

## Minutes

The regular meeting of the Warren County Planning Board was held on Monday, June 26, 2023 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]. Vice Chairman Randy Piazza called the meeting to order at 7:00 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  
Randy Piazza  
David Smith

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

Also Present: Ryan Conklin, Asst. Planning Director  
David K. Dech, Planning Director  
Matthew Moench, County Planning Board Attorney (via WebEx 7pm-7:15pm)  
(in person 7:15pm-7:42pm)

#### SALUTE TO THE FLAG

#### MINUTES

The minutes of the May 22, 2023 meeting were approved on a motion by Mr. Smith, seconded by Mr. Urfer. Motion carried with Mr. Baker and Mr. Piazza abstaining.

#### PUBLIC COMMENT

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. Smith. Motion carried.

#### SUBDIVISION & SITE PLAN REPORT

##### Subdivisions

|        |         |                             |
|--------|---------|-----------------------------|
| 22-010 | Harmony | Harmony Plains Solar 1, LLC |
| 23-006 | Harmony | Amy Rose Gallagher Murphy   |

##### Site Plans

|           |         |                       |                   |
|-----------|---------|-----------------------|-------------------|
| 20-002-SP | White   | Becrett of White Twp. | Time Ext. Request |
| 21-042-SP | Harmony | Reeder Property Solar | Time Ext. Request |

|               |              |                                       |                |
|---------------|--------------|---------------------------------------|----------------|
| 20-029-SP     | Hackettstown | Allentown SMSA/d/b/a Verizon Wireless |                |
| 22-007-SP     | Pohatcong    | Larken Associates                     |                |
| 22-043-SP     | Pohatcong    | LIT Greek East Valley, LLC            |                |
| 22-025-PS a&b | Phillipsburg | Avantor Solar Project                 | Waiver Request |
| 23-016-SP     | Allamuchy    | Turinka Management, LLC               |                |
| 23-003-SP     | Hackettstown | Hackettstown Crossing Associates      |                |
| 22-018-SP     | Harmony      | Harmony Plains Solar, LLC             |                |

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

**CORRESPONDENCE**

- o Agriculture Development Board – Minutes of April 20, 2023.
- o See listing attached.

**DIRECTOR’S REPORT**

Warren County Planning Department Project Report June 2023. Items of discussion:

**8. Warren Heritage Scenic Byway** – Bylaws were approved and membership was discussed at the 06/26 meeting. Next meeting is 09/18.

**9. Rt 57/CR 519** – The NJTPA Draft FY 2024 TIP is attached so you can see how each project is planned out. The project has been delayed for five (5) years. Public comment period will begin sometime in July.

**10. I-80 Rockfall Project/S Turns/Retaining Wall** – Retaining Wall has been delayed from 2025 to 2028. Rockfall project cannot continue until the retaining wall is in place. PennDOT is having a virtual meeting on 06/27 to give an update on the PA 611 closure.

- Mr. Urfer asked to discuss Item #32. Highlands Planning Council – he stated that it was his understanding that we were supposed to have representation for the Highlands and we don’t. He wanted to know if this board could give any support.
  - Mr. Kern stated that he thinks they are aware of it now, but there are some still judicial chess that is being played as far as appointments.
  - Mr. Urfer asked if they should write a letter privately.
  - Mr. Kern stated once the mid-term legislative elections are over, he is optimistic that it will change.
  - Mr. Urfer asked “so you don’t think we need to do anything”?
  - Mr. Kern replied he didn’t think so. If we don’t have anything by November of this year, then we could.
  - Mr. Conklin stated that we are actively being involved in the highlands.

**COMMITTEE REPORTS**

None

**LIAISON REPORT**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

- Discussion regarding Development Review Regulations revisions – Mr. Conklin gave a quick presentation.
- Created a sub-committee to help direct this project in the beginning of the year. Having two (2) daytime meetings a month. The DRC members are:
  - Adam Baker
  - David Dech
  - William Gleba
  - Nichole Meuse
  - David Smith
- Review and recommendations by Planning Board in July.
- Adoption by Commissioners in August.
- Implementation in September, which would require an adoption of revised bylaws by the Planning Board in September as well.
- Adoption of Technical Standards by 2024.
- An email requesting comments from Planning Board in the next two (2) weeks, so we can compile and address them at the next meeting.
- Application Flowchart is posted on the website.

