

Minutes

The regular meeting of the Warren County Planning Board was held on Monday, May 23, 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]. Vice -Chair Gerald Norton called the meeting to order at 7:02 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
William G. Gleba, County Engineer
James Kern, Commissioner
Gerald Norton
Randy Piazza
Jason Sarnoski, Commissioner
David Smith

Alternate Present: Robert Hopkins, Alternate 2

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

SALUTE TO THE FLAG

MINUTES

The minutes of the April 25, 2022 meeting were approved on a motion by Mr. Baker, seconded by Mr. Smith. Motion carried.

EXECUTIVE SESSION – LITIGATION ISSUES

Opened on a motion by Mr. Baker, seconded by Mr. Piazza. Motion to resume the regular meeting after thirty-four (34) minutes in executive session by Mr. Smith, seconded by Mr. Baker.

PUBLIC HEARING – TRANSPORTATION PLAN

Mr. Dech went over the plan via PowerPoint.

The public hearing was then opened on a motion by Mr. Sarnoski, seconded by Mr. Baker.

- o Ingrid Gray, Pohatcong Township, Councilwoman in Pohatcong Township, - stated that she has been following the transportation plan for some time. Today the Township's attorney sent a letter on their behalf. She has studied the plans, living in the area she knows there is a lot of traffic in that particular intersection for 78, 173, 122 & Route 22. The intersection is very insufficient, the lights aren't long enough, the jug handle is too short, it's dangerous on the Aldi side of the highway, and trucks are trying to get out of the truck/gas station area. It's an absolute nightmare. When she was studying, she went back to the 1975 plan and she had a conversation with Dave about the 1982 plan. One of the things she thought was that the intersection really needs to be improved and that's a really huge goal. Apparently the 1982 plan offered a couple of solutions to the traffic problems they foresaw which have come to fruition and have increased, nothing was ever done about it. The 2009 study also mentioned this intersection and we are going back decades for this problem that just keeps growing & growing. I had a problem with the light freight study which I had a conversation with Jim about. If you're studying light

freight and you're calling it Warren County why do you stop at the intersection of Route 519 & Route 22, why doesn't the study go all the way to Exit #3? I called the firm that did it and they didn't give me an answer, they called the county and I got a call back that they were only studying county roads. I was disappointed about that because for freight traffic that intersection should be tantamount in the study. I participated in the Wikimap, in this transportation plan it is absolutely essential that you have a section included in there addressing that interchange because you mention it but there is no section that talks about it at length and it's one of the biggest problems in the southern part of the county. It's the gateway of traffic in to the county and I feel that if you are talking the integrity of the study and I participated and talked about Pohatcong's concerns, I really feel for the integrity of the study you need to have a section in there and address what has not happened there and if you are going to study it what the time line that we can expect as far as improvements of that intersection

(While Ms. Gray was speaking, Mr. Conklin distributed Ms. Gray's written comments that were received earlier in the day)

- Theresa Chapman, Harmony Township – offered her time to Ingrid Gray, but was told that they aren't allowed to do that and wanted to make a comment that while a public resident is making a public comment staff is distributing papers so all your attention is on what is being distributed, she wasn't blaming staff but it seems off-putting, now everyone who is supposed to be listening to the public comment is so focused on what was being passed out.
- Christopher Smith, Hope Township – submitted some questions previously in writing but was confused procedurally for the beginning part so obviously that's mute. His other two (2) questions, a study going from Route 46 all the way to Route 80 and the data that was being used seemed that it was really outdated and pre-covid, the experience in Hope is that traffic has really changed significantly since covid. Traffic has steadily increased over the years but it has significantly seemed to increase and living in a historical village I live in a house built in 1769 and I have horse hair coming out of the top of his walls it's really becoming a concern. The truck traffic is unreal. It woke me up this morning at 4 o'clock, I had to close my windows. So just consideration, I know the county committee is well aware of my position and obviously been harping on it for years but they have an opportunity to actually address it and the other thing is in the last meeting that we were here around 7:25pm I don't remember what member of the board made a comment that it is the county's position that state roads should be the priority for commercial truck traffic within the county. And he was just wondering if that will be indeed be part of the plan and if not it could be included in the plan because it seems to be a huge question that county roads are of the same use as a state highway or even a interstate highway.
- Mr. Dech wanted to note that they did receive Mr. Smith's email and written comments were distributed to the Board members. Had Mr. Smith not been in attendance, his written comments would have been read into the record.
- Mr. Kern mentioned that Councilwoman Gray's comments were well taken, and asked if there is a time table on doing a 2nd study on 173? Mr. Dech replied that that they don't. Mr. Kern then stated that the Commissioner Director has tried to have a meeting with DOT and when the meeting does happen those two (2) intersections in Pohatcong will be included because they were identified as two (2) top twenty (20) most dangerous intersections in the State of NJ when they installed the automated traffic enforcement devices there. He also thanked the staff for all their work on this.
- Mr. Sarnoski wanted to echo Mr. Kern's comment to thank the staff for their work. Mr. Sarnoski and Mr. Dech both attended the 2009 meeting in Pohatcong Township regarding Route 22 and very little has been done to make improvements. They have made many requests with the DOT to talk about the intersections that impact the county. There a lot of things in this that are important that bring light to issues in Warren County. Most important is that you did not hear "required" in that presentation. This is not a requirement, it's a recommendation. These are only things that we can recommend for our roads. Development wise it's the municipality that need to use the Master Plan's recommendations to drive their own zoning and planning. And the developers need to use the recommendations as well. This is a guide and that is what it is used for. I appreciate the efforts by the county planning staff.

