

Minutes

The regular meeting of the Warren County Planning Board was held on Monday, February 28, 2022 in person and using WebEx and conducted through electronic communications equipment to preserve the health, safety and welfare of the public in conformance with N.J.S.A. 10:4-6, et seq. [the Open Public Meetings Act]. Chairwoman Deborah Pasquarelli called the meeting to order at 8:01 p.m.

Warren County Planning Board

An announcement was read as required by the Open Public Meetings Act, N.J.S.A. 10:4-6 to 10:4-21.

Roll Call

Present: Adam Baker
Desiree Dunn 8:08 p.m.
William G. Gleba, County Engineer
James Kern, Commissioner
Deborah A. Pasquarelli
Randy Piazza
Jason Sarnoski, Commissioner Director

Alternate Present: Terry Urfer, Alternate 1
Robert Hopkins, Alternate 2

Also Present: Matthew Moench, County Planning Board Attorney
David K. Dech, Planning Director
Ryan Conklin, Asst. Planning Director
Albert Krouse, Senior Planner

SALUTE TO THE FLAG

Mr. Dech introduced a new staff person in the Planning Department, Mr. Ryan Conklin, Assistant Planning Director. The Board welcomed Mr. Conklin.

Report of Nominating Committee – Mr. Sarnoski reported the recommendations from the Nominating Committee as noted below:

REORGANIZATION

Election of Officers:

Chairwoman – Ms. Deborah Pasquarelli
Vice Chairman – Mr. Gerald Norton
Secretary – Mr. Adam Baker

Mr. Sarnoski made a motion, seconded by Mr. Urfer to approve the slate of officers as presented by Mr. Sarnoski of the Nominating Committee. Motion carried.

Appointment of Attorney – Resolution Awarding Contract WC2168FO for a Professional Services Agreement to Appoint Matthew C. Moench of King Moench Hirniak & Mehta, LLP, to Provide Legal Services to the Warren County Planning Board for the Year 2022 – Resolution approved on a motion by Mr. Piazza, seconded by Mr. Baker. Motion carried.

Appointment of Recording Secretary – Mr. Baker made a motion, seconded by Mr. Urfer to appoint the Planning Department staff as Recording Secretary. Motion carried.

Committee Appointments:

Development Review Committee (4) – Chairwoman Pasquarelli appointed Mr. Smith, Mr. Baker, Mr. Norton and Mr. Gleba, County Engineer.

Open Space Committee (3) – Chairwoman Pasquarelli appointed herself, Ms. Dunn and Mr. Smith.

Liaison Designees:

Municipal and Charitable Conservancy TF Committee – Mr. David Smith

Lackawanna Cutoff Designee – Ms. Desiree Dunn

Morris Canal Committee – Planning Department Staff

Agriculture Development Board – Mr. Terry Urfer

Board of Recreation Commissioners – Ms. Desiree Dunn

Solid Waste Advisory Council – Ms. Deborah Pasquarelli

Warren Heritage Scenic Byway – Mr. Randy Piazza

MEETING SCHEDULE – MARCH 2022 TO JANUARY 2023

Mr. Urfer made a motion, seconded by Ms. Dunn to approve the 2022 – 2023 Warren County Planning Board Meeting Schedule and 7:00 pm meeting time. Motion carried.

MINUTES

The minutes of the December 20, 2021 meeting were approved on a motion by Mr. Baker, seconded by Mr. Sarnoski with a comment from Ms. Pasquarelli to include the words “and the Board Members” on Page 3, Paragraph 3, line 3 after the words “members of the public” and to include the words, “or Board Member participation” on Page 3, Paragraph 4, Line 2 after the words “without public participation”. Motion carried with Mr. Piazza, Mr. Hopkins and Ms. Dunn abstaining.

PUBLIC COMMENT

The public comment portion of the meeting was opened on a motion by Ms. Dunn, seconded by Mr. Kern.

Mr. Tom Bodolsky of Hope Township addressed the Board. He wanted to understand how items are reviewed and presented to the Planning Board and also if the County gives feedback to the Township. He asked how he could address his concerns to the Planning Board since he was concerned the public does not have an opportunity to comment on Planning Board determinations or view plans. He cited the Jandl Traffic Study as an example. He stated that it never looked at the traffic impact in Hope Township and he feels it should be studied. For that reason, he thinks the public needs to be involved in these reviews. He doesn't understand the County's processes and asked who he can call with his concerns. He believes there is a lack of transparency and that the communication between the County and the Township needs to improve.

