 2023 August 28, 2023 September 25, 2023 (No meeting- Yom Kippur) October 23, 2023 November 27, 2023
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**REORGANIZATION MEETING
JANUARY 8, 2024**

All Planning Board Meetings are held Mondays unless otherwise designated. Meetings are held at the Susie B. Boyce Meeting Room, Municipal Complex, 44 Mountain Boulevard in the Township of Warren, County of Somerset at 7:30 P.M. unless otherwise noticed.

BE IT FURTHER RESOLVED, those copies thereof be posted on the Municipal bulletin board on the main floor of the Municipal Building, mailed to the Echoes Sentinel and Courier News and filed with the Municipal Clerk in accordance with the open Public Meetings Act.

BE IT FURTHER RESOLVED action may be taken at any of the above-named meetings.

ROLL CALL VOTE:

Motion	Second	Board Member	For	Against	Abstain	Absent
		Mr. Toth				
		Mr. Argiro				
		Mr. DiBianca				
		Mr. Scuderi				
		Mr. Esposito				
		Mr. Lippitt-Alt 1				
		Mr. Dwyer-Alt. 2				
		Mayor DiNardo				
		Committeeman Lazo				
		Mr. Lindner				
		Mr. Gallic				

1/31/2024

***Resolution PB 23-03A
Meeting Schedule
Page Two***

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Secretary
Planning Board - Township of Warren
County of Somerset, New Jersey

JANUARY 9, 2023

1/31/2024

**WARREN TOWNSHIP PLANNING BOARD
REORGANIZATION MEETING AGENDA
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
JANUARY 9, 2023**

CALL TO ORDER (by Clerk)

FLAG SALUTE AND MOMENT OF SILENCE FOR OUR TROOPS

- Announcement of New Members/Re-appointments to the Planning Board at the Township Committee Reorganization Meeting of January 9, 2023
 - Mayor DiNardo – Term expiration 12/31/23 – Class I
 - Committeeman Lazo- Term expiration 12/31/23 - Class III
 - Sal DiBianca-Term expiration 12/31/23 – Class II
 - Michael Scuderi-Term expiration 12/31/26 - Class IV
 - Lou Esposito-Term expiration 12/31/26 - Class IV
 - Matt Lippitt – Term expiration 12/31/24 – Alternate #1
 - Frank Dwyer – Term expiration 12/31/23 – Alternate #2

Reappointed members not sworn in at Township Committee Reorganization Meeting to be sworn in at this time by board attorney.

ROLL CALL

Mayor DiNardo
Committeeman
Mr. Gallic
Mr. Toth
Mr. Lindner
Mr. DiBianca
Mr. Argiro

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

Statement by Presiding Officer: Adequate notice of this meeting was posted on January 15, 2022, the Township bulletin board and sent to the Township Clerk, Echoes Sentinel and Courier News 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.

**Warren Township Planning Board Agenda
January 9, 2023 Reorganization Meeting
Page 2**

Election of Chairperson for 2023 NOMINEE: _____

Nomination

_____ Second _____

ROLL CALL

(Then clerk hand over meeting to Chair)

■ Nominations for Vice-Chairperson for 2023 NOMINEE _____

Nomination

_____ Second _____

ROLL CALL

■ Nominations Board Secretary for 2023 NOMINEE _____

Nomination

_____ Second _____

ROLL CALL

■ Nominations for Board Comptroller for 2023 NOMINEE _____

Nomination

_____ Second _____

ROLL CALL

■ Nomination for Escrow Certifier for 2023 NOMINEE _____

Nomination

_____ Second _____

ROLL CALL

**Warren Township Planning Board Agenda
January 9, 2023 Reorganization Meeting
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Appointment of Planning Board Attorney 2023
ROLL CALL

Appointment of Professional Planner for 2023
ROLL CALL

Appointment of Professional Engineer for 2023
ROLL CALL

Appointment of Clerk for 2023
ROLL CALL

■ **ADOPTION OF ADMINISTRATIVE RESOLUTIONS:**

PB23-01A – Adoption of Resolution to appointment Planning Board Staff
PB23-02A – 2023 Rules of Order – Resolution
PB23-03A – 2023 Meeting Dates – Resolution

ROLL CALL VOTE:

Vote to memorialize with one vote if agreeable to board.

■ **APPROVAL OF MINUTES:**
December 12, 2022

■ **Reports:**

Steve Warner, Esq.
John T. Chadwick, IV, P.P., Professional Planner
Christian Kastrud, P.E., Professional Engineer
Maryellen Vautin, Clerk-reappointed members to sign oath of office

**Warren Township Planning Board Agenda
January 19, 2023 Reorganization Meeting
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- **ADOPTION OF APPLICATION RESOLUTIONS:**

None.
- **CORRESPONDENCE**
- **CITIZENS HEARING** agenda items
- **SCHEDULE OF NEXT MEETING:** January 23, 2023 (144 Liberty Corner major subdivision)
Was carried from Dec 12
- **ADJOURNMENT**