- o With no one else coming forth to address the Board, the public hearing portion of the meeting was closed on a motion by Mr. Smith, seconded by Mr. Baker. Motion carried
- o Resolution to Adopt Transportation Plan – Motion to adopt by Mr. Piazza, seconded by Mr. Baker. A roll call vote was taken. All present were in favor of adopting the Transportation Plan.

PUBLIC COMMENT

Motion to open the public comment period was made by Mr. Baker, seconded by Mr. Smith. With no one coming forward to address the Board, the public comment period was closed on a motion by Mr. Smith, seconded by Mr. Baker

SUBDIVISION & SITE PLAN REPORT

Subdivisions

20-013	Sara Pyskaty	Franklin	
22-004 (F)	RNJ Contracting, LLC (Washington Valley Estates)	Washington Twp.	
21-013 (f)	Asbury Farms Urban Renewal	Washington Twp.	Extension Request

Site Plans

21-036-SP	Levin Management Corp.	Washington Twp.	Extension Request
18-006-SP	LMR Disposal, LLC	Harmony Twp.	Extension Request
21-025-SP	Hope NJ Realty Group	Hope	Extension Request
21-040-SP	Asbury Farms Urban Renewal	Washington Twp.	Extension Request
20-029-SP	Allentown SMSA d/b/a Verizon	Hackettstown	
22-008-SP	R&F Phillipsburg, LLC (Chipotle)	Pohatcong	
22-005-SP	Mansfield Dev, LLC	Mansfield	
22-009-SP	NJDRP, LLC	Independence	
22-010-SP	7 Route 57, LLC	Hackettstown	
21-042-SP	Reeder Property Solar Farm, LLC	Harmony	
21-034-SP	Paul Matinho/NJ Battery Energy Storage	Pohatcong	
21-024-SP	Greenwich Dumont Urban Renewal	Greenwich	
22-011-SP	Woodhill Alpha, LLC	Alpha	
21-037-SP	1603 Springtown. LLC	Alpha	

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 March 17, 2022
- NJDEP Public Notice Proposed Amendment to the Upper Delaware Water Quality Management Plan.
 - Mr. Dech stated that he would be sending a letter to DEP asking for a public hearing conducted here in Warren County.

DIRECTOR'S REPORT

- #5 Demographics/US Census – they have been in contact with Senator Booker's office and a meeting is tentative for June 3rd or 8th with Mr. Sarnoski, Mr. Moench and himself attending.
- #9 Warren Heritage Scenic Byway– a resolution has been passed to add C.R. #519 and C.R. #627 through Pohatcong & Alpha Borough. Both the North and South applications are being drafted now. The next meeting will be July 11th in Washington Township.
- Paper shredding is scheduled for June 11th from 8am to 11am here at the Administration Building.
- #8 Morris Canal –June 11th is Park Fest from 11am to 5pm at the Bread Lock Park, Route #57, Franklin Township. It hasn't been held for two (2) years due to covid.

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. Baker.