Attorney Matthew Moench explained that the County Planning Board operates differently than a local Planning or Zoning Board where applicants come forward with testimony, fact finding positions, etc. The process does not afford the same level of public participation as a local Zoning or Planning Board does. The County Planning Board review is more limited to such things as County roads, intersections and drainage issues. It was explained

that the County does not have control over what was or was not submitted to the Township, how the Township makes their recommendations, and that the County does not have the authority to go back to the Township to say they disagree with their approval process. Mr. Moench explained the process on what happens when an application is submitted to the Planning Department. The Planning and Engineer professionals review it and present their recommendations to the Board at a Development Review Committee meeting, which takes place before the Planning Board meeting. After the full Planning Board acts on the recommendations of the Development Review Committee, that information is later communicated to the Township. There are ways to provide information to the County Planning Board such as coming to the meetings and/or calling the Director to ask to come in for a meeting to share information. Once the Board makes decisions on applications, the public can obtain copies of those actions after the meeting and be able to provide further comment.

There was discussion among Board members regarding traffic issues that should be addressed on CR 519 between the Route 46 intersection and the intersection with CR 609 and CR 521 and the CR 521 interchange at exit 12 with Route 80 and to possibly revise the Traffic Study to account for truck and automobile traffic in that area.

With no one else coming forth to address the Board, the public comment portion of the meeting was closed on a motion by Mr. Urfer, seconded by Mr. Kern. Motion carried.

SUBDIVISION & SITE PLAN REPORT

Subdivisions

21-002 (P)	Jaindl Land Company	White Township
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Site Plans

21-007-SP	Jaindl Land Company	White Township	
21-006-SP	Jaindl Land Company	White Township	
21-024-SP	Greenwich Dumont Urban Renewal Assoc.	Greenwich	
21-016-SP	PN Restaurants Inc. c/o Phillips Dev LLC	Phillipsburg	Time Extension Request
20-002-SP	Becrett of White Township	White	Time Extension Request
18-006-SP	LMR Disposal, LLC	Harmony	Time Extension Request

The Subdivision & Site Plan Report was accepted by the Board. Applications were acted upon as noted in the attached report.

CORRESPONDENCE

- Agriculture Development Board – Minutes of November 18, 2021 and December 16, 2021- Included for the Board’s information.
- New Jersey Planner - November/December 2021 – Included for the Board’s information.

DIRECTOR’S REPORT

Director’s Report was included with the agenda packet. Items of discussion:

5. Demographics/US Census – The County Commissioners approved a Resolution at their last meeting to request the Office of Management and Budget to reclassify Warren County from the Allentown-Bethlehem-Easton Metropolitan Statistical Area into the New York-Newark Metropolitan Statistical Area. Based upon

basic analysis of the census commuting data, Warren County had a stronger commuting tie to Counties in the New York-Newark Metropolitan Statistical Area than in the Allentown-Bethlehem-Easton Metropolitan Statistical Area.

8. Morris Canal – French & Parrello is working to develop engineering plans for the trail project for six segments of the Morris Canal. A virtual public information meeting will be scheduled sometime at the end of March to present to the public and municipalities the preliminary plans for trail construction.

9. Warren Heritage Scenic Byway – Pohatcong Township is in agreement to have the extension go through Pohatcong Twp. However, the route that Pohatcong also wants to see would take 519 through Alpha Borough down to 627 and then up River Road and into Phillipsburg via Snyder's Road, Oberly Road and Carpentersville Road. Committee members will be attending the Alpha Borough Town Council Meeting on March 22nd to get their endorsement to add CR 519 in to be included in the Scenic Byway.

10. Route 57/CR 519 – A letter was sent to the NJDOT requesting an update on various projects in addition to the CR 519/57 project.

COMMITTEE REPORTS

None

LIAISON REPORT

None

OLD BUSINESS

- Adoption of Amendments to Bylaws – Two copies of the proposed amendments were provided for the Board's review; one was a clean copy and one was a mark-up copy. Attorney Moench briefly explained the proposed amendments. A motion was made by Mr. Baker, seconded by Mr. Kern to approve the Amendment to the Planning Board Bylaws. Motion carried.

NEW BUSINESS

None

OTHER BUSINESS

None

PUBLIC COMMENTS

The public comment portion of the meeting was opened on a motion by Mr. Urfer, seconded by Mr. Kern. With no one coming forth to address the Board, the public comment portion of the meeting was closed on a motion by Mr. Urfer, seconded by Mr. Kern. Motion carried.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:35 p.m. on a motion by Mr. Sarnoski, seconded by Mr. Baker. Motion carried.

Respectfully submitted,

David K. Dech
Recording Secretary

SUBDIVISIONS & SITE PLANS
February 28, 2022

SUBDIVISIONS

Minor subdivisions not located on a county road were reviewed by the Warren County Engineer's Office and the Warren County Planning Department on the below listed dates.

None

Subdivisions previously approved with conditions were submitted and approved on below listed dates. This report was noted and accepted by the Board.

19-012	Frelinghuysen	William Fitzell	12/29/21
21-010	Hope	Michael Planer	01/07/22

The following subdivisions were previously approved with conditions on or before August 23, 2021. Conditional approvals have now expired and the application is deemed disapproved pursuant to the Warren County Development Review Regulations since the conditions have not been met.

