

## Minutes

The regular meeting of the Warren County Planning Board was held on Monday, October 24, 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]. Chairman Deborah Pasquarelli called the meeting to order at 7:03 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  
Nichole Meuse  
Gerald Norton  
Deborah Pasquarelli  
David Smith

Alternate Present:

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

#### SALUTE TO THE FLAG

#### APPROVAL OF MINUTES OF PREVIOUS MEETING

The minutes of the September 26, 2022 meeting were approved on a motion by Mr. Norton, seconded by Mr. Baker. Motion carried.

#### PUBLIC COMMENT

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

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

#### SUBDIVISION & SITE PLAN REPORT

##### Subdivisions

21-007 (P)	Jade Hackettstown Associates	Hackettstown
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##### Site Plans

22-011-SP	Woodhill Alpha, LLC	Alpha	Time Ext. Request
20-002-SP	Beckett of White Township	White	Time Ext. Request
22-025-SP	Avantor Solar Project	Phillipsburg/Lopatcong	
22-017-SP	Plainview Growers, Inc.	Allamuchy	

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

## **CORRESPONDENCE**

None

## **DIRECTOR'S REPORT**

Warren County Planning Dept. Project Report October 2022

Items of discussion:

**10. Rt. 57/CR519** – Mr. Dech stated that a meeting is set up for November 10, 2022. It will be a “teams meeting”.

**23. NJDOT/NJTPA TAP Grant** – Mr. Dech stated that a resolution is scheduled for the October 26, 2022 County Commissioner's meeting to apply for funding.

## **COMMITTEE REPORTS**

None

## **LIAISON REPORT**

None

## **OLD BUSINESS**

None

## **NEW BUSINESS**

- Resolution of Recognition of Service to Warren County Planning Board – Desiree Dunn
  - Need to reschedule to the November 28, 2022 meeting (member not present)
- Year 2021 Warren County Road System Traffic Crash Data and Road Safety Assessment
  - Revision to #5, Intersection of CR 519 and SR 57 – Mr. Dech stated that there was additional discussion on the proposed improvements by NJ DOT.
  - CR 519 and US 22 - Ms. Pasquarelli stated she feels the problem is with the traffic lights.
  - Mr. Dech reviewed a report that he prepared for himself showing the trend in crashes from 2017 – 2021. He will email the report to Board members this week.
- Proposed 2023 Budget (to be provided at meeting)
  - Mr. Dech explained the biggest change in the proposed budget was in Account #5026 which is for the GIS (Geographic Information Systems), licensing & other user accounts. This would consolidate Planning, Land Preservation & Engineering to one account. Also a meeting was held to expand the GIS within the county which Ryan would be in charge of.
  - Deborah Pasquarelli and Nichole Meuse endorsed the work that has been done to date on the proposed 2023 budget.

## **OTHER BUSINESS**

None

## **PUBLIC COMMENTS**

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

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

## **ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:44 p.m. on a motion by Mr. Norton, seconded by Mr. Baker. Motion carried.

Respectfully submitted,

*June Pryslak*

June Pryslak  
Recording Secretary

**SUBDIVISIONS & SITE PLANS**  
**October 24, 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 was noted and accepted by the Board.

22-009            Blairstown                    Blairstown Academy & Robert Fischer            10/07/22

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 April 25, 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. Smith. Motion carried.

**22-007 (P)**

**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.

Approved with 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)**

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.

17-011-SP	White	White Town Realty	9/26/22
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The following site plans were previously approved with conditions on or before April 25, 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**

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

**22-017-SP****Plainview Growers**

Allamuchy

Block 105, Lots 8 & 12

Gibbs Road

Description: The application is for non-County road Site Plan located on Gibbs Road in Allamuchy Township. The applicant is proposing a 282,923 sq. ft. expansion of greenhouses on Block 105 Lot 8 & 12. The site plan proposes a total of 1.3 million square feet of impervious surface. The site is located in the RR- Rural Residential District.

