

WARREN TOWNSHIP PLANNING BOARD
MEETING MINUTES
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
October 28, 2024
APPROVED

CALL TO ORDER

FLAG SALUTE AND MOMENT OF SILENCE FOR OUR TROOPS

ROLL CALL

Mayor Sordillo

Committeewoman Kian

Mr. Lindner

Mr. Gallic

Mr. DiBianca

Mr. Argiro

Mr. Puglisi

Mr. Scuderi

Mr. Esposito

Mr. Lippitt (excused)

Mr. Dealaman

Statement by Presiding Officer: Adequate notice of this meeting was posted on January 12, 2024, the Township bulletin board and sent to the Township Clerk, Echo 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.

■ **APPROVAL OF MINUTES:**

September 23, 2024

ROLL CALL

Motion was made by Mayor Sordillo, seconded by Mr. Gallic to approve the minutes

For: Mayor Sordillo, Committeewoman Kian, Mr. Lindner, Mr. Puglisi, Mr. Gallic and Mr. Dealaman.

Against: None.

Mr. Lindner announced there would not be a Master Plan update that evening due to a focus on Affordable Housing dates that came in recently.

■ **Reports:**

Steve Warner, Esq.

John T. Chadwick, IV, P.P., Professional Planner

Christian Kastrud, P.E., Professional Engineer

Maryellen Vautin, Clerk

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Mr. Chadwick said that DCA had published their numbers for all the municipalities of the state. The township will develop their own number to go back with. The state's number is 272 and is lower than prior numbers, but still substantial. The township have asked for DCAs backup numbers, how they determined the number. After it is received the town will plan on what the township will plan and a resolution is required by January 30, 2025 to go forward. Mr. Chadwick said the town's number is a little more than 170. There is a dispute over crediting the apartments that had extended affordability for 30 years (a few years ago).

Mr. Gallic felt the survey was ready to go. It has been tested and residents do need to enter an email.

■ **CITIZENS HEARING non-agenda items**

Dr. Mildred Waale came forward and said it is difficult to hear and asked what the estimate for the affordable units is. The state has generated a number of 270 plus, and the township calculates around 170 units. The township has to adopt a resolution by January 30, 2025 stating its affordable housing obligation. It does not have to be what the state number is. Mr. Chadwick said the desirable community is more advantageous for developers. Mayor Sordillo clarified that the deficiency he mentioned is due to a project that is in litigation for around 36 units and no one knows if it will go forward.

Shelly Molnar came forward and asked some questions on the survey. Is it only through the internet. Mr. Gallic mentioned that they will try to get as many surveys done via the internet and then mail out to those who have not responded. Ms. Molnar asked about shared emails and more than one survey being permitted by each household. There is IP address and emails that can be checked. Mr. Gallic bought the domain and did the programming. It will be advertised with social media and eblast. Ms. Molnar asked how many residents receive eblast and how many people might see advertisement via social media. Ms. Kian said that anyone that gets a library card their email is added to the list for eblasts.

■ **RESOLUTIONS**

PB24-01 Warren Estates, LLC
Block 12 lots 17 & 18
P&F Major Subdivision
Second Street and Elm

The resolution was pushed to the next meeting.

PB24-03 H2C Preliminary and Final Major Subdivision
Block 24 lots 2 and 3
66 and 68 Liberty Corner Road

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Motion was made by Mr. Gallic, seconded by Mr. Lindner to adopt the resolution

ROLL CALL

For: Committeewoman Kian, Mr. Lindner, Mr. Argiro, Mr. DiBianca, and Mr. Gallic
Against: None.

PB 24-04 Bristol Meyers Squibb
Block 78 lot 19.03 Minor Site Plan
7 Powder Horn Drive

Motion was made by Mr. Gallic, seconded by Mayor Sordillo to adopt the resolution

For: Mayor Sordillo, Committeewoman Kian, Mr. Lindner, Mr. Puglisi, Mr. Gallic, and Mr. Dealaman.
Against: None.