None

NON COUNTY ROAD (MAJORS)

None

NON COUNTY ROAD (MINOR)

None

COUNTY ROAD (MAJORS)

The County Road Major Subdivision report was accepted on a motion by Mr. Baker, seconded by Ms. Pasquarelli. Motion carried.

21-002 (P)

Jaindl Land Company

White

Block 7, Lots 3, 4, 5, 11 & 14

South Foul Rift & Foul Rift (CR 519)

Description: County road major subdivision in White Township in Block 7 of Lots 3, 4, 5, 11, and 14 which would reconfigure five (5) existing lots to create four (4) future lots to facilitate warehouse and agricultural uses. Acreage of the existing lots are: Lot 3 (93.875 acres), Lot 4 (92.935 acres), Lot 5 (98.203 acres), Lot 11 (133.719 acres), and Lot 14 (71.444 acres). Acreage of the proposed lots are: Lot 3 (32.103 acres), Lot 4 (124.862 acres), Lot 5 (236.275 acres), Lot 11 (eliminated), and Lot 14 (96.928 acres). Properties are located on County Road #519 (Phillipsburg-Belvidere Road), Foul Rift Road, and South Foul Rift Road. The existing use of Lot 3 is for a solar field and of Lots 4, 5, 11, and 14 is agriculture. The proposed uses for the subdivision lots are for the existing solar field, warehouse development, and agriculture. Proposed Lot 4 and Proposed Lot 14 are to be limited to agriculture with one (1), two (2) acre residential exception. The lots are located within the Low Density Industrial (LDI) Zone, except a portion of Lot 14 in the Neighborhood Commercial District (N-C).

Recommend disapproval for the following reasons:

1. Adjoining property owners, block and lots to be verified and corrected.
2. Drainage easements may be required on the lots and will be evaluated under subsequent reviews.
3. Deed Book 401, Page 547 describes a 20 foot wide right of way along the sideline of Block 7, Lot 9 (Reference Planning Board File No 96-079, Survey for Block 7, Lot 10) which needs to be labeled on sheet #3.
4. In reference to Block 7, Lot 14, an approved Minor Subdivision from 2001 to create lot 14.01 is not shown (Reference Planning Board File No. 01-063) and shall be verified.
5. Identify and label any "field entrances" along County Route #519. Provide a note that any improvements to existing field entrances are subject to County driveway permitting requirements.
6. Once final lot layouts and dedications are finalized, provide map closure checks of metes and bounds with areas.
7. Required right of way dedications will be determined under further review and once intersection improvements are finalized.
8. The Traffic Impact Study does not recognize the probability of truck traffic flow on CR 519 between the Route 46 intersection and the intersection with CR 609 and CR 521 and the CR 521 interchange at exit 12 with Route 80. Although there is truck route/traffic signage at the intersection of CR 519 and Route 46 directing truck traffic to I-80 to use west bound on Route 46, and similarly truck route/traffic signage on I-80 west bound for trucks that need to travel south on CR 519 to use the Rt 46/94 interchange Exit 4 in Columbia to use Route 46 east to CR 519 south, it is likely that some percentage of truck traffic intending on going east bound on Interstate 80 will navigate northbound on CR 519 to CR 521 to access

Interstate 80 going eastbound and vica versa for trucks exiting I-80 west bound to travel on CR 519 south. Revise the Traffic Study to account for truck and automobile traffic that will flow through this area.

COMMENTS

1. Prior to the unconditional approval of the proposed minor subdivision, the applicant must provide the latest revised subdivision map to the County in an AutoCAD format.

COUNTY ROAD (MINOR)

None

SITE PLANS

Site plans previously approved with conditions were submitted and approved on the following dates.

None

The following site plans were previously approved with conditions on or before August 23, 2021. Conditional approvals have now expired and the application is deemed disapproved pursuant to the Warren County Development Review Regulations since the conditions have not been met.

None

NON COUNTY ROAD

None

COUNTY ROAD

The County Road Site Plan report was accepted on a motion by Mr. Sarnoski, seconded by Mr. Urfer. Motion carried.

21-006-SP

Jaindl Land Company

White

Block 7, Lot 16

South Foul Rift & Foul Rift (CR 519)

County road site plan to construct an 800,000 square foot warehouse building “White 519 Commerce Center” on a 95.1 acre site located on Block 7, Lots 11, 14, and 16 in White Township. The proposed warehouse building is located on Lot 16 and proposed access driveways and utilities

for the warehouse building are proposed to be constructed on Block 7 Lots 11, 14, and 16. The site is located on Foul Rift Road, South Foul Rift Road, and County Route #519 (Belvidere Road). Proposed access to the project is from a new driveway on Foul Rift Road. The proposed project would include a single one-floor building containing 800,000 square feet of warehouse and associated office space, 469 vehicular parking stalls, 187 trailer truck parking stalls, 148 truck loading docks, access drives, stormwater management facilities, and landscaping. The project will include approximately 34 acres of new impervious surface. The present use of the site is agriculture and is located in the LDI Low Density Industrial Zoning District.