Approved with conditions:

1. Show and label Warren County Bridge Structures #01029 & #01030 located on Gibbs Road on all applicable plan sheets.
2. Existing and proposed contours shall be added to the Layout Plan.
3. The emergency spillway, outlet pipe, and top a grate were not input in the Northeast Basin Pond Report of the Stormwater Management Report. Provide clarification on why these features may not have been input as weirs/orifices for this basin. Additionally, the pond report shows an orifice of 6 inches for the OCS meanwhile the detail on sheet 8 is designed for a 3 inch orifice. Revise accordingly.
4. The stormwater plan shall convey the routing of all stormwater from the roof to the cisterns and in high intensity rainfall events, the overflow to the green infrastructure BMPs. A duplicate "Tributary to Cistern 4" label is seen on the Drainage Plan Proposed Conditions Sheet and shall be removed. Revise on all applicable sheets.
5. The proposed drainage plans indicate four (4) cisterns to collect roof run-off whereas Resolution No. 22-04 of the Agricultural Development Board indicates ten (10) water basins to capture roof rain water. Clarification on the roof run-off capture system is needed with the site plans revised accordingly as needed for consistency to the Construction Detail on Sheet 8 of 8 and the Stormwater Management Report.
6. On the "Drainage Plan Existing Conditions", the complete extents of drainage area under analysis shall be shown on the plan to evaluate the entire proposed area of drainage discharge.
7. The stormwater management plan, system, and maintenance responsibility for the subject property need to be unconditionally approved by the Allamuchy Township Land Use Board. Confirmation of the approval needs to be provided to the County.
8. Ownership and responsibility for maintenance of the proposed storm water management facilities must be set forth on the final plan.

## COMMENTS

1. 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.

## **COUNTY ROAD**

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

### **21-046-SP**

#### **Russo Acquisitions, LLC**

Hackettstown

Block 45, Lots 1.01 & 2

Bilby Road (CR 665)

Description: County road site plan to construct six 4- story apartment buildings housing 275 residential units on a 14.16 acre site located on Block 45, Lot 1.01 and Lot 2 in Hackettstown. The site is located on County Route 665 (Bilby Road). Proposed access to the project from Bilby Road is from an existing driveway for an adjacent parcel located on Block 45 Lot 1, a medical arts center. The proposed project will include 55 COAH units. Of the 275 apartments, there will be 173 one-bedroom units, 90 two-bedroom units, and 12 three-bedroom units, as well as 7,580 square feet of interior recreational room space. The project proposes 521 new parking spaces. The site is currently vacant and is located in the HF Zone District – Health Facilities within the Planned Family Rental Overlay District.

Disapproved for the following reasons:

1. Label Bilby Road as County Route #665 within Town of Hackettstown and as municipal in Independence Township on all applicable drawing titles and revise the Index of Drawings accordingly.
2. In the detail “Enlarged Emergency Access Plan”, remove the notation “(both sides)” in the note for the drop curb. Drop curb shall not be installed within the County right of way since no existing curbing is indicated along Bilby Road (County Route #665).
3. The following shall be addressed for the County roadway on Drawing No. U-1, Utility Plan:
  - a. Label the existing hydrants along Bilby Road (County Route 665).
  - b. Complete information (edges of pavement, labeling, etc.) for the access roadway shall be shown.
  - c. Complete existing and proposed information (edges of pavement, labeling, etc.) for Bilby Road (County Route 665) shall be shown.
  - d. Existing contours shall be shown and labeled.
4. The right of way shown in the cross sections at Stations 5+00 and 5+13 do not match the plan view and shall be revised.
5. Elevations at inlet #802 on sheet DR-1 need to be adjusted as the invert out elevation is higher than the invert in elevation. Furthermore, there are multiple pipe lengths on the drainage plan that are inconsistent with the drainage plan. Please revise accordingly where applicable.

6. Note number 4 on the drainage plan, sheet DR-1, should also be included on the sanitary and storm profile sheet XC-4.
7. The existing grade lines shall be included on the utility plan sheet to show how proposed contours will tie into existing conditions.
8. The stormwater management for the development needs to be unconditionally approved by the Town of Hackettstown Planning Board. Written confirmation of the approval needs to be provided to the County.
9. The second note on Drawing Nos. L-100, L-101, L-102 and L-103 of the “Landscape Submission Plans” does not conform to the requirements of the County sight triangle easement and shall be removed from the plan or revised. No trees shall be planted within the County sight triangle easement and the easement area shall be kept clear of all obstructions to vision between the heights of two feet (2’) and ten feet (10’). The proposed tree shown within the sight triangle easement on Drawing No. L-100 shall be removed from the plan or relocated outside the easement.
10. Clarification on how the proposed peak flow was determined when calculating the minimum 50%, 75%, and 80% reeducations for the 2, 10 and 100 year storm events. The proposed peak flow values are inconsistent with that is seen throughout the post construction hydrology calculations. Please coordinate and revise accordingly.
11. Proposed elevations shall be shown on the plans where applicable for the Southwestern Infiltration Facility (SWIF).
12. On sheet XC-2, the NEBF and SWIF cross sections are labelled “BB-BB”. One of the basins shall be relabeled to avoid confusion between the two. Additionally the 150% storm elevation shall be revised for the SEBF to properly depict the elevation of the said storm event.
13. The existing and proposed grade shall be shown on all sanitary and storm profiles where applicable.
14. Locations of water crossings shall be represented more clearly on all applicable profiles so the elevations of the water main is clearly shown.