**OTHER BUSINESS**

None

**PUBLIC COMMENTS**

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

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:42 p.m. on a motion by Mr. Urfer, seconded by Mr. Baker. Motion carried.

Respectfully submitted,



June Pryslak  
Recording Secretary

**SUBDIVISIONS & SITE PLANS**  
**June 26, 2023**

**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 December 19, 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. Smith, seconded by Mr. Kern. Motion carried.

22-010          Harmony                  Harmony Plains Solar 1, LLC

**NON COUNTY ROAD (MAJORS)**

None

**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. Urfer, seconded by Mr. Smith. Motion carried.

**23-006****Amy Road Gallagher Murphy**

Harmony

Block 5, Lot 3

Hutchinson River Road (CR 622)

Description: County Road subdivision on Hutchinson River Road, County Route 622. This subdivision will be creating one new lot with remainder. Lot is located in Harmony Township Block 5 Lot 3, 0.23 acres. It is a vacant lot and will remain vacant. Lot is in the R-150 zone, Residential.

Disapproved for the following reasons:

1. Provide reference to road return W1-241 for County Route #622 (Hutchinson-River Road) establishing a 2 rod/33 foot right of way.
2. A deed restriction for driveway access to the County roadway will be needed for both lots. Otherwise, a potential future driveway location shall be shown for proposed Block 5, Lot 3 and for proposed Block 5, Lot 3.01. Sight lines, sight line profiles and proposed driveway profiles demonstrating conformance to County driveway access requirements will be needed.
3. Dedication of additional right of way along County Route #622 is requested. The proposed right of way line would be 33 feet from the roadway centerline and extend along the entire frontage. A copy of the draft deed for the County Route #622 right of way dedication needs to be submitted to the County for review and approval 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 site plan approval.
4. 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.

**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 December 19, 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. Urfer. Motion carried.

#### **22-043-SP**

#### **LIT Greek East Valley, LLC**

Pohatcong

Block 78, Lot 1

New Brunswick Avenue & Edge Road

Description: Non-county road site plan to construct a 840,000 square foot warehouse/distribution building on a 104.6 acre site, Block 78, Lot 1 in Pohatcong Township. The site is located at the southeastern corner of New Brunswick Avenue (NJSH Route 122) and Edge Road. The access drive will be from NJSH Route 122. The project includes a proposed high cube fulfillment center warehouse building with 820,000 SF of warehouse space and 20,000 SF of office space, parking, stormwater management facilities, associated site improvements, and a proposed traffic signal at the site driveway/Bliss Boulevard and NJSH Route 122. The site is currently used as farmland, with the northern corner containing multiple barns and dwellings that will remain undisturbed. The site currently consists of 13,670 SF of impervious surface area and the project will increase in impervious surface by 2,065,275 square feet (48.5 acres.) The site plan includes 533 passenger car parking spaces. The site is in the I (Industrial) Zone.

Disapproved for the following reasons:

1. The stormwater management plan and maintenance responsibility for the subject property need to be unconditionally approved by the Township of Pohatcong Land Use Board. Confirmation of the approval needs to be provided to the County.
2. The submitted Traffic Impact Study for East Valley Logistics Center Proposed Warehouse/Distribution Center prepared by Dynamic Traffic dated June 23, 2021, revised November 28, 2022, March 10, 2023 and last revised May 12, 2023 was reviewed by the County traffic engineering consultant. A copy of the review by WSP dated June 23, 2023 is enclosed and shall be satisfactorily addressed.
3. The County was not provided a copy of the NJDOT Access Permit application for review and comment. Based on correspondence submitted, it appears an application was made to

the NJDOT sometime prior to October 7, 2022. A complete copy of the application shall be submitted to the County.