Recommend disapproval for the following reasons:

1. On all applicable plan sheets, in the notation for the right of way dedications, on Foul Rift Road it shall be noted that the right of way dedication is to White Township.
2. Show and label Warren County Structure #23020 on all applicable plan sheets. The railroad structure should also be shown on all applicable sheets.
3. Evaluation of the existing pavements (concrete and asphalt) composition and thickness will need to be investigated for use with the proposed truck traffic and the pavement design/analysis provided for review. Pavement design needs to be coordinated with existing pavement information and widening areas to accommodate the proposed traffic loading of trucks. Clarify why a much more substantial pavement section is being proposed for Foul Rift Road than for the County road when both will be subjected to the proposed truck traffic.
4. The Belvidere Road (CR 519) Typical Section shall be revised to conform to County standard detail T7, Minimum Desirable Typical Section Minor Arterial. The section shall provide notation for the southbound lane/right turn lane and be updated to provide a 5' grass buffer, 2' stabilized shoulder and 10' shoulder on each side of the roadway in accordance to the standard detail. Label the Highlands Boundary at the east side of the existing edge of pavement. A determination of additional needed right-of-way will be made once the alignment of the roadway, pavement tapers and cross sections of the improvements are finalized.
5. Calculations shall be provided for the storm water maintenance of the improvements at the intersection. Proposed grading required for the stormwater management shall be designed outside the right of way. The Operations and Maintenance Manual shall be submitted for review.
6. A review of the drainage system information (plans versus design) notes inconsistencies that needs to be coordinated and corrected.
7. Profiles of the drainage system should be provided.
8. Cross sections through the detention basins and outlet structures shall be provided to scale.

9. Inconsistencies with outlet structures for Basin 1 and 2 between the plans and construction details need to be coordinated and corrected.
10. New shade trees shall be planted at seventy-five foot (75') intervals along the County right-of-way line in accordance with County standards.
11. An agreement to address the traffic management planning of the project will need to be executed with the County. The document shall include, but not be limited to, contact information for the owner and eventual tenant, traffic data collection with vehicle classification to support/justify the accuracy of the warehousing trip generation proposed, employee shift timings/staggering, contingency plans on egress of tractor trailers, proposed mitigation improvements, future mitigation improvements, etc. The document will need to be memorialized for notation on the plans and filed and recorded to address any change in ownership.
12. On the Landscaping Details plan sheet, General Note #1, "PA ONE CALL" shall be corrected to "NJ One Call". Upside down text in all three planting details shall be corrected.
13. On plan sheet Construction Details Sanitary Sewer Details, detail Wet Well Section A-A note states "Wet Well (By Others)" whereas detail Wet Well Section B-B states "Wetwell Piping and Wetwell by Contractor". Please clarify. Elevations shall be provided for detail Wet Well Section B-B.
14. On the Sight Line Profiles sheets in the Intersection Improvement Plans, property lines and existing and proposed right of way lines (TBD) shall be clearly shown and labeled. Required sight easements will be determined once complete information is shown.
15. For the storm water management detention basins the following will need to be provided;
 - a. Note the depth to seasonal high groundwater table at the basin sites for evaluation with the proposed systems.
 - b. Copies of the NRCS Detention Basin Summary Forms shall be provided.
 - c. Detailed cross sections to scale of the proposed detention basin embankments, emergency spillways, outlet structures and piping shall be provided.
 - d. Buoyancy checks on the outlet structures should be provided to avoid potential failures due to clogging and inoperation.
16. The submitted Traffic Impact Study for Jaindl Land Company – Proposed High Cube Warehouse Development, Traffic Signal Warrant Analysis for Belvidere Road (CR 519) & Foul Rift Road and Intersection Improvement Plans for Jaindl Land Company – Belvidere Road (CR 519) & Foul Rift Road were reviewed by the County traffic engineering consultant. A copy of the review by WSP is enclosed and shall be satisfactorily addressed.
17. Contribution for off tract improvements to mitigate impacts from site generated traffic will be further evaluated upon review of a revised traffic impact report.

