

Minutes

The regular meeting of the Warren County Planning Board was held on Monday, September 25, 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]. Secretary Adam Baker 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.

SWEARING IN OF MEMBERS

The following members were sworn in by Commissioner James Kern:

- Adam Baker – Regular Member with term to expire 9/19/26
- David Smith – Regular Member with term to expire 9/19/26

Roll Call

Present: Adam Baker
 William Gleba, County Engineer
 James Kern, Commissioner
 Nichole Meuse
 David Smith

Alternate Present: Robert Hopkins

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

SALUTE TO THE FLAG

MINUTES

- o August 28, 2023 approved on a motion by Ms. Meuse, seconded by Mr. Smith. Motion carried with Mr. Gleba, Mr. Hopkins and Mr. Kern abstaining.

PUBLIC COMMENT

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

SUBDIVISION & SITE PLAN REPORT

Subdivisions

22-010	Harmony	Harmony Plains Solar
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Site Plans

22-043-SP	Pohatcong	LIT Greek East Valley, LLC	
22-039-SP	Greenwich	Township of Greenwich	
23-023-SP	Blairstown	Blair Academy	
21-038-SP	Alpha	WIP Alpha, LLC	
23-024-SP	Greenwich	Metrotek Electrical Services Company	
23-027-SP	Franklin	Musconetcong Watershed Association	
23-015-SP	Washington Twp.	Burger Barn, LLC	
22-037-SP	Lopatcong	Bridge Acquisitions, LLC	Time Ext Request
22-011-SP	Alpha	Woodhill Alpha, LLC	Time Ext Request
15-018-SP	White	Cheema Oil Corp.	Time Ext Request

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

CORRESPONDENCE

- Agriculture Development Board – Minutes of July 20, 2023
- Correspondence Received 08/25/023 to 09/19/2023
- New Jersey Planner – July/August

DIRECTOR'S REPORT

Warren County Planning Department Project Report September 2023

33. Development Regulation Review – the plan is still being reviewed and public hearing should be presented after the 2nd meeting in October to the Board of County Commissioners.

COMMITTEE REPORTS

None

LIAISON REPORT

None

OLD BUSINESS

- Adoption of Planning Board By-Laws
 - Mr. Moench suggested changing Article II, Section 1 verbiage from “shall” to “may” in regards to the number of members the board will consist of after Mr. Kern questioned it.

- Mr. Dech mentioned the five (5) revisions that are listed on the resolution adopted by the Planning Board on September 25, 2023, which will need to be approved by the Board of County Commissioners.
- Mr. Moench stated that if any changes are made by the Board of County Commissioners, then they would be presented to the Planning Board so the modification(s) could be done.
- Mr. Kern asked if the DRC would take the authority of the Planning Board and approve applications and would the Planning Board need to meet to approve that action?
 - Mr. Conklin replied no.
 - Mr. Kern asked if they anticipate if the Planning Board would meet less frequently and what would be the intent of this?
 - Mr. Conklin replied that a number of planning initiatives would be involved in the State Plan next year and as we continue to grow as a department, we envision doing some more long range planning.
 - Mr. Kern asked if this board would do more planning as opposed to approving.
 - Mr. Conklin replied yes.
 - Mr. Smith asked if they would still get the list of Subdivision & Site Plan Reports.
 - Mr. Moench replied yes, but you would not have to vote on them as you did tonight.

Roll Call Vote:

Adam Baker	Yes
William Gleba	Yes
James Kern	Abstain
Nichole Meuse	Yes
Gerald Norton	Absent
Deborah Pasquarelli	Absent
Randy Piazza	Absent
Jason Sarnoski	Absent
David Smith	Yes
Terry Urfer	Absent
Robert Hopkins	Yes
Lori Ciesla	Absent

The Planning Board By-Laws were approved on a motion by Ms. Meuse, seconded by Mr. Hopkins. Motion carried.

NEW BUSINESS

None

OTHER BUSINESS

None

PUBLIC COMMENTS

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

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:31 p.m. on a motion by Mr. Smith, seconded by Ms. Meuse. Motion carried.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "June Pryslak". The signature is written in a cursive style with a large initial "J" and a long, sweeping underline.

June Pryslak
Recording Secretary

SUBDIVISIONS & SITE PLANS
September 25, 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.

