

**WARREN TOWNSHIP PLANNING BOARD
REORGANIZATION MEETING MINUTES
7:30 P.M. – Susie B. Boyce Meeting Room – 44 Mountain Boulevard
JANUARY 6, 2025
*APPROVED***

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 6, 2025
 - Mayor Lontai – Term expiration 12/31/25 – Class I
 - Committeeman Blick - Term expiration 12/31/25 - Class III
 - Sal DiBianca-Term expiration 12/31/25 – Class II
 - Matt Lippitt – Term expiration 12/31/26 – Alternate #1

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

ROLL CALL

Mayor Lontai (excused)
Committeeman Blick
Mr. Gallic

Mr. Scuderi
Mr. Esposito
Mr. Lippitt
Mr. Dealaman

Mr. Lindner (excused)
Mr. DiBianca
Mr. Argiro
Mr. Puglisi

Statement by Presiding Officer: Adequate notice of this meeting was posted on January 8, 2024, 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.

Election of Chairperson for 2025 NOMINEE

Nomination was made by Mr. Gallic for Mr. Lindner as chair and Mr. Argiro seconded. There were no other nominations. All were in favor for Mr. Lindner.

Mr. Warner asked for nominations for Vice-Chair. Nomination was made for Mr. Gallic and seconded by Mr. Argiro. There were no other nominations. All were in favor for Mr. Gallic as Vice-Chair.

Nominations were called for board secretary. Motion was made by Mr. Argiro, seconded by Mr. Lippitt. All were in favor.

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Nomination was made by Mr. Argiro for Mr. Gallic as Comptroller, seconded by Mr. Esposito. All were in favor.

Nomination was made by Mr. DiBianca for Escrow Certifier, seconded by Mr. Argiro. All were in favor.

Appointment of Planning Board Attorney 2025 and resolution of contract

Nomination was made for Mr. Steve Warner, by Mr. Gallic, seconded by Mr. Argiro. All were in favor.

Appointment of Professional Planner for 2025

Nomination was made by Mr. Esposito, seconded by Mr. Argiro for Mr. John Chadwick. All were in favor

Appointment of Professional Engineer for 2025

Nomination by Mr. DiBianca, seconded by Mr. Argiro for Mr. Christian Kastrud as board engineer. All were in favor.

Appointment of Clerk for 2025

Motion was made by Mr. Gallic, seconded by Mr. DiBianca for Ms. Maryellen Vautin as board clerk. All were in favor.

■ **ADOPTION OF ADMINISTRATIVE RESOLUTIONS:**

PB25-01A – Adoption of Resolution to appointment Planning Board Staff

Motion to adopt resolution was made by Mr. DiBianca, seconded by Mr. Argiro

ROLL CALL

For: Committee Blick, Mr. Argiro, Mr. Puglisi, Mr. DiBianca, Mr. Esposito, Mr. Scuderi, Mr. Gallic, Mr. Lippitt, and Mr. Dealaman.

Against: None.

PB25-02A – 2025 Rules of Order – Resolution

Mr. Gallic spoke about the Rules of Order concerning if a board member has a family member has an application in front of the board and it has been for many years that the board member would remove himself from the room during the hearing. This is not/was not part of the written rules, Mr. Gallic would like that added to the rules. That will be added by Mr. Steve Warner. It would only be direct family members.

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A motion was made to adopt the rules of order with the change noted by Mr. Argiro, seconded by Mr. DiBianca. All were in favor of the amendment.

Roll Call

For Committeeman Blick, Mr. Argiro, Mr. Puglisi, Mr. diBianca, Mr. Esposito, Mr. Scuderi, Mr. Gallic, Mr. Lippitt.

Against: None.

PB25-03A – 2025 Meeting Dates – Resolution

A motion was made by Mr. DiBianca, seconded by Mr. Argiro to adopt the resolution

For Committeeman Blick, Mr. Argiro, Mr. Puglisi, Mr. DiBianca, Mr. Esposito, Mr. Scuderi, Mr. Gallic, Mr. Lippitt, and Mr. Dealaman.

Against: None.

PB25-04A Award of Professional Services Contract-Steve Warner, Esq.

A motion was made by Mr. Scuderi, seconded by Mr. Argiro.

For Committeeman Blick, Mr. Argiro, Mr. Puglisi, Mr. DiBianca, Mr. Esposito, Mr. Scuderi, Mr. Gallic, Mr. Lippitt, and Mr. Dealaman..

Against: None.

■ **APPROVAL OF MINUTES:**

November 25, 2024 -- 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

Mr. Kastrud said there would be a memo/email concerning stormwater training for new members and continuing members.

■ **ADOPTION OF APPLICATION RESOLUTIONS:**

PB23-01A and PB23-01F

Block 62.03 lot 18.02

40 Brookside Drive

Amended Preliminary and Final Major Site Plan

Motion was made by Mr. DiBianca, seconded by Mr. Esposito to adopt the resolution.
Seconded by Mr. Argiro.

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For Mr. Argiro, Mr. Puglisi, Mr. DiBianca, Mr. Esposito, Mr. Scuderi, and Mr. Dealaman..

Against: None.

PB 23-07 Andrew Zecca
B 205 L 20 14 Mountain Ave.
Withdrawal without prejudice – Minor Subdivision

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

For Mr. Argiro, Mr. Puglisi, Mr. DiBianca, Mr. Esposito, Mr. Scuderi, Mr. Gallic, Mr. Lippitt, and Mr. Dealaman..

Against: None.

■ **CORRESPONDENCE**

■ **CITIZENS HEARING agenda items**

Mr. Bill Gilbert came forward from 17 Flintlock and asked about the status of the affordable housing numbers. The Township Committee will decide how to proceed on the numbers at the next meeting. Mr. Chadwick said that the township committee has a responsibility to file a resolution either accepting DCA number that was published or present a resolution for a different number and the reasons for that.

Mr. Warner stated that January 31, 2025 is the deadline for every municipality except Urban Aid municipalities. Within 48 hours the resolution must be filed with the program. This is for the next ten years. Mr. Gallic asked if they were disputing the number. Mr. Chadwick said they were investigating the methodology used by the state. There are three factors, vacant land, income factor, and equalization of non residential to residential.

Many commercial properties are empty now compared to the years past. Chubb at one point was paying \$140,000,000 in taxes.

■ **SCHEDULE OF NEXT MEETING: January 27, 2025**

- **ADJOURNMENT** Mr. Gallic made a motion to adjourn. Meeting adjourned approximately 7:55 p.m.