18. On the Intersection Improvement Plans, the Highlands Boundary shall be corrected to be at the existing east edge of pavement of County Route #519 (Belvidere Road).
19. The stormwater management plan and facility maintenance shall be approved by the Township of White Planning Board. Confirmation of the approval shall be provided.
20. Review and approval by the County Engineer shall be completed prior to the submittal of a permit application to the New Jersey Department of Environmental Protection (NJDEP). A representative of the County Engineer's Office will be available to attend any pre-application meetings with the NJDEP.
21. Prior to final approval, final construction plans and specifications shall be submitted with all necessary approvals.
22. In accordance with Chapter III. B.3. of the Warren County Development Review Regulations; the Warren County Planning Board is requiring additional escrow fees in the amount of \$10,000 dollars for the continued review of the application by the Board's Traffic Engineer Consultant.
23. The Traffic Impact Study does not recognize the probability of truck traffic flow on CR 519 between the Route 46 intersection and the intersection with CR 609 and CR 521 and the CR 521 interchange at exit 12 with Route 80. Although there is truck route/traffic signage at the intersection of CR 519 and Route 46 directing truck traffic to I-80 to use west bound on Route 46, and similarly truck route/traffic signage on I-80 west bound for trucks that need to travel south on CR 519 to use the Rt 46/94 interchange Exit 4 in Columbia to use Route 46 east to CR 519 south, it is likely that some percentage of truck traffic intending on going east bound on Interstate 80 will navigate northbound on CR 519 to CR 521 to access Interstate 80 going eastbound and vica versa for trucks exiting I-80 west bound to travel on CR 519 south. Revise the Traffic Study to account for truck and automobile traffic that will flow through this area.

COMMENTS

1. A Highway Access and Construction Permit will be required from the Warren County Engineers Office for the proposed improvements within the County Route #519 right-of-way.
2. The detention basin berm(s) may be considered a Class IV Dam under New Jersey Dam Safety Standards. The applicant is hereby notified that Warren County will not accept responsibility for the dam structure or the review of subsequent inspection reports; the responsibility for these items must, therefore be assumed by the Municipality or the N.J.D.E.P.
3. Ownership and responsibility for maintenance of the proposed storm water management facilities must be set forth on the final plan.
4. The proposed well must be approved by the Warren County Health Department.

5. The sewerage disposal design must be approved by the Warren County Health Department.
6. A copy of any proposed deed documents for right-of-way (bridge maintenance, sight triangle easement, etc.) dedications to Warren County by the applicant must be submitted prior to final subdivision approval. Documents must be reviewed prior to recording.
7. Any street lighting at the intersection with County Route #519 is to be tied into the development lighting system or included in the Townships street lighting program.

The County Road Site Plan report was accepted on a motion by Mr. Sarnoski, seconded by Mr. Baker. Motion carried.

21-007-SP

Jaindl Land Company

White

Block 7, Lots 3, 4, 5, 11 & 14

South Foul Rift & Foul Rift (CR 519)

Description: County road site plan to construct an 1,856,200 square foot warehouse building, known as “White 519 Commerce Center 2” on a 233.3 acre site located on Block 7, Lots 3, 4, 5, 11, and 14 in White Township. Access driveways and utilities for the warehouse building are proposed to be constructed on Block 7 Lots 5, 11, and 14. The site is located on Foul Rift Road, South Foul Rift Road, and County Route #519 (Belvidere Road). Proposed access to the project is from a new driveway on Foul Rift Road. The proposed project would include a single one-floor building containing 1,856,200 square feet of warehouse and associated office space, 1,095 vehicular parking stalls, 759 trailer truck parking stalls, 361 truck loading docks, access drives, stormwater management facilities, and landscaping. The project will include approximately 88 acres of new impervious surface. The present use of the site is agriculture and is located in the LDI Low Density Industrial Zoning District.

Recommend disapproval for the following reasons:

1. The proposed ROW dedication shown and noted on Sheet 9, Existing Conditions & Boundary Survey – 6 for South Foul Rift Road should not be shown on this plan sheet.
2. On the Intersection Improvement Plans, the Highlands Boundary shall be corrected to be at the existing east edge of pavement of County Route #519 (Belvidere Road).
3. Evaluation of the existing pavements (concrete and asphalt) composition and thickness will need to be investigated for use with the proposed truck traffic and the pavement design/analysis provided for review. Pavement design needs to be coordinated with existing pavement information and widening areas to accommodate the proposed traffic loading of trucks. Clarify why a much more substantial pavement section is being proposed for Foul Rift Road than for the County road when both will be subjected to the proposed truck traffic.