Stewart Ridley, Phillipsburg– asked if he could get the Subdivision report before the meeting. Mr. Moench stated the reports would be available after the Subdivision/Site Meeting. Mr. Ridley stated that this did not help him be prepared for this meeting. Mr. Norton stated that the report is not a public document until after the meeting. Mr. Ridley stated "ok".

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

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:21 p.m. on a motion by Mr. Sarnoski, seconded by Mr. Baker. Motion carried.

Respectfully submitted,

A handwritten signature in black ink that reads "June Prysak". The signature is written in a cursive style with a large, prominent initial "J".

June Prysak
Recording Secretary

SUBDIVISIONS & SITE PLANS
May 23, 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.

None

The following subdivisions were previously approved with conditions on or before November 22, 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. This report was accepted on a motion by Mr. Smith, seconded by Mr. Gleba. Motion carried.

20-009 Blairstown Nicholas Fluri

Description: County road minor subdivision in Blairstown in Block 1601 of Lot 3.01 which would create two new lots with one remaining lot. Existing Lot 3.01 is 20.03 acres. The proposed subdivision would result in the creation of Lot 3.06 (6.00 acres), Lot 3.07 (6.12 acres), and the remaining area of Lot 3.01 (7.91 acres). Properties are located on County Road 616 (Cedar Lake Road) and Sand Hill Road. The proposed subdivision would result in four (4) lots accessing CR #616 from an existing driveway. The lots are in the R-5 Residential Zone.

NON COUNTY ROAD (MAJORS)

None

NON COUNTY ROAD (MINOR)

None

COUNTY ROAD (MAJORS)

None

COUNTY ROAD (MINOR)

None

SITE PLANS

Site plans previously approved with conditions were submitted and approved on the following dates. This report was noted and accepted by the Board.

21-036-SP Washington Twp. Levin Management Corporation 05/20/22

The following site plans were previously approved with conditions on or before November 22, 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

None

COUNTY ROAD

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

21-022-SP**Belvidere NJ Congregation of Jehovah's Witnesses**

Knowlton

Block 68, Lot 10.01

Ramseyburg Road (CR 609)

Description: County Road P/F Site plan. Existing church located on CR # 609 Ramseyburg Road, Knowlton Township, Block 68 Lot 10.01 3 acres lots size. 3<479 square feet existing building having 3 new parking space for a total of 59. Impervious Surface 29,481 square feet of and is located in Farm Preservation District, Residential Use.

Approved with conditions:

1. The road return (copy enclosed) reference noted shall indicate a 4 rod wide road, Sussex County Road Book A, Page 63 and recorded date of June 5, 1771. The same information shall also be provided on the site plan.

2. Pursuant to County standards when driveway pavement is curbed, an additional two feet (2') in width shall be added to the curbed side(s). Since curbing is proposed for both sides of the driveway access, the driveway access shall have two 14' lanes for a total width of 28 feet. A curb end taper detail will need to be provided for use within the County right of way.
3. The detail "Stop Sign Detail" shall be revised to indicate a NJDOT approved breakaway post.
4. For the County roadway widening on both sides of the driveway access, dimension the proposed edge of pavement from the centerline of the roadway. To the east of the driveway access, dimension the length of proposed County road widening.
5. In lieu of providing cross sections for County Route #609 to the extents of the County road pavement widening, a detailed grading plan shall be provided for the County road pavement widening on both sides of the driveway access with spot elevations provided for the proposed edge of pavement at ten feet intervals minimum.
6. A note shall be added to the plan in the vicinity of the existing flared end section indicating the County's ongoing/continuing right to discharge stormwater. Revise the name of the proposed easement shown on the plan from "Stream Maintenance Easement" to "Drainage Easement". The proposed limits of the easement shown are acceptable. The draft drainage easement document shall be submitted for review prior to recording. The document shall be recorded at the Warren County Clerk's office prior to approval.
7. The stormwater management plan and maintenance responsibility for the subject property need to be unconditionally approved by the Knowlton Township Planning Board. Written 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 within the County Route #609 right of way.
2. The entrance sign block walls noted for removal on the plan are situated partially within the right-of-way of County Route #609. Any future reconstruction of these walls shall be entirely outside the right-of-way.
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.

EXEMPT

None

TIME EXTENSIONS

20-002-SP

Becrett of White Twp.

White

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. Smith, seconded by Mr. Baker.

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.

TN

Proofread RC