

Minutes

The regular meeting of the Warren County Planning Board was held on Monday, August 22, 2022 in person. The public was able to view and listen to the meeting 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]. Gerald Norton called the meeting to order at 7:01 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
James Kern III, Commissioner
Randy Piazza
Linda Read PE, Assistant County Engineer
Gerald Norton

Alternate Present: Robert Hopkins, Alternate 2

Also Present: David Dech, Planning Director
Nakicha T. Barr Esq., County Planning Board Attorney
Ryan Conklin, Asst. Planning Director

SALUTE TO THE FLAG

MINUTES

The minutes of the July 25, 2022 meeting were approved on a motion by Mr. Baker, seconded by Mr. Norton. Kern, Hopkins and Read abstained. Motion carried.

PUBLIC COMMENT

The public comment portion of the meeting was opened on a motion by Mr. Smith, seconded by Mr. Piazza.

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

SUBDIVISION & SITE PLAN REPORT

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 June 17, 2022.

DIRECTOR'S REPORT

- Warren County Planning Dept. Project Report August 2022 – Mr. Dech identified that the NJTPA Subregional Study program application that the County Planning Department is submitting the Complete Streets Study. He asked the Planning board to authorize a letter in support.
- Mr. Dech discussed the extension of passenger service along the Raritan valley line as well as the Lackawanna cutoff extension and the status of the studies for the passage service in the County. Commissioner Kern asked about the Lehigh Valley Transportation Planning Commission.

COMMITTEE REPORTS

None

LIAISON REPORT

None

OLD BUSINESS

None

NEW BUSINESS

None

OTHER BUSINESS

None

PUBLIC COMMENTS

The public comment portion of the meeting was opened on a motion by Mr. Smith, seconded by Mr. Piazza.

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

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:55 p.m. on a motion by Mr. Kern, seconded by Mr. Piazza. Motion carried.

Respectfully submitted,



Ryan Conklin

SUBDIVISIONS & SITE PLANS
August 22, 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. This report has been noted and accepted.

21-016 Belvidere Robert A. Blum 8/10/22

Subdivisions previously approved with conditions were submitted and approved on below listed dates.

None

The following subdivisions were previously approved with conditions on or before February 28, 2022. 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)

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

22-007 (P & F)

Jade Hackettstown Associates, LLC

Hackettstown

Block 21, Lot 18.02

Stiger Street & Route 46

Description: Non-county road P/F Subdivision, for a mixed use development and the creation of 66 Townhouse units. The site is 11.72 acres in Block 21 Lot 18.02 fronting on Stiger Street & Route 46 in Hackettstown. The proposed subdivision will result in 2 new lots and a new street. This site is in the Planned Mixed Use Development Zone.

Disapproved for the following reasons:

1. The Preliminary Subdivision Plan, Drawing No. 5 of 40, will need to be submitted as a separate stand-alone subdivision plan per Planning Department requirements.

2. The reference to Preliminary & Final Site Plan shall be removed from the title block as this drawing is for Preliminary Major Subdivision only.
3. Add signature lines and statements per County standards and Map Filing Laws.
4. The phasing limits for the creation of lots as may be applicable shall be shown on the subdivision plan accordingly.
5. Ownership and responsibility for maintenance of the proposed stormwater management facilities shall be set forth on the subdivision plan.
6. Prior to the unconditional approval of the proposed subdivision, the applicant must provide the latest revised subdivision map to the County in an AutoCAD format.

COMMENTS

1. Final major subdivision plan and application will be required to be submitted once the Preliminary approval has been unconditionally approved.

NON COUNTY ROAD (MINOR)

None

COUNTY ROAD (MAJORS)

None

COUNTY ROAD (MINOR)

The County Road Minor Subdivision report was accepted on a motion by Mr. Baker, seconded by Mr. Piazza. Motion carried.

21-012

Washington Solar Farm II

Washington Township

Block 47, Lots 7.02 & 7.03

Washburn Avenue (CR 630) & McCullough Road (CR 651)

Description: County Road minor subdivision, located in Washington Township on McCullough Rd (CR 651) and Washburn Ave. (CR 630). The consolidation of two lots Block 47 Lots 7.02 and 7.03 in the proposed subdivision creates a new Lot 7.04, 131.14 acres. Location in IN zone.