4. The Belvidere Road (CR 519) Typical Section shall be revised to conform to County standard detail T7, Minimum Desirable Typical Section Minor Arterial. The section shall provide notation for the southbound lane/right turn lane and be updated to provide a 5' grass buffer, 2' stabilized shoulder and 10' shoulder on each side of the roadway in accordance to the standard detail. Label the Highlands Boundary at the east side of the existing edge of pavement. A determination of additional needed right-of-way will be made once the alignment of the roadway, pavement tapers and cross sections of the improvements are finalized.
5. Calculations shall be provided for the storm water maintenance of the improvements at the intersection. Proposed grading required for the stormwater management shall be designed outside the right of way. The Operations and Maintenance Manual shall be submitted for review.
6. A review of the drainage system information (plans versus design) notes inconsistencies that needs to be coordinated and corrected.
7. Profiles of the drainage system shall be provided.
8. Cross sections through the detention basins and outlet structures shall be provided to scale.
9. New shade trees shall be planted at seventy-five foot (75') intervals along the County right-of-way line in accordance with County standards.
10. An agreement to address the traffic management planning of the project will need to be executed with the County. The document shall include, but not be limited to, contact information for the owner and eventual tenant, traffic data collection with vehicle classification to support/justify the accuracy of the warehousing trip generation proposed, employee shift timings/staggering, contingency plans on egress of tractor trailers, proposed mitigation improvements, future mitigation improvements, etc. The document will need to be memorialized for notation on the plans and filed and recorded to address any change in ownership.
11. On the Landscaping Details plan sheet, General Note #1, "PA ONE CALL" shall be corrected to "NJ One Call". Upside down text in all three planting details shall be corrected.
12. On plan sheet Construction Details Sanitary Sewer Details, detail Wet Well Section A-A note states "Wet Well (By Others)" whereas detail Wet Well Section B-B states "Wetwell Piping and Wetwell by Contractor". Please clarify. Elevations shall be provided for detail Wet Well Section B-B.
13. On the Sight Line Profiles sheets in the Intersection Improvement Plans, property lines and existing and proposed right of way lines (TBD) shall be clearly shown and labeled. Required sight easements will be determined once complete information is shown.

14. The subset of county road improvement plans (construction plans, profiles, cross sections and construction details) must be attached to the site plan set and listed in the index of sheets on the cover sheet.
15. A detailed section of the upper detention basin, the outlet structure and the lower basin drawn to scale needs to be submitted for review.
16. For the storm drainage system within County Route #519 right-of-way and intersection with Foul Rift Road, provide the sink hole remediation plan.
17. For the storm water management detention basins the following will need to be provided;
 - a. Note the depth to seasonal high groundwater table at the basin sites for evaluation with the proposed systems.
 - b. Copies of the NRCS Detention Basin Summary Forms shall be provided.
 - c. Detailed cross sections to scale of the proposed detention basin embankments, emergency spillways, outlet structures and piping shall be provided.
 - d. Buoyancy checks on the outlet structures should be provided to avoid potential failures due to clogging and inoperation.
18. The stormwater management plan and facility maintenance shall be approved by the Township of White Planning Board. Confirmation of the approval shall be provided.
19. The submitted Traffic Impact Study for Jaindl Land Company – Proposed High Cube Warehouse Development, Traffic Signal Warrant Analysis for Belvidere Road (CR 519) & Foul Rift Road and Intersection Improvement Plans for Jaindl Land Company – Belvidere Road (CR 519) & Foul Rift Road were reviewed by the County traffic engineering consultant. A copy of the review by WSP is enclosed and shall be satisfactorily addressed.
20. Contribution for off tract improvements to mitigate impacts from site generated traffic will be further evaluated upon review of a revised traffic impact report.
21. Review and approval by the County Engineer shall be completed prior to the submittal of a permit application to the New Jersey Department of Environmental Protection (NJDEP). A representative of the County Engineer's Office will be available to attend any pre-application meetings with the NJDEP.
22. Prior to final approval, final construction plans and specifications shall be submitted with all necessary approvals.
23. In accordance with Chapter III. B.3. of the Warren County Development Review Regulations; the Warren County Planning Board is requiring additional escrow fees in the amount of \$10,000 dollars for the continued review of the application by the Board's Traffic Engineer Consultant.

24. The Traffic Impact Study does not recognize the probability of truck traffic flow on CR 519 between the Route 46 intersection and the intersection with CR 609 and CR 521 and the CR 521 interchange at exit 12 with Route 80. Although there is truck route/traffic signage at the intersection of CR 519 and Route 46 directing truck traffic to I-80 to use west bound on Route 46, and similarly truck route/traffic signage on I-80 west bound for trucks that need to travel south on CR 519 to use the Rt 46/94 interchange Exit 4 in Columbia to use Route 46 east to CR 519 south, it is likely that some percentage of truck traffic intending on going east bound on Interstate 80 will navigate northbound on CR 519 to CR 521 to access Interstate 80 going eastbound and vica versa for trucks exiting I-80 west bound to travel on CR 519 south. Revise the Traffic Study to account for truck and automobile traffic that will flow through this area.