23-003	Phillipsburg	Manor House Homes	9/5/23
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The following subdivisions were previously approved with conditions on or before March 27, 2023. 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. Smith, seconded by Ms. Meuse. Motion carried.

22-010

Harmony Plains Solar

Harmony
Block 38, Lot 2
Garrison Road

Description: NCR Preliminary/Final Major subdivision, on Garrison Road in Harmony Township. The subdivision parcel is Block 38 Lot 2, 126.128 acres creating one new lot 2.07, 3 acres. The site is located primarily within the AR-250 (Agricultural/Residential) Zoning District.

Approved with conditions:

1. On the survey plan, existing Block 38, Lot 2 is noted to be 126.128 acres whereas the zoning table indicates 126.02 acres for Existing Block 38, Lot 2. Clarification is needed.
2. 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.

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.

None

The following site plans were previously approved with conditions on or before March 27, 2023. 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 Ms. Meuse, seconded by Mr. Smith. Motion carried.

22-043-SP**LIT Greek East Valley, LLC**

Pohatcong

Block 78, Lot 1

New Brunswick Ave and 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.

Approval with conditions:

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, May 12, 2023 and last revised August 11, 2023 was reviewed by the County traffic engineering consultant. A copy of the review by WSP dated September 22, 2023 is enclosed and shall be satisfactorily addressed.
3. A Developer's Agreement will need to be executed between the owner/applicant and the County of Warren. The final disposition of ownership of Greenwich St. extension between Bliss Boulevard and Route 22 must be finalized with the Township and incorporated into the agreement.

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 Ms. Meuse. Motion carried.

23-024-SP

Metrotek Electrical Services Company

Greenwich

Block 39, Lot 4 and Block 40.01, Lot 1

SR 173 and Voorhees Road

Description: Non-Residential NCR preliminary site plan at Block 39 Lot 4 and Block 40.01 Lot 1 in Greenwich Township, located on US Route 22 and Voorhees Rd. The site is using vacated building from an existing car dealership, making it an Electrical contractor office and storage. No new floor area is being proposed, existing 18,800 Sq ft, and no new parking, existing 38 spaces. The site has a total of 140,183 Sq ft of impervious surface. The site is located in the Resource Conservation District

Approved with conditions:

1. A copy of the referenced survey entitled Boundary and Topographic Survey prepared by Engineering & Land Planning Associates, Inc. dated February 16, 2023 shall be provided.
2. Warren County Structure #20044 shall be shown and labeled on all applicable plan views.
3. A Bridge Construction and Maintenance Easement is required for Warren County Structure #20044. 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.
4. A copy of the draft deed for the Bridge Construction and Maintenance Easement for Warren County Structure #20044 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.
5. The stormwater management plan, system, and maintenance responsibility for the subject property need to be unconditionally approved by the Greenwich Township Land Use Board. Confirmation of the approval needs to be provided to the County.

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

21-038-SP

WIP Alpha, LLC

Alpha

Block 100.01, Lot 10

Edge Road

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.

Approved with conditions:

1. Warren County would like to discuss with the applicant the routes for trucks to/from the facility(s). The County is trying to address tractor trailer/truck damage related issues to nearby roadways and bridges. A meeting with the Warren County Engineer's Office and Planning Department shall be scheduled to review the applicant's trucking operations.

COMMENT

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 Ms. Meuse, seconded by Mr. Smith. Motion carried.

22-039-SP

Township of Greenwich

Greenwich

Block 26, Lot 7

Greenwich Street (CR 638)

Description: Non-county road site plan, Block 26 Lot 7 in Greenwich, for a 20,139 sqft proposed municipal building. The proposal includes 95,832 sqft of impervious surface. The site plan includes 87 new parking spaces.

Approved with conditions:

1. The Site Plan indicates the proposed municipal building will consist of 15,757 sf public facility (fire/police) space and 4,382 sf public service office (township) space. This is inconsistent with the uses utilized in the Trip Generation Calculations and shall be addressed. Accurate trip generation is needed for classification of the proposed driveways as major or minor driveways to determine the appropriate sight line and pavement widening requirements.
2. To the west of the western driveway, the transition from the proposed pavement widening to the existing pavement shall terminate at the existing driveway apron. If the revised Trip Generation Calculations show the driveways are classified as major driveways, the pavement widening shall conform to County standard detail T6.
3. For the cross section of County Route #638 at Station 4+00, the proposed edge of pavement elevation is inconsistent with the other information provided.