Approved with conditions:

1. Ownership interest in Proposed Lot 7.04 shall be provided on the plans as Existing Lot 7.02 and Existing Lot 7.03 are under separate ownership.
2. A copy of the complete draft deed for the right of way dedication at the intersection of County Routes #630 and #651 shall be submitted to the County for review prior to recording. Only the metes and bounds description and Easement Exhibit were submitted. The deed is to be recorded and returned to the Warren County Planning Department prior to approval. The submitted Easement Exhibit was not to scale, signed or sealed by the professional.
3. A copy of the complete draft deed for the sight triangle easements for McCullough Road (County Route #651) and Washburn Avenue (County Route #630) shall be submitted for approval prior to recording. Only the metes and bounds description and Easement Exhibit were submitted. The County's standard sight triangle easement form is to be used. The deed is to be recorded and returned to the Warren County Planning Department prior to approval. In the first paragraph and second course of the description, "right of way" shall be revised to "sight triangle". The submitted Easement Exhibit was not to scale, signed or sealed by the professional.
4. Proposed improvements are shown on several plan sheets while complete information for the proposed minor subdivision is not reflected. The proposed minor subdivision information shall be shown on all applicable sheets. Improvements that are part of a future/site plan application should not be shown or shall be shaded back with notation that they are subject to future site plan approval.
5. On Sheet 3 of 12, Minor Subdivision Plan, provide a table for designated line and curve metes and bounds for the right of way and sight triangle easements.
6. The Sequence of Construction on Sheet 12 of 12 shall note removal of the existing dwelling, out buildings and all improvements (driveway accesses, retaining wall, stairs, walkway, well, septic system, underground tanks, etc. as applicable) within the County right of way.
7. 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.

COMMENTS

1. Future site plan application(s) for the subject parcel may necessitate revisions to the easement limits shown.
2. The stormwater management for the site will be reviewed under the future site plan application.
3. Existing septic system and potable well removals must be approved by the Warren County Health Department.

4. A Highway Access and Construction Permit will be required from the Warren County Engineer's Office for work within the County Route #651 right of way.

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 February 28, 2022. 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. This Report was accepted on a motion by Mr. Norton, seconded by Mr. Baker. Motion carried.

21-038-SP Alpha WIP Alpha, LLC

Description: Non-county road P/F site plan, for a proposed warehouse. The site is 33.67 acres in Block 100.01 Lot 10 fronting on Edge Road Alpha Borough. The proposed warehouse is 450,000 square feet, 230 new parking, and having a total of 20.20 acres of impervious surface. This site is in the Industrial Zone.

NON COUNTY ROAD

The Non County Road Site Plan report was accepted on a motion by Mr. Baker, seconded by Mr. Piazza. Motion Carried.

22-023-SP

Jade Hackettstown Associates, LLC

Hackettstown

Block 21, Lot 18.02

Stiger Street & Route 46

Description: Non-county road P/F Site Plan, for a mixed use development and the creation of 66 Townhouse units. The site is 11.72 acres in Block 21 Lot 18.02 fronting on Stiger Street & Route 46 in Hackettstown. The proposed site plan will result in 166,486 sqft of impervious and 172 parking spaces. This site is in the Planned Mixed Use Development Zone.

Disapproved for the following reasons:

1. The cover sheet title and all title blocks shall be revised to remove "and major subdivision" and reflect only the Preliminary/Final Site Plan per submission requirements.
2. Several plan sheet titles (9-11, 28, 29, 39) are inconsistent between the Index of Drawings on the Cover Sheet and the respective drawing title block. The information shall be coordinated and revised accordingly.