COMMENTS

1. A Highway Access and Construction Permit will be required from the Warren County Engineers Office for the proposed improvements within the County Route #519 right-of-way.
2. The detention basin berm(s) may be considered a Class IV Dam under New Jersey Dam Safety Standards. The applicant is hereby notified that Warren County will not accept responsibility for the dam structure or the review of subsequent inspection reports; the responsibility for these items must, therefore be assumed by the Municipality or the N.J.D.E.P.
3. Ownership and responsibility for maintenance of the proposed storm water management facilities must be set forth on the final plan.
4. The proposed well must be approved by the Warren County Health Department.
5. The sewerage disposal design must be approved by the Warren County Health Department.
6. A copy of any proposed deed documents for right-of-way (etc.) dedication to Warren County by the applicant must be submitted prior to final subdivision approval. Documents must be reviewed prior to recording.
7. A Highway Access and Construction Permit needs to be acquired from the Warren County Engineer's Office for any proposed utility connections within the County Route #519 right of way.
8. Any street lighting at the intersection with County Route #519 is to be tied into the development lighting system or included in the Townships street lighting program.

The County Road Site Plan report was accepted on a motion by Mr. Urfer, seconded by Mr. Baker. Motion carried.

21-024-SP**Greenwich Dumont Urban Renewal Associates**

Greenwich

Block 26, Lot 2

Greenwich Street (CR 638)

Description: County Road P/F Site plan project know as Proposed Willows at Greenwich. 5 Multifamily dwelling have 66 units proposed at # 638 Greenwich Street and Dumont Road Greenwich Township. The site is on Block 26 Lot 2 14.58 acres. Proposed is 44,141 Square feet of new buildings with 132 parking spaces and a total of 120,008 square feet of impervious surface. It will have central water and sewer. It is located in the Office Professional / Limited Research zone.

Recommend disapproval for the following reasons:

1. A signed and sealed copy of the survey referenced in the plans, ALTA NSPS Land Tile Survey (prepared by Dynamic Survey) shall be submitted.
2. The revised Stormwater Management Report was reviewed and the following shall be addressed:
 - a. Since groundwater recharge on site is requested to be waived, clarification is needed if any mitigation will be at an off site location.
 - b. Clarification is needed as prior correspondence indicated that several above ground basins were to be implemented instead of the underground storage system.
 - c. Clarify that the Detention Basin Summary Form shows the storage calculations for only the Underground Detention Basin or both the Underground and Aboveground Detention Basins combined. Revise accordingly, if needed, and provide documentation to substantiate the split of volume.
 - d. Provide stage-storage table and calculations for the upstream aboveground detention basin and provide compliance calculations demonstrating the volume available to meet the County Standard for the 150% of the 100 year storm volume.
3. The revised storm drainage system within and to the County Route #638 right of way was reviewed and the following shall be addressed:
 - a. For the new inlet being installed on the County road, provide a note requiring knockouts on the unused wall faces for future connections.
 - b. At storm structure #406, the 376 contour line and label shall be removed as the grate elevation is noted as 376.70.
 - c. At storm structure #403, the rim elevation is noted as 379.00 with an upstream contour of 379 for the contributing swale. The grate elevation shall be lowered to allow for overland swale flow to be captured.

4. The stormwater management plan and maintenance responsibility for the subject property need to be unconditionally approved by the Township of Greenwich Land Use Board. Confirmation of the approval needs to be provided to the County.
5. The following shall be addressed for the sanitary sewer:
 - a. Inconsistencies exist between the Utility Plan, Pump Station Plan and Sanitary Sewer Profiles that will need to be coordinated and corrected accordingly.
 - b. The proposed 242 lf of force main running along County Route #638 (Greenwich Street) shall be labeled with consistent stationing in all plans and profiles.
 - c. On Sheet No. 23 in the detail “Force Main to MH Connection Detail Drop Invert”, the ground cover above the force main shall be revised to 4’ Min.
 - d. Documentation needs to be submitted clarifying that the proposed sanitary sewer facilities in the County right of way and roadway pavement will be owned and maintained by a public utility or the municipality. The submitted letter from Greenwich Township indicates the Township will take ownership of and maintain the sewer force main “located within the right-of-way, outside of the pavement limits”, however, a portion of the proposed force main will be located within the pavement limits.
 - e. A casing pipe shall be specifically noted with the sanitary sewer force main crossing of the County roadway.
6. The existing and proposed underground utilities shall be provided with their material type and shown for their full extents along the County roadway corridor up to and including the water and gas crossings of the proposed sanitary sewer force main crossing. The submitted Phase II Carbonate Rock Study should provide recommendations specific to trench work associated with utility and storm sewer piping.
7. Consideration should be given to a shortening of the crosswalk length along the opening of Dumont Road. The crosswalk should have its own landing separate from the other crosswalk pursuant to best practices. The requisite turning area shall be provided.
8. The actual locations of the proposed advanced pedestrian warning signage shall be provided on all plan sheets in conjunction with other existing signage, features and utilities to ensure no conflicts are present.
9. On Sheet 21, the “Sign Post Detail” shall be revised to indicate a NJDOT approved breakaway base.
10. The Township will need to execute an Agreement with the County in which the Township assumes responsibility for the ownership and maintenance of the sidewalk, ADA ramps, crosswalks and flashing pedestrian crossing signs within the County right of way.
11. A detail shall be provided (1”=30’ or larger) in the plans for the proposed right of way dedication for County Route #638. The proposed right of way dedication shall be clearly hatched or cross-hatched and provide all required information including the metes and bounds and the area.