4. For the Wayfinding Signage Exhibit, notice of the 4 ton weight limit on County Route #519 is needed at the Bliss Boulevard intersection with the roadway extending back to Route #22. All vehicles greater than 4 tons, except for local traffic, shall be directed to turn left.
5. Analysis of traffic impacts and any corresponding mitigation requirements in accordance with County Standards Section 5 shall be provided at the signalized intersection of Bliss Boulevard and County Route #519 (St. James Avenue).
6. A Developer's Agreement will need to be executed between the owner/applicant and the County of Warren.

## COMMENTS

1. 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.
2. A copy of the NJDEP Bureau of Dam Safety permit for the dam structure (Large-Scale Bioretention Basin) shall be provided to the County. A copy of the Emergency Action Plan (EAP), if required by the NJDEP Bureau of Dam Safety, shall also be provided to the County.
3. The NJDOT Access Permit shall be provided to the County upon receipt.

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

### **23-016-SP**

#### **Turinka Management, LLC**

Allamuchy  
Block 105, Lot 13  
Gibbs Road

Description: Non-Residential NCR preliminary/Final site plan, located on Gibbs Road, Allamuchy Township. The site is being used as an automobile recycling facility, and proposed as an automobile recycling facility, with a 50, 000 sq ft building and 26 new parking spaces. The proposed facility has 88,415.88 sq ft of impervious surface and is located in the RR zone (Rural Residential).

Disapproved for the following reasons:

1. A full-size, to scale, signed and sealed copy of the survey shall be provided.
2. Show and label Warren County Bridge/ Culvert Structure #01029 located on Gibbs Road on all applicable plan sheets. The direct connection to the County Structure shall be removed and a separate discharge outlet for the detention basin outfall provided.
3. The “Morris County Soil Survey” on the Existing and Proposed Drainage Area Maps shall be revised to read “Warren County Soil Survey”. The proposed drainage area map shall include labels for all Time of Concentration paths shown for each Drainage Area. The area of the Gravel Drive is inconsistent with the legend provided.
4. When computing Groundwater Mounding, Horizontal Hydraulic Conductivity shall be equal to the Recharge rate used in the analysis. The Groundwater Mounding analysis shall be recalculated.
5. Based off the Web Soil Survey the soils on site are considered Hydraulic Soil Group D (HSG D) with high runoff potential and very slow infiltration rates. The results from the tube permeameter tests of samples collected on site produced permeability rates between 1.6 inches per hour to 2.1 inches per hour. Clarification shall be provided on how this data has been interpreted for the design of the on-site infiltration basins and groundwater recharge requirements.
6. The Wet Pond (LSIB) Pond Report is designed with a 5 barrel 3 inch orifice structure. This indicates that the Wet Pond Outlet Control Structure (OSC) has been designed to discharge through 5 total orifices which changes drain time and discharge rate from the basin. The detail of the Wet Pond OCS in the plans show one 3 inch orifice. The stormwater management report shall be revised and the results recomputed.
7. The grading plan shall show the elevation of bottom of the Wet Pond (LSIB) permanent pool at 529.00 feet. A volume calculation of water stored in the permanent pool shall be included. The Wet Pond shall be designed in accordance with Chapter 10.5 (Wet Ponds-GI) of the New Jersey Stormwater Best Management Practices Manual (NJ BMP Manual). Sufficient calculations shall be required to ensure the Wet Ponds permanent pool level will be maintained.
8. The Rip Rap Apron Design calculations are not consistent with the dimensions shown on the plans and details. The dimensions of the Rip Rap Apron shall be revised and design calculations for scour hole dimensions shall be included for review.
9. The GI-B Outlet Control Structure has been designed with two 12 inch discharge pipes. The drainage plan, profiles and detail sheet shall be revised for consistency where applicable
10. The utility pole UP No # shall be moved out from the proposed Wet Pond (LSIB) and any proposed underground utility lines shall be relocated away from the proposed basins to avoid



the need to disturb the basin for any future maintenance work required.