3. The Cover Sheet is numbered Sheet 1 of 41 whereas only 40 sheets were in the submitted plan set.
4. The subdivision application(s) for the subject property Lot 18.02 will need to be unconditionally approved prior to granting of site plan approval.
5. A traffic impact study has not been provided to show trip generations and distribution to the surrounding County road network. A study showing trip assignment percentages, site generated traffic volumes and total proposed traffic volumes is needed to ascertain and to evaluate any county road segment and intersection impacts where traffic is expected to be increased by 200 vehicles per day or more. A determination of any required contribution will be evaluated upon submission of the information.
6. The stormwater management plan and maintenance responsibility for the subject property need to be unconditionally approved by the Hackettstown Planning Board. Confirmation of the approval needs to be provided to the County.
7. Ownership and responsibility for maintenance of the proposed stormwater management facilities must be set forth on the final plan.

COMMENTS

1. A copy of the NJDOT Access Permit or Letter of No Interest shall be provided.
2. The detention basin berm 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

COUNTY ROAD

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

21-018-SP

Harmony Plains Solar

Harmony

Block 37, 38 & 44

Lots 4, 2, 2.05, 2.06, 9, 10, 14 & 23

Brainards Road (CR 621)

Description: County road site plan, Block 37 Lot 4, Block 38 Lots 2, 2.05, and 2.06, Block 44 Lots 9, 10, and 14, and Block 44 Lot 23, a 594-acre site in Harmony, for construction of a ground mounted solar facility. Access to the site is from a County Route #621 (Brainards Road), Harmony Station Road, and Garrison Road. The site is currently primarily agricultural use. The site plan includes 12.3 acres of new impervious surface for a total of 18.5 acres of impervious surface on the site. The site is located primarily within the AR-250 (Agricultural/Residential) Zoning District, with portions in the HD/AH (High Density Affordable Housing), LI-O (Light Industrial/Office), and I (Industrial) zones.

Disapproved for the following reasons:

1. In General Note #8 on Drawing No. 2 of 50, “excluding Township, State or Federal Holidays” shall be revised to “excluding Township, County, State or Federal Holidays”.
2. Clearly show and label the physical centerline of County Route 621 and dimension the right of way from the centerline.
3. The historical road return Sussex County, Book A, Page 238 for this portion of roadway indicating a four-rod road or 66 feet of right of way shall be referenced on the plan. The 66’ right of way for County Route #621 shall be shown at the correct width. The Metes and Bounds descriptions shall be corrected to indicate the 66’ right of way accordingly. Additional right of way dedication will be determined once all needed information is provided on all applicable site plan sheets.
4. The existing contours shall be labeled on the Grading and Drainage Plans and all applicable plan sheets. There are some proposed contours shown on the grading and drainage plan that do not connect in to existing contours that need to be addressed.
5. On Sheet 21, Intersection C on County Route #621 shall reference Sheets 24 and 29 for detailed information. The right of way is portrayed incorrectly in this detail and shall be corrected.
6. On sheet 23, the scale in the bottom right corner does not match 1”=40’ as indicated. The scale bar must be revised to convey this.
7. Outlet discharge from Basin 1 shows an elevation of the rip rap apron outlet higher than the pipe elevation of the outlet control structure. Elevations must be revised in order to ensure water discharge from Basin 1.
8. On Sheet 23, the 2, 10, and 100 year storm elevations shall be updated to reflect the newly calculated values in the stormwater management report for each basin respective to the different storm events.
9. Several plan sheets depict crossing of County Route #621 with electrical lines. An alternate alignment for crossing of the County highway needs to be explored. In the event a crossing

of the highway is required an agreement will need to be executed with the County Commissioners. Specific details shall be provided as to how a crossing would occur and the ownership of the installation.