12. A complete copy of the draft deed for the right of way dedication for County Route #638 shall be submitted to the County for review prior to recording. An 8 ½” x 14” copy of the plan showing the dedication shall be attached to the deed. The deed is to be recorded and returned to the Warren County Planning Department prior to approval. The submitted legal description and Easement Exhibit were reviewed and comments are as follows:
 - a. The title shall also indicate Greenwich Street as County Route #638.
 - b. Course 1 is inconsistent between the legal description and exhibit.
 - c. The exhibit shall note the area to be 0.055 “acres”.
 - d. The exhibit to be recorded with the deed must be 8 ½” x 14”, to scale, and signed and sealed by the professional.
13. The revised Traffic Impact Study was reviewed. A copy of the review by WSP, the County’s traffic engineering consultant, is enclosed and shall be satisfactorily addressed.
14. The proposed drop riser pole shall be shown to be completely outside of the County right of way.
15. Pavement restoration limits will need to be established for the installations proposed on the County roadway and contractors operations on the pavement during construction. A determination of the extents will be made once all improvements within the County roadway are finalized. Boring and/or jacking of casing pipes for the utility pipe crossings may be required as this portion of roadway is scheduled for resurfacing in 2023. The County maintains a five year moratorium on pavement openings for newly resurfaced roadways.

COMMENTS

1. A Highway Access and Construction Permit will be required from the Warren County Engineer's Office for the proposed work within the County Route #638 right-of-way.
2. The applicant is hereby notified that Warren County will not accept responsibility for the stormwater management system or the review of subsequent inspection reports; the responsibility for these items must therefore be assumed by the Municipality or the NJDEP.
3. A permit from the Warren County Shade Tree Commission will be needed for the removal of any trees that are 8" or greater in diameter, within the County right-of-way.
4. The force main should be constructed with ductile iron pipe (DIP) within the county right of way.
5. The sewer system should be designed to handle all future sewer needs for development in this area.

EXEMPT

None

TIME EXTENSIONS

21-016-SP Phillipsburg PN Restaurants Inc. c/o Phillipsburg Dev LLC

Description: Non-county road site plan to construct 4,919 square-foot Arby's restaurant with drive-thru and Popeye's restaurant with drive-thru on a 2.42-acre site, Block 1004, Lot 3 in the Town of Phillipsburg. The site is located on NJ Route 22. Access to the site is from an existing driveway on NJ Route 22. The site plan includes 48 new parking spaces and 61,866 square feet (1.42 acres) of new impervious surface on the site. The site is in the B-2 Business Highway District Zone. An existing vacant grocery store is on the site, the former Ahart's Market.

A time extension of 60 days was approved by the Warren County Planning Board for file number 21-016-SP on a motion by Mr. Urfer, seconded by Mr. Kern. Motion carried with Mr. Piazza abstaining.

20-002-SP White Becrett of White Township

Description: County road site plan to construct 83,600 square feet of new retail space for a proposed shopping center on an 11.71-acre site, Block 62 Lots 15, 17 and 17.01, in White Township. The site is located on County Route 618 (Sarepta Road) and NJ 46. The proposed project will include construction of a 70,000 square foot retail building, a 13,600 square foot retail/restaurant building, and associated site improvements. The existing restaurant, Luigi's Rancho, on Lot 15 and the existing single family home on 17 will remain. The proposed project includes approximately 445 new parking spaces and 5.61 acres of new impervious surface. Access to the site is from NJ 46. The site is located in the HD Highway Development Zone District.

A time extension of 60 days was approved by the Warren County Planning Board for file number 20-002-SP on a motion by Mr. Urfer, seconded by Mr. Kern. Motion carried.

18-006-SP Harmony LMR Disposal, LLC

Description: County road site plan to construct recycling center on a 10.17 acre site located in Block 4, Lot 3.02 in Harmony. The site is located on County Route 622 (Roxbury Station Road Road) and South Foul Rift Road. Proposed access to the project is from County Route 622 (Roxbury Station Road Road) utilizing an existing driveway. The project will add 11,940 square feet of building area on the site. The proposed recycling center will operate out of the existing 26,722 square-foot building and will also construct a 4,400 square-foot (60' x 74') open front storage shed that will provide additional storage of recycling materials. The project proposes 54 parking spaces. Impervious surface on the property with the proposed project will be 31,122 square feet. The site is currently in use as a thirty (30) truck facility and is proposed to be expanded to a fifty (50) truck facility. The site is located in the Light Industrial I-1 Zone.

A time extension of 60 days was approved by the Warren County Planning Board for file number 18-006-SP on a motion by Mr. Urfer, seconded by Mr. Kern. Motion carried.

TN

Proofread _____