11. The bottom of the GI-B Infiltration Basin is labelled at an elevation of 533.30 and shall be revised to show the bottom elevation at 533.33 to be consistent with stormwater calculations.
12. Capacity calculations for Warren County Culvert #01029 shall be submitted for review showing the County structure can accommodate the additional proposed flow.
13. Stormwater Operations and Maintenance Manual and NRSC Detention Basin Summary Forms shall be submitted.
14. 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.

## COMMENTS

1. 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.
2. Approval from the Warren County Health Department will be required for the proposed septic system and well.
3. Approval from the N.J.D.E.P. will be needed for any environmentally regulated features.

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

### **23-003-SP**

#### **Hackettstown Crossing Associates**

Hackettstown

Block 21.01, Lot 2

Stiger Street and Route 46

Description: NCR Preliminary / Final site plan on Block 21.01 Lot 2, a vacant lot, in Hackettstown located on US Route 46 and Stiger Street. This is a multi-phase project, application is for Phase 2C proposing a Dunkin Donuts and two mixed use building. Each building have retail on the first floor and residential on the second. 11, 108 sqft of new building and 105 new parking spaces. This site is 2.498 acres in the Limited Manufacturing zone.

Disapproved for the following reasons:

1. It is unclear how much area of pervious pavement is being proposed on the site. The Site Plan and Drainage Area Maps are inconsistent on how much pervious pavement will cover the Drive Thru area. The site shall be revised to be consistent and area calculations of proposed pervious pavement shall be recalculated if necessary.
2. The horizontal and vertical scale shall be included on the Storm Sewer Profile Sheet.
3. The water quantity, water quality, and groundwater recharge requirements for the site are dependent on the proposed aboveground infiltration basin to be installed. Phase 2C of the site only addresses water quality through the use of pervious pavers. Phase 2B and 2D shall be approved and the stormwater management system be installed before Phase 2C of the site can be constructed.
4. 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.
5. The Traffic Impact Study takes into account a credit for Pass By trips which is not permitted per County standards. The Study will have to be redone including these trips. Ongoing review of the Traffic Impact Study will be further addressed under subdivision review.
6. Conditional approval cannot be granted until the subdivision is unconditionally approved.

## **COMMENTS**

1. A copy of the access permit from the New Jersey Department of Transportation shall be provided.

## **COUNTY ROAD**

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

### **20-029-SP**

#### **Allentown SMSA d/b/a Verizon Wireless**

Hackettstown

Block 45, Lot 2.01

Bilby Road (CR 665)

Description: County road site plan to construct a wireless telecommunications facility at the site of an existing paving company on a 3.00 acre site, Block 45, Lot 2.01 in Hackettstown. The site is located on County Route 665 (Bilby Road). Access to the site is from an existing driveway on CR 665. The site plan includes a proposed monopole and equipment pad to be installed within a

new 30 by 50 foot fenced compound area. A proposed generator and 500 gallon tank are to be installed on a new concrete pad with the compound. Twelve (12) proposed antennas, nine (9) remote radio heads, and two (2) main distribution boxes are to be installed on a new low profile platform on the new monopole. New electrical service and fiber service are to be installed to the communications compound. The application states that no new parking is proposed and there will be no increase in impervious surface on the site. The site is in the LM - Limited Manufacturing Zone.

Disapproved for the following reasons:

1. The following shall be addressed for the detail Sight Lines Plan on Drawing Sheet Z-4:
  - A. The right of way lines and centerline for County Route #665 and the property lines for the subject property and adjacent properties shall be clearly shown and labeled. The right of way lines shall be continuous (without any gaps). This information shall be provided for the entire extents of the sight lines. Once complete information is provided, the need for a sight line easement will be determined.
  - B. Stationing shall be provided along the sight lines for comparison with the sight line profiles.
  - C. A note shall be added to this sheet that 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.
  - D. The note on Sheet Z-2 requiring trimming tree branches within the existing sight easement and proposed sight line area shall be provided on this sheet.