## 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 #665 right of way.
2. The retention 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 structures 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. Previous onsite work and activities on the property with direct access to County Route #665 is noted to have been addressed. Direct access to the County roadway was closed off as acknowledged by the former applicant's notification email of December 22, 2020 and shall remain in place.
4. Prior to commencement of any construction activities, the County will need to review the construction schedule with the applicant in order to address access and drainage concerns along County Route #665.
5. The emergency access required by others along the frontage of County Route #665 is for police, fire and emergency rescue service only, no exceptions.

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

### **22-025-SP**

#### **Avantor Solar Project**

Phillipsburg/Lopatcong

Block 101, Lot 5

Block 5, Lot 4

Broad Street & River Road (CR 621)

Description: The application is for County Road Site Plan located on CR 621 River Road in Lopatcong Township and Phillipsburg. The applicant is proposing the construction of solar arrays over the existing land fill and some of the existing parking on Block 5 Lot 4. The site is located in the ROM- Research Office Manufacturing District.

Disapproved for the following reasons:

1. Label River Road as County Route #621 on all applicable plan sheets. Show and label the centerline.
2. Verify the existing right of way shown for County Route #621 and dimension the right of way from the centerline. Map References 5, 6 and 7 noted on Sheet 2 of 30 and signed and sealed survey shall be provided. The required right of way dedication will be determined after complete information is provided.
3. Sight lines and sight line information for Fifth Street shall be shown in accordance with County standards for evaluation with the proposed landscaping along County Route #621.
4. Show and label Warren County Bridge #15012 on all applicable plan sheets. The downstream limits of the outfall for the structure shall be provided on the plans for evaluation with the placement of proposed improvements.

5. A Bridge Construction and Maintenance Easement is required for Warren County Culvert #15012. The limits of the easement shall extend a minimum of 50 feet from the centerline of the roadway and 50 feet from the centerline of the culvert in both directions.
6. A copy of the draft deed for the Bridge Construction and Maintenance Easement for Warren County Culvert #15012 needs to be submitted to the County for review prior to recording. An 8 ½" x 14" copy of the plan showing the easement must be attached to the deed. Once approved, the deed will need to be recorded and returned to the Warren County Planning Department prior to approval.
7. The stormwater management plan and maintenance responsibility for the subject property need to be unconditionally approved by the Lopatcong Township Planning Board. Confirmation of the approval needs to be provided to the County.
8. The stormwater management plan and maintenance responsibility for the subject property need to be unconditionally approved by the Phillipsburg 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 within the County Route #621 right-of-way.

## EXEMPT

Noted and Accepted.

22-030-SP	Franklin	Broadway Energy, LLC	09/28/22
22-033-SP	Hackettstown	Frank Czigler	10/04/22
22-034-SP	Mansfield	Ariya Realty of Route 57	10/07/22
22-035-SP	Frelinghuysen	ASA Associates, LLC	10/07/22

**TIME EXTENSIONS**

22-011-SP                      Alpha Boro                      Woodhill Alpha, LLC

A time extension of 60 days was approved by the Warren County Planning Board for file number 22-011-SP on a motion by Mr. Baker, seconded by Ms. Meuse. Motion carried.

Description: Non-county major preliminary site plan for the development of 134,000 sqft warehouse on New Brunswick Ave and Industrial Drive in Alpha on Block 100.02 Lots 1, 1.08, & 1.09 consisting of 13.54 acres. The property currently contains 2 single family homes and a farm. The applicant is proposing to consolidate the three lots. This site plan is located in the I Industrial Zone.

20-002-SP                      White                      Becrett of White Township

A time extension of 60 days was approved by the Warren County Planning Board for file number 22-002-SP on a motion by Mr. Baker, seconded by Mr. Smith. Motion carried with Mr. Gleba abstaining.

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                     RPC