

WARREN TOWNSHIP
ENVIRONMENTAL COMMISSION
REGULAR MEETING MINUTES

November 13, 2024
Warren Township Municipal Building

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, November 13, 2024 at 7:00 P.M.

Laura Mandell called the meeting to start at 7:09PM.

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 , Susan Zeitels, Karen Kaiser, Valerie Meyers, David Gabel, Shaun Fine
Absent: Wayne DeFeo, Karen Task, Rakesh Ganta

III: NEW BUSINESS

1. CASE:	PB23-01A – AMENDED PRELIMINARY
BLOCK/LOT	Block 62.03 Lot 18.02 40 Brookside Drive
DATE:	August 5, 2024
Proposal:	Final Major Subdivision (1 Lot into 5)
APPLICANT:	Silver Leaf Court, LLC
ENGINEER:	Cathy Mueller, P.E.
ATTORNEY:	Richard Kaplan

1. Overall, this plan appears to be lacking details. WEC can find no indication that they have an approved LOI for wetlands from the NJDEP and we do not see a landscape plan proposal of any kind.
2. WEC would like to confirm that everything beyond the developed area will stay preserved. The proposed clearing limit must be adhered to and enforced.
3. The site plan indicates no use of permeable pavers. This should be required in light of the location and its proximity to the wetlands and the brook on Brookside Drive.
4. WEC commends the developer for the planned bio-retention basins.
5. We need to confirm that the flood hazard maps that are proposed are up to date. The flood hazard requirements have changed and there should be no exceptions made for this area. Other properties will be impacted if they do not minimize run off.
6. WEC recommends the township engineer confirm all storm water run-off is within compliance and will not have an impact on Brookside Drive. WEC requests to see the storm water calculations.
7. WEC recommends moving the conservation easement further down to the proposed clearing limit for both phase one and phase two.
8. WEC recommends native trees and plants be planted and does not recommend that Arborvitae is planted as this is not deer tolerant.
9. WEC would like confirmation that existing lot 18.05 remains undisturbed per the note on page 5 of 9.

2. CASE: PB24-05
BLOCK/LOT Block 52 Lot 21.02 218 Mountain View Road/Broadway Road
DATE: October 16, 2024
Proposal: Preliminary and Final Major Subdivision – 3 Building Lots
APPLICANT: George Dealaman Marital Trust
ENGINEER: Dan Schenal, Dynamic Engineering
ATTORNEY: Joseph Castor

1. WEC commends the developer on using permeable driveway. These seem to feed the bio-retention areas as is appropriate.
2. The landscaping plan does appear to include primarily native species. WEC recommends all plantings are native and avoid the use of non-native plants or shrubs. No invasive species should be utilized at all. The Koelreuteria (Golden Rain Tree) and the Zelkova plant should be removed from the landscaping plan. Both are invasive and a threat to other native trees and plants. The proposed plantings for Deciduous trees should be three and a half (3 ½ inches) at DBH.
3. The applicant should confirm that all storm water management plans are in conformance with the most recent storm water management requirements.
4. The applicant is proposing that 40,376 square feet of tree cover be removed. WEC recommends reducing this amount through selective clearing rather than clear cutting.
5. The applicant should be required to utilize dark sky approved lighting on all structures.

IV: DISCUSSION: Approval of Minutes

The September 2024 minutes were reviewed and approved. Susan Zeitels made a motion to approve and David Gabel seconded it. All members were in agreement.

V: Adjournment – 8:40PM Valerie Meyers made a motion to adjourn the meeting and Karen Kaiser seconded it.

The next meeting will be held on December 11, 2024 at 7:00PM.

Respectfully Submitted,

Krisann Bintley, Secretary
Environmental Commission

WARREN TOWNSHIP
ENVIRONMENTAL COMMISSION
REGULAR MEETING MINUTES

January 8, 2025
Warren Township Municipal Building

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, January 8, 2025 at 7:00 P.M.

Wayne DeFeo called the meeting to start at 7:11PM.

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: Wayne DeFeo, Laura Mandell , Susan Zeitels, Karen Kaiser, Valerie Meyers, David Gabel, Joe Puglisi
Absent: Karen Task, Rakesh Ganta, Valerie Meyers

III: NEW BUSINESS

1. CASE:	PB24-06
BLOCK/LOT	Block 37 Lot 6.01 209 Mountain View Road
DATE:	November 26, 2024
Proposal:	Minor Subdivision
APPLICANT:	Patricia Periera Martins
ENGINEER:	Stires Associates
ATTORNEY:	Robert F. Simon

1. WEC had no concerns with the plan as presented.

IV: DISCUSSION:

Approval of Minutes

The November 2024 minutes were reviewed and approved. Laura Mandell made a motion to approve and David Gabel seconded it. All members were in agreement.

Joe Puglisi, Planning Board liaison for the Warren Environmental Commission joined the meeting. Wayne DeFeo discussed with the group that the WEC budget for 2025 would include \$15,000 for updating the Environmental Resource Inventory. The timing to complete the project is the end of 2025. Wayne DeFeo mentioned the Land Conservancy will be assisting with the project. Susan Zeitels said she would obtain a copy of the previous Environmental Resource Inventory from Mal Plager that was done in 1989.

Suggestions from the group in regard to township trails in the ERI were as follows: Signage which depicts walking vs. hiking; Open Space maps, wood chipping the trails to make them more walkable and dog cleanup stations for each trail.

It was also discussed that the flood light on the old Warren Town Hall property should be eliminated as this is not dark sky lighting and gives off light pollution. The electronic Town Hall sign should have the lights flipped to be downward facing. It is currently upward facing and gives off unnecessary light pollution.

V: Adjournment – 8:28PM David Gabel made a motion to adjourn the meeting and Laura Mandell seconded it.

The next meeting will be held on February 12th at 7:00PM.

Respectfully Submitted,

Krisann Bintley, Secretary
Environmental Commission