The following shall be addressed for the detail Sight Lines Profile on Drawing Sheet Z-4:

- A. The sight lines and the final grade along the sight lines shall be shown on the profile. The required sight distance shall be measured using a height of three and one half feet (3 ½') for the driver's eye and for the approaching vehicle.
  - B. A datum is needed providing the stationing along the sight lines.
  - C. Elevations shall be provided for both the sight line and the final grade at a minimum of each fifty foot station.
  - D. The vertical scale shall be 1"=3' and labeled accordingly.
2. In detail 2 on Sheet Z-2 and in all applicable plan views, the stop sign shall be shown perpendicular to the traffic exiting the driveway (parallel to the stop bar).

## COMMENTS

1. 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.
2. A Highway Access and Construction Permit will be required from the Warren County Engineer's Office for any work (utilities, improvements, etc.) within the County Route #665 right of way.

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

**22-007-SP****Larken Associates**

Pohatcong

Block 93, Lot 5.04

High Street (CR 642)

Description: Preliminary/Final site plan in Pohatcong, Block 93 Lot 5.04 located on High Street CR 642. This is a residential site plan multi-family housing. Lot 5.04 is 8.87 acres. The project is proposing to construct 120 multifamily apartment units. This is located in the AH-Affordable Housing District.

Disapproved for the following reasons:

1. On Sheet 15, High Street Plan, the detail labels shall be revised to reflect the correct drawing scale of 1"=20'. Dimension the 200 feet widening length from the end of the driveway radii at each driveway and extend the widening as needed. (It appears that the widening length is currently drawn to less than 200 feet on both the east and west ends of the widening.) For the pavement widening along the south side of the roadway, extend the 20 foot widening on both the west and east ends to the nearest respective driveway and eliminate the taper. Revise the cross sections accordingly. Provide a detail for the curb taper/transition.
2. All trees within the County right of way eight inches (8") or larger in diameter shall be shown on the plans. Those requiring removal shall be clearly indicated on the plan.
3. All utility poles to be relocated shall be shown to be relocated just inside the County right of way line to allow for future improvements within the right of way.
4. The Sequence of Construction shall include the County road improvements. These improvements shall be constructed prior to the onsite improvements.
5. Prior sinkhole activity at the northerly access driveway has occurred and is a concern in this area. A note requiring measures to address work within the County right of way shall be provided. A sinkhole remediation detail and process shall be added to the plans and a note referencing the geotechnical report.
6. The following shall be addressed for the cross-sections in the vicinity of the proposed County road widening:
  - a. The cross section at Station 1+50 shall be updated to reflect the revised widening length along the north side of the roadway.
  - b. For the cross section at Station 8+50, 30 feet left, the elevation provided appears incorrect and shall be revised.

- c. For the cross sections at Stations 9+50 and 10+00, show the existing 6" water main. At 20' right, the text "Match ex. Driveway" is inconsistent with the plan, which does not show a driveway at these locations. Revise the plan or cross sections as needed.
  - d. For the cross sections at Stations 10+50 and 11+00, show the existing 6" water main. Update the cross section at Station 11+00 to show roadway widening to 20 feet from the roadway centerline.
7. Once design plans are completely finalized, 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 and crosswalks within the County right of way.
8. Proposed 30' x 100' sight triangles measured along the road right of way lines shall be shown at both proposed driveways in accordance with County standard detail T6. These easements shall replace the currently proposed sight triangle easements on the subject property and are in addition to any sightline easements required from the adjacent property owners due to the sightlines crossing over the adjacent properties.
9. The "County Sight Triangle Easement" between RDG at Pohatcong, LLC and the County of Warren needs to be submitted to the County Engineer's Office for approval prior to recording after the sight triangles are revised to be 30'x100'. The deed is to be recorded and returned to the Warren County Planning Department prior to approval.
10. On Sheet 16, High Street Profile, dimension the height of the driver's eye at 3.5 feet At the east "entrance/exit driveway". The final grade along the sight lines shall be shown on the profiles (not the existing centerline grade).
11. The draft deed for the sight easement for Block 93, Lot 5.01 was reviewed and the following shall be addressed:
  - A. The document title shall be renamed from "County Sight Triangle Easement" to "County Sight Easement".
  - B. "Sight Triangle Easement" shall be revised to "Sight Easement" in all locations in the plans, deed and exhibits to the deed.
  - C. The paragraph "Under and Subject to the following requirements..." contains language from the sample County Sight Triangle Easement and shall be replaced with language from the sample County Sight Easement.
  - D. The easement line shall be set a minimum of five feet (5') parallel to the sight line. The plans, deed and exhibits to the deed shall be revised accordingly.
  - E. An 8 1/2" x 14" copy of the plan showing the dedications shall be attached to the deed. The exhibit plan shall be to scale, signed and sealed by the professional.
  - F. The draft Sight Easement needs to be submitted to the County Engineer's Office for approval prior to recording.
  - G. The deed is to be recorded and returned to the Warren County Planning Department prior to approval.
12. The draft deed for the sight easement for Block 93, Lot 5.05 was reviewed and the following shall be addressed:

- A. The document title shall be renamed from “County Sight Triangle Easement” to “County Sight Easement”.
  - B. “Sight Triangle Easement” shall be revised to “Sight Easement” in all locations in the plans, deed and exhibits to the deed.
  - C. The paragraph “Under and Subject to the following requirements...” contains language from the sample County Sight Triangle Easement and shall be replaced with language from the sample County Sight Easement.
  - D. The easement line shall be set a minimum of five feet (5’) parallel to the sight line. The plans, deed and exhibits to the deed shall be revised accordingly.
  - E. An 8 ½” x 14” copy of the plan showing the dedications shall be attached to the deed. The exhibit plan shall be to scale, signed and sealed by the professional.
  - F. The draft Sight Easement needs to be submitted to the County Engineer’s Office for approval prior to recording.
  - G. The deed is to be recorded and returned to the Warren County Planning Department prior to approval.
13. A note shall be added to the Stormwater Management Report in Section II. Existing Site Conditions explaining that the Soil Testing Data of on-site soils yielded properties that align with Hydraulic Soil Group D. Permeability test shall be included and Existing and Proposed Condition Hydrographs shall be reran as original results reflect on-site soils with properties of Hydraulic Soil Group B and C.
  14. The outlet pipe between Outlet Control Structure 33 and Headwall 34 shall be revised to a 24” HDPE on the Utility Plan to be consistent with the Stormwater Management Report calculations and Construction Details.
  15. The Flared End Section Rip Rap Design at discharge point “Headwall #1” shall be revised to an inside height and width of 18 inches (1.5 feet) consistent with the Utility Plan and recalculated. Apron schedules shall be updated on the Soil Erosion and Sediment Control (SESC) Plans and SESC Notes and Detail Sheets with the correct dimension to be used during construction.
  16. Basin drain time calculations for the Underground and Aboveground Basins shall be required for the Water Quality Design Storm to ensure the basins will operate properly.
  17. The stormwater management plan and maintenance responsibility for the subject property need to be unconditionally approved by the Township of Pohatcong Land Use Board. Confirmation of the approval needs to be provided to the County.
  18. The “Response to May 23, 2023 Disapproval” from McDonough & Rea Associates, Inc. dated June 8, 2023 was reviewed. The enclosed June 22, 2023 review letter by WSP, the County traffic engineering consultant, shall be satisfactorily addressed.

**COMMENTS**

1. A Highway Access and Construction Permit will be required from the Warren County Engineers Office for any improvements within the County Route #642 right of way.
2. A Highway Access and Construction Permit will be required from the Warren County Engineers Office for any utility work within the County Route #642 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.
4. 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.

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

**21-018-SP****Harmony Plains Solar, LLC**

Harmony

Blocks 37, 38 & 44

Lots 4, 2, 2.05, 20.6, 9, 10, 14 & 23

Garrison and Harmony Station Roads (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. 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 on all applicable sheets. 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.