10. The following shall be addressed for the sight line plan and sight line profiles for the proposed access drive to County Route 621:
 - a. The sight line profiles shall be provided at a horizontal scale of 1"= 30 feet and vertical scale of 1"=3 feet per County standards.
 - b. The right of way shown for County Route 621 is not consistent with the 66' right of way indicated elsewhere in the plans and shall be corrected. Dimension the right of way line from the centerline.
 - c. The locations of the speed limit posting signs shall be provided as the speed zone changes in this area from 40 mph to 45 mph.
 - d. The existing contours shall be labeled and the tie-in to existing grade shall be provided for the proposed 335 foot contour.
 - e. On the plan, stationing shall be provided along both sight lines consistent with the profiles.
 - f. The 22.5' dimension shall be adjusted so that it is legible.
 - g. A note shall be added to the plan indicating that sight lines shall be kept clear in accordance with County Standards. The line of sight shall be a minimum of six inches (6") above any paved area, twelve inches (12") above any lawn area, and twenty four inches (24") above all other vegetated areas along its entire length.
11. Since it is proposed to be used for site access, a sight line plan and sight line profiles for the existing driveway access opening onto CR 621 shall be provided in accordance with County standards.
12. For the proposed driveway access to County Route 621, the proposed driveway profile as shown does not meet County standards. Provide the station and pavement elevation at the centerline of the roadway, edge of pavement and gutterline. Label the slopes.
13. The lane widths and pavement radii for the proposed driveway access to County Route 621 shall be labeled for comparison to County standards. The driveway shall have twelve feet (12') wide lanes and fifteen feet (15') to twenty-five feet (25') pavement radii in accordance with County standards.
14. The existing driveway, proposed to be utilized for site access, is partially on Block 44, Lot 10.01. A minimum of ten feet (10') shall be provided from the end of the return radius and the extension of the property line to the edge of the pavement in accordance with County standards.
15. The profile of the existing driveway to be utilized for site access does not meet County standards. Provide the station and pavement elevation at the centerline of the roadway, edge of pavement and gutterline. Label the slopes.

16. The lane widths and pavement radii for the existing driveway access to be utilized for the site shall be labeled for comparison to County standards. The driveway shall have twelve feet (12') wide lanes and fifteen feet (15') to twenty-five feet (25') pavement radii in accordance with County standards. The driveway access shall be paved for a minimum distance of twenty five feet (25') from the proposed County road edge of pavement in accordance with County standards.
17. On Sheet 28, items will need to be addressed as follows:
 - a. The title of the detail for Turning Template for Entrance "A" shall be corrected to indicate Harmony Station Road, not County Route 621.
 - b. Turning Template Entrance B needs to show the other ingress and egress turning movements. Vehicles shall be shown in their respective travel lanes.
 - c. Turning Template Existing Entrance G needs to show the other ingress and egress turning movements. Vehicles shall be shown in their respective travel lanes. Pavement widening in accordance with County standards will be required to ensure vehicles can make the turning movement while staying within their respective lanes and pavement limits.
18. County road widening will need to be provided in the vicinity of the existing driveway in accordance with County standards for a minor driveway to allow for vehicle turning movements. A centerline plan, centerline profile and cross sections at fifty foot intervals of the County road in accordance with County standards are needed for the extents of the County road pavement widening.
19. A turn around area outside the limits of the fence and outside the right of way shall be provided for the proposed driveway access to County Route 621.
20. In the vicinity of the proposed driveway access to County Route 621, the cross sections provided for the extents of the County road widening shall be to a scale of 1"=5' (horizontal and vertical). Elevations shall be provided at the centerline of the roadway, at the edge of the existing pavement and at the edge of the proposed pavement. Cross slopes shall be provided for the existing and widened pavement sections.
21. On Sheet 29, elevations shall be provided along the centerline profile at each 50 foot station for comparison to the centerline plan and roadway cross sections. The existing contours shall be labeled on the centerline plan and the tie-in to existing grade shall be provided for the proposed 335 foot contour. The right of way shown for County Route 621 is not consistent with the 66' right of way indicated elsewhere in the plans and shall be corrected. Dimension the right of way line from the centerline.
22. A typical section shall be provided for the County road widening. The joint between the existing pavement and widened section shall be noted to receive a hot tar joint sealer including a sealing of the top surface of the joint (Polyflex Type 2 Plexi Melt by Crafc0) for the entire length of widening.

23. Areas of sufficient size to accommodate the construction work force and activities (staging, storage, parking, etc.) shall be delineated on the plans for review.
24. As there is a minor subdivision proposed for Block 38, Lot 2 and associated with the project, that application must be submitted for review. Disposition of subdivision application(s) will be needed before any conditional approval may be considered on the subject site plan application.
25. The stormwater management and associated maintenance for the development needs to be unconditionally approved by the Township of Harmony Land Use Board. Confirmation of the approval needs to be provided to the County.

