

**WARREN TOWNSHIP PLANNING BOARD
MEETING MINUTES
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
November 25, 2024**

APPROVED

CALL TO ORDER Meeting was called to order at 7:31 p.m.

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

Mr. Dealaman (recused)

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:**

October 28, 2024

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

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

Against: None. .

■ **Reports:**

Steve Warner, Esq.

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

Christian Kastrud, P.E., Professional Engineer

Maryellen Vautin, Clerk No reports

■ **CITIZENS HEARING** non-agenda items

No one from the public came forward

■ **CORRESPONDENCE** None.

■ **RESOLUTIONS**

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

ROLL CALL

Motion was made by Mr. DiBianca, seconded by Mr. Argiro to adopt resolution.
For: Mayor Sordillo, Committeewoman Kian, Mr. Lindner, Mr. Argiro, Mr. Puglisi,
Mr. DiBianca, Mr. Esposito, and Mr. Scuderi.
Mr. Dealaman abstained.

■ **HEARING/agenda items**

**PB23-04 Rocco Paternostro
Block 65 lot 9, 74 Morning glory
Minor Subdivision-Request for Extension**

Mr. Flynn, the board attorney, did circulate a resolution to grant the extension to April 21, 2025. They still need Somerset County Planning Board approval and sewer department.

A motion was made by Mr. Gallic, seconded by Mr. Dibianca to extend the approval.

ROLL CALL

For: Mayor Sordillo, Committeewoman Kian, Mr. Lindner, Mr. Argiro, Mr. Puglisi,
Mr. DiBianca, Mr. Esposito, Mr. Scuderi, Mr. Gallic, Mr. Lippitt, and Mr. Dealaman.
Against: None..

**PB24-05 Dealaman Broadway
Block 52 lots 21.02
Preliminary and Final Subdivision**

Mr. Kyle Dealaman recused himself and went to the back of the room

Mr. Joe Castor came forward as attorney for the applicants. It is an application for Preliminary and Final Major Subdivision. It is block 52, lot 21.02 and is in the R-65 zone for single-family homes with minimum of 1.5 acres. The lot has a total of 6.9 acres. They propose a three lot subdivision for single-family homes. Each lot conforms with zoning. The application does require outside approvals by the NJDEP and general freshwater wetland permit and transition area waivers.

The Township has a copy of the DEP applications and the LOI.

Warren Township Planning Board
November 25, 2024 Minutes
Page 3

Mr. Flynn stated the notice was timely and correct. Originally it was a major subdivision but it is now a minor subdivision with no variances.

The applicant's engineer, Ms. Lescrinier with Dynamic Engineering and Christian Kastrud, Township Engineer, and Mr. John Chadwick, Township Planner were all sworn in by Mr. Flynn.

Ms. Lescrinier gave her credentials and was accepted. She started with sheet 2 of 14, Aerial Map dated July 12, 2024, revised through November 14, 2024. It is located on Broadway Road and the total lot area is approximately 6.9 acres. To the north are residential uses, directly adjacent to the site is commercial. To the south is residential and to the east wooded areas, and to the west has more residential uses and the Kensington Court development.

It is currently undeveloped and in the R-65 zone.

Ms. Lescrinier brought in Exhibit A-1 and it is the subdivision plan rendering, a colored version of the subdivision plan (sheet 4) dated November 25, 2024. It shows the three proposed lots, lot A proposed at 2.2 acres, lot B, 2.9 acres, and lot C, 1.8 acres. The homes are shown at approximately 3500SF in footprint each. There is a 16 foot driveway for each lot proposed, and two feet of clear area along the sides of the driveways was requested by the fire department. There are no bulk variances. The majority of the eastern portion of the property drains in the westerly direction, and it is collected by a swale located along the center of the property. The remainder of the westerly portion of the property also continues to drain in a westerly direction towards Broadway Road. There are stormwater management controls/improvements proposed. It is a major stormwater development due to the disturbance is more than one acre and the increase in impervious coverage. They must address quantity, quality, and groundwater recharge. There are two bioretention basins shown on lot C, and shown on lot B. The driveways will be pervious pavement basin that includes additional underground detention. This will improve the conditions.