■ **HEARING/agenda items**

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

PB 23-01F Silver Leaf Court, LLC
Block 62.03 lot 18.02
Final Major Subdivision
40 Brookside Drive

Mr. Richard Kaplan, attorney for the applicant, came forward. This was carried from September 23, 2024 for Final Subdivision. They proposed a phased approval and there was discussion on amending the Preliminary Major Subdivision to include that phasing proposal. They did submit an amended plan and the final plat does have the phasing. Ms. Cathy Mueller from Page-Mueller Engineering was there, and the principals, Mr. James Brenn, and Daniel Pollera and were sworn in along with Mr. John Chadwick, Township Planner, and Mr. Christian Kastrud, the Township Engineer.

Ms. Mueller went over the Amended Preliminary Major Subdivision for block 62.03, lot 18.02, known as 40 Brookside Drive. The only change is to phasing and an added phase line on the plan and she went to page 4 of 9, the utility plan. The grey dashed line separates Phase I (to the west) and Phase II (to the east). The sanitary sewer extension will service the three lots and the existing lot by a

main extension towards Strawberry and that has been approved by all required authorities. They have a change in the design for the other properties with a gravity solution by the extension of the main to the east. They will apply for a TWA for the east and will go to the same process. This way the sewer does not go through the riparian, under the stream, and require no DEP permits. That is why the phase line is added. So they can work on the one side while the other is processed. So the phase II will be one lot for the first phase of 6.5 acres, and three proposed lots which will have wells also. The lots are within 450 ft. of an existing hydrant. There is no public water in the area.

Mr. Kaplan went over the preliminary and final with phases, and did re-notice. Mr. Chadwick agreed with Ms. Mueller. The original preliminary approval had conditions that will carry forward with these approvals.

The board was given a package that included the Preliminary approval and plans that had been approved in 2023. Mayor Sordillo asked if the applicant had questions on the conditions. Mr. Kaplan stated they are willing to comply with all conditions. They do not propose to put in sprinklers, although the fire department suggested it. They were not going to extend the water main.

Mayor Sordillo had looked into the sprinkler systems and a well cannot provide residential sprinklers. The requirement for residential sprinklers is 150 gallon per minute. The average well in Warren Township produces 600 gallons an hour. The closest hydrant is 450 ft. Mayor Sordillo said ISO requires a hydrant within 1000 ft.

Mr. Kastrud said the compliance will be adjusted due to the phasing.

Mr. Lindner invited the public to ask questions, or give testimony. Mr. Jason Haverty, from 29 Brookside Drive, came forward and was sworn in. Mr. Haverty has concerns about the safety on Brookside Drive with the 35 mph and narrow roadway. It is difficult with landscape trucks and recent development blocking entire sides of roadway. At minimum, for trucks blocking the half of the road or more there should be traffic control.

This portion of the meeting was closed. Mr. Kaplan recapped the Preliminary and Final phased subdivision. Mr. Flynn said that the preliminary approval did require for coordination with the engineering office on traffic review and control.

Mayor Sordillo made a motion to approval of Preliminary and Final Major Subdivision, seconded by Mr. Esposito.

ROLL CALL

For: Mayor Sordillo, Committeewoman Kian, Mr. Lindner, Mr. Argiro, Mr. Puglisi, Mr. DiBianca, Mr. Esposito, Mr. Scuderi, and Mr. Dealaman.

Against: None.

Courtesy Review-DOE Applications

Playground Replacement at Angelo L. Tomaso Elementary School, Central Elementary School, Mount Horeb Elementary School, and Woodland Elementary School

Mr. Chadwick said they have not had one of these for a while. This is replacing playgrounds in the same locations as exist now. In the past, a letter has been sent back to the Board of Education with any concerns or that there are no concerns. Mr. Lindner and the board agree there are no comments.

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

ROLL CALL

For: Mayor Sordillo, Committeewoman Kian, Mr. Lindner, Mr. Argiro, Mr. Puglisi, Mr. DiBianca, Mr. Esposito, Mr. Scuderi, and Mr. Dealaman.

Against: None

SCHEDULE OF NEXT MEETING

November 25, 2024 at 7:30 p.m.

■ **ADJOURNMENT**

Meeting adjourned approximately 8:20 p.m.