COMMENTS

1. A Highway Access and Construction Permit will be required from the Warren County Engineer's Office for any work on or with proposed improvements within the County Route #621 right-of-way.
2. 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.
3. The detention basin berms 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 of the N.J.D.E.P.

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

21-033-SP

Washington Solar Farm, LLC

Washington Township
Block 47, Lots 7.02 & 7.03
Washburn Avenue (CR 630) and
McCullough Road (CR 651)

Description: Preliminary/final site plan and minor subdivision plan of Washington Solar Farm II, LLC, known as Washington Solar Farm-Phase II, Block 47, Lots 7.02 and 7.03, consisting of two lots, located on McCullough Rd(CR 651) and Washburn Ave(CR 630). The application is for the construction of a solar farm and associated access off of Washburn Avenue inclusive of 5,72 sq. ft. of impervious coverage.

Approved with conditions:

1. Unconditional approval of the associated subdivision is required prior to approval. The site plans shall be updated to show the subdivision once perfected. The Cover Sheet and Title Blocks will need to be updated accordingly.
2. The site plans shall show the right of way dedication and sight triangle easements proposed in the associated subdivision application on all applicable sheets. Once recorded, provide the deed book and page on the plans.
3. Clearly show and label the physical centerline of McCullough Road (County Route 651), Washburn Avenue (County Route 630) and Changewater Road (CR 645) on all applicable plan sheets. Dimension the right of way line from the centerline.
4. The description of Sheet numbers 2-8 is inconsistent between the Index of Sheets and the title blocks and shall be coordinated.
5. Provide a sheet location legend on all applicable sheets indicating the location within the site being shown on the sheet.
6. Remove the text "Lot line to be removed" from Sheets 9, 11 and 15. Remove the former lot line text from Sheets 16, 18, 19, 22, 30, 33 and 36.
7. Label Sight Triangle Easement "A" on Sheets 9, 16 and 23 and provide the area.
8. The legend on sheet 21 is blocking information regarding the sight triangle easement and R.O.W. easement. Revise so all necessary information is shown on the plan.
9. The match lines are labeled incorrectly on various sheets throughout the plan set. Revise so match lines are consistent on each applicable sheet.
10. On several sheets "Per Ref. Map #5c" appears to be incorrect. The correct reference notation shall be provided.
11. On Sheet 40, detail "Refusal Remedy Procedure", is not readable with overlapping text which shall be corrected.
12. The stormwater management plan and maintenance responsibility for the development needs to be unconditionally approved by the Washington Township Land Use Board. Confirmation of the approval needs to be provided to the County.
13. The construction and restoration sequence for the areas of the solar panels shall be provided in greater detail to address the 41.43 acres of disturbance. Panel installation and vegetation restoration shall be staged to avoid disturbance of the entire project all at once to

avoid adverse stormwater runoff and/or soil erosion and sediment impacts, in particular to County Routes #645 (Changewater Road) and #651 (McCullough Road). An interim stormwater mitigation plan with a staging plan, time of year of work, detailed sequence of construction and temporary measures to address adverse impacts during construction will need to be provided on the plans. The County has received complaints regarding the amount of stormwater discharging from this property previously developed.

14. The location for staging and parking areas during construction for the project shall be shown. A note shall be provided indicating that the County roadways and right of ways shall not be utilized for these operations. No parking on the Norfolk Southern Railroad property shall also be noted.
15. All improvements (ie. driveway access openings, walls, stairs, etc.) within the County right of way associated with the existing dwelling shall be noted to be removed and the area regraded and restored to the satisfaction of the County.
16. The Sequence of Construction on Sheet 38 of 41 shall note removal of the existing dwelling, out buildings and all improvements (driveway accesses, retaining wall, stairs, walkway, well, septic system, underground tanks, etc. as applicable) within the County right of way.