Utilities will be connected in Broadway Road, although they do propose an extension of the sewer main, located just off the page. This requires a TWA permit from NJDEP.

They propose some landscaping with street trees along Broadway Road. They propose lots of plants in the bioretention basin, and other landscaping on the lots.

Mr. Lindner suggested to go through the Township reports. Mr. Chadwick agreed there are no variances and the lots are over-sized. Mr. Kastrud went over his report dated November 19, 2024. Almost all comments were addressed during testimony but did ask about the flood hazard verification and was it determined that it was not required due to the drainage area? Ms. Lescrinier said it was not required because the drainage area and it is not considered a regulated stream and it is under technical review for the wetlands by DEP.

Warren Township Planning Board
November 25, 2024 Minutes
Page 4

Mr. Kastrud asked if the applicant agreed with his comments on notes to be added to the plan. They agreed to all. Any conditions will include outside approvals, county, sewer, and soil conservation.

Mayor Sordillo mentioned the plan was done well and the Dealaman's have the Township's interest in mind.

Mr. Lindner opened the hearing to the public. Mr. Erini Rockell came forward from 2 Kensington and was sworn in. Ms. Rockell stated her family came to Warren about five years ago to build a family and they love the neighborhood and are across from the development. She enjoys the open fields and natural attributes of Warren unlike other areas of New Jersey. She wants to consider how the town is being built and how it might change the character of the town. The neighbors will be concerned for additional development in their area. There are many young children in her neighborhood and have concerns with construction.

She mentioned that a neighbor does get flooded and has concerns with water and financial impact. She suggests to take care of wetlands and wildlife.

Mr. Lindner brought up the Master Plan Survey and hopes Ms. Rockell fills it out and shares her feelings on development.

Mr. Gallic mentioned also to give Master Plan consideration and that the law requires that a minor subdivision with no variances to be approved. So it would be passed. There isn't a choice as the applicant meets the bulk standards.

Mayor Sordillo commented about earlier subdivisions, Conifer and Kensington that residents did not want to be developed. He feels this proposal fits well into the neighborhood. The town also has state mandates that push the town to create higher density for affordable housing.

No one else came forward and Mr. Lindner closed this portion of the meeting.

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

ROLL CALL

For: Mayor Sordillo, Committeewoman Kian, Mr. Lindner, Mr. Argiro, Mr. Puglisi, Mr. DiBianca, Mr. Esposito, Mr. Scuderi, Mr. Gallic, (and Mr. Dealaman was recused).

Against: None.

Courtesy Review-DOE Applications

Middle School upgrades PSA Project Number 10097

Includes exterior strobe lights, public address systems, security camera replacements, interior floors and interior corridor door replacements.

Mr. Chadwick went over the courtesy review and the upgrades.

Mr. Gallic made a motion, seconded by Mr. DiBianca for the board clerk to send a letter to the BOE. All in favor.

Master Plan Committee Updates

Mr. Lindner said the public has had comments on the survey process. There have been 140 responses from the online survey and the goal is 1000. They will do a mailing of the same survey and could be filled out dropped off at the Planning Board office or it could be mailed. There is a prompt on the paper survey to do the online version. Online is easier to compile. It will be mailed out within the next couple of weeks.. Mr. Lindner said they are thinking January 15 for the surveys to be completed, but it could be extended.

There has been questions on security of the survey. Mr. Gallic said all personal information is encrypted and it is not stored and cannot be retrieved after it was encrypted. To capture fraudulent activity they look at three different aspects of the data, one is duplicate responses that may just be copied, second is IP address, and third is given address. Data is not given to outside agencies/companies.

Mr. Lindner said that Mr. Gallic has donated his time and expertise, funds to the Township to make this happen,

Committeewoman Kian felt we could promote the online survey on all the social medias of the township. Also to talk to others about it. Also, there is a printable survey on the planning board page.

Mr. Lindner asked if anyone from the public would like to ask questions or give comments, seeing no one come forward this portion was closed.

SCHEDULE OF NEXT MEETING

December 9, 2024 at 7:30 p.m.

■ **ADJOURNMENT** Meeting adjourned approximately 8:20