2. The right of way for County Route #621 shall be shown at the correct width (66 feet) in the plan and profile views of the proposed underground electric crossing of Brainards Road on Sheet #30. After the right of way is shown accurately, the junction box shall be relocated accordingly to be outside of the right of way with lids noting "Electric". The junction boxes shall be shown accurately/to scale in both the plan and profile views. Depth of cover to underground utility shall be noted as 4 feet minimum per County standards. Detail 6 Bollard (Sheet #48), Detail 13 Buried Electric Sign Detail (Sheet #48) and Detail 3 Electric Junction Box Detail (Sheet #50) shall be shown on Sheet #30. The Buried Electric Sign Detail shall be revised to reflect the sign mounted on a more formidable/permanent post. The sign shall indicate the high voltage electric cables and include project specific phone numbers. Once acceptable, Sheet #30 shall be an attachment to an agreement to be executed with the County Commissioners. The draft agreement shall be submitted for review. Ownership of the installation shall be provided.
3. Address the following for the sight line plan and sight line profiles for the existing driveway access opening onto CR 621:
  - a. The driver's eye at the driveway shall be shown and dimensioned twenty eight feet (28') from the centerline of the County road or 8 feet from the edge of pavement or stop bar, whichever yields the greatest offset from the centerline of the road. The sight lines and sight line profiles shall be updated accordingly.
  - b. On the sightline profiles, indicate where the sight line is over pavement and where it is over vegetated areas. Provide the dimension from the existing grade to the sight line in the locations of minimum clearance.
4. For the proposed driveway access to County Route 621, the proposed driveway profile as shown does not meet County standards. The proposed gutter line shall be twenty two foot (22') minimum from the centerline of the road. The slope of the driveway from the edge of pavement to the gutter line shall be two percent (2%) to four percent (4%). Label the slopes.
5. The profile of the existing driveway to be utilized for emergency site access does not meet County standards and shall be addressed. Provide the station and pavement elevation at the centerline of the roadway, edge of pavement and gutterline for the reconstructed driveway. Label the slopes.
6. The existing driveway to be utilized for emergency site access shall be reconstructed to meet 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.
7. As indicated by Turning Template Existing Entrance G on Sheet 28, pavement widening in accordance with County standards will be required to ensure vehicles can make the turning movement while staying within their respective lanes, pavement limits and driveway limits.



8. 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' (both horizontal and vertical). The centerline of the roadway, the edge of the existing pavement and the edge of the proposed pavement shall be clearly labeled and elevations provided at these locations. Cross slopes shall be provided for both the existing and widened pavement sections.
9. In the newly added detail "County Road 621 Typical Section Detail" on Sheet 48, the right of way dimension shall be corrected to reflect the 66' right of way.
10. Disposition of the subdivision application associated with the project for proposed Block 38, Lot 2 will be needed before any conditional approval may be considered on the subject site plan application.
11. 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.
12. Plan set submissions received May 2, 2023 and May 10, 2023 both note a latest revision date of 4/20/23 in the revision blocks, however, differences were noted on some plan sheets when comparing the two sets. The revision blocks shall be updated to reflect all revision dates.

## 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.
4. A separate Highway Access and Construction Permit and agreement will be required from the County Engineer's Office for the proposed underground electric installation within the County Route #621 right of way.

## 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. Urfer, seconded by Mr. Baker. Motion carried with Mr. Gleba 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 21-042-SP on a motion by Mr. Smith, seconded by Mr. Baker. Motion carried.

21-042-SP                      Harmony                      Reeder Property Solar Farm, LLC

Description: County road site plan, Block 7 Lot 11 in Harmony, for construction of a solar facility. Access to the site is from Reeder Road, there is county road frontage along Hutchinson Road CR # 622 for 111.29 feet. The site used as agricultural use. The lot size is 48.1 acres and will have 0.065 acres of new impervious surface. The site is located in the I Zoning District.

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