COMMENTS

1. Approval from the Upper Delaware Conservation District needs to be provided. The County shall be notified of any preconstruction meeting to be scheduled.
2. 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.
3. The overall site improvement plan will be reviewed with the County Engineer's Office at the preconstruction meeting and on-site to ensure interim measures are adequate and that when the removal of tree rows and resultant disturbance occurs they will not alter the drainage patterns and create unintended impacts upon County Routes #645 and #651.
4. Existing septic system and potable well removals must be approved by the Warren County Health Department.
5. A Highway Access and Construction Permit will be required from the Warren County Engineer's Office for work within the County Route #651 right of way.

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

21-008-SP**Jay Mena (Buck Hill Brewery)**

Blairstown

Block 2001, Lot 1.01

Hope Road (CR 521) and Route 94

Description: County road preliminary/final site plan to construct a new parking area at an existing restaurant known as the Buck Hill Brewery located at Block 2001, Lot 1.01 in Blairstown Township. The site is a 1.753-acre lot located on County Route #521 (Hope Road) and NJ Route 94. The proposed new parking area would contain 17 spaces and be located over the existing septic disposal field area. With the proposed new parking, the total parking on site would be 62 spaces. The upgrade would replace piping of the septic system and cover with a grass paver system for the parking area. Vehicular access to the site is from County Route #521 (Hope Road) and NJ Route 94. The project would increase impervious coverage on site by 2,477 square feet, for a total of 30,515 square feet of impervious coverage on site. The site is in the R-5 Zone.

Disapproved for the following reasons:

1. Traffic circulation and access at Route 94 is shown as an ingress only when prior uses and prior County approval were documented as full movements. The previously approved full access movement shall be shown. The County has not consented to or approved this restriction resulting in a limitation to egress from the site.
2. The sole proposed egress from the site is to County Route #521 whereas prior County approval showed egress to both Route 94 and County Route #521. Modification to and/or at the existing driveway access at County Route #521 will need to be investigated to minimize conflicts of turning movements.
3. Comments on the sight line plans and profiles include:
 - a. On Drawing No. SD-1, the detail titles shall be revised to indicate the sight line shown in the respective detail (ie. "State Route 94" and "State Route 80" shall be reversed).
 - b. Looking towards State Route 94, the sight line shall be drawn to the the maximum sight distance attainable (ie, the intersection with State Route 94), not the minimum required sight distance of 553'. The profile on Drawing SD-2 shall be updated accordingly.
 - c. In both detail titles on Drawing No. SD-2, "sight distance plan" shall be revised to "sight distance profile".
4. The classification of the driveway access to County Route #521 based on the submission indicates a major driveway. County road widening extents associated with the major

driveway access may be limited. If the required roadway widening improvements cannot be provided to the full extents, then limited improvements will need to be provided in conjunction with modifications to the access.

5. Since parking along the County roadway is being reported, a similar restriction of the existing No Stopping or Standing along Route 94 will need to be provided along County Route 521. The limits of a similar restricted zone along County Route 521 should be presented to the Township for enactment and enforcement. Consent by the County will be provided for a restriction of this nature along the roadway frontage at this location.
6. The submitted request to NJDOT to provide a Letter of No Interest (NJDOT Letter of No Interest Determination prepared by Dynamic Traffic, dated October 26, 2021) indicates “Access to the site will continue to be provided via an enter-only driveway along Route 94 and a full movement driveway along Hope Road”. However, prior County approval indicates a full movement driveway access from both Route 94 and County Route #521. Clarification is needed why the plans submitted to the NJDOT with the request for a Letter of No Interest are not consistent with site plans previously approved by the County. Documentation on the change of a full access movement to a limited access will be required for the County to review.
7. A review of existing traffic circulation indicates the need for a standard yield condition of the Route 94 right turn movement onto County Route 521 South.

COMMENTS

1. A copy of the access permit or Letter of No Interest from the New Jersey Department of Transportation for the Route #94 driveway access shall be provided.
2. A Highway Access and Construction Permit will be required from the Warren County Engineer’s Office for any work within the County Route #521 right of way.
3. The Warren County Health Department should be provided with a copy of documentation of the proposed parking/septic and its construction.

EXEMPT

None

TIME EXTENSIONS

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. Baker, seconded by Mr. Piazza. Motion carried with Ms. Reed 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 18-006-SP on a motion by Mr. Baker, seconded by Mr. Piazza. 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.

TN

Proofread *RC*