4. On Sheet 6 of 22, revise the note for the gas main to “Contractor to verify the location of the proposed gas main prior to construction”.
5. Dimension the drop service utility pole from the centerline of County Route #638.
6. Provide updated fire truck circulation plans demonstrating access to the two interior bays while maneuvering on-site without encroaching into the County right-of-way.
7. If the revised Trip Generation Calculations show the driveways are classified as major driveways, the sight lines and sight line profiles will need to be updated accordingly.
8. Revise the dimensions for the weir on the Outlet Control Structure detail to be consistent with the Stormwater Management Report. The 6 inch height of the 24 inch weir shall also be included on the detail to be consistent with the Stormwater Report.
9. The Emergency Spillway shall not engage before the 100 year storm event. All stormwater detained in the basin should outlet through the Outlet Control Structure. The Emergency Spillway is to only engage in emergency situations. The basin shall be revised where the elevation of the spillway is above the maximum water surface elevation of the 100 year storm event.
10. The passing zone in this area should be noted for removal and shown for the roadway to be re-stripped with a double yellow (no passing) centerline.
11. The Township will need to execute an Agreement with the County in which the Township assumes responsibility for the ownership and maintenance of the Emergency Vehicle Warning Signs with flashing LED lights. The assembly for support will need to be provided and similar to that at the nearby Thomas Stewart Park.

COMMENTS

1. A Highway Access and Construction Permit will be required from the Warren County Engineer's Office for any utility interconnection/work (water, gas, etc.) within the County Route #638 right-of-way.
2. A Highway Access and Construction Permit will be required from the Warren County Engineer's Office for any work within the County Route #638 right-of-way.
3. Approval from the Warren County Health Department will be required if a septic system as shown in the prior concept plan submission is proposed. If no on-site sewage disposal is proposed, the municipal sewer system and connection being referenced shall be shown.
4. It is recommended that profiles be utilized to ensure the drainage system has the necessary depths of cover for the heavy duty uses and for constructability purposes.

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

23-023-SP**Blair Academy**

Blairstown

Block 906, Lot 13

Park Street & Millbrook Road (CR 602)

Description: Proposed CR site plan, new building, Health and Wellness 2 story, 10745 sq ft, at Blair Academy, Blairstown. This is located along CR 602 Millbrook Road. Site is in the R-5 zone (residential).

Disapproved for the following reasons:

1. Label Millbrook Road as also being County Route #602 on all applicable plan views.
2. Label Warren County Bridge #04053 and Warren County Bridge #04004 on all applicable plan views.
3. The Table of Contents in the Stormwater Management Report shall be revised to the "Township of Blairstown".
4. Warren County Soil Conservation District shall be updated to Upper Delaware Soil Conservation District in all locations on the Site Plan and Stormwater Management Report.
5. The On-Site Soil Test results and the Web Soil Survey data have been compared and inconsistencies have been found in the data provided. The soil properties and characteristics seen from the On-Site testing do not align with the properties of Hydraulic Soil Group D soil determined by the Web Soil Survey. Revisions shall be made to the stormwater quantity, quality, recharge, and Infiltration Basin design calculations based on the results determined from on-site soil testing.
6. A copy of the Stormwater Operation and Maintenance Manual shall be provided.
7. The stormwater management plan and maintenance responsibility for the subject property need to be unconditionally approved by the Township of Blairstown Land Use Board. Confirmation of the approval needs to be provided to the County.

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

23-027-SP**Musconetcong Watershed Association**

Franklin

Block 55, Lot 1

Old Main Street (CR 643)

Description: CR preliminary/final site plan on Block 55 Lot 1 on CR 643, Franklin Township. The proposed plan is using the historic mill as a museum, 2,836 Sq ft and office space, 4,83. Proposing 10 new parking spaces. The overall site has 10, 594 Sq ft of impervious surface. Site is within R-75 residential zone.

Disapproved for the following reasons:

1. Label the centerline of County Route #643 (Old Main Street) on all applicable plan views.
2. It is unclear whether a right of way dedication is being proposed. If a right of way dedication is not being proposed, remove the notation regarding a right of way dedication for County Route #643 (Old Main Street). If a right of way dedication is being proposed, revise the notation to indicate a proposed dedication and submit the complete draft deed for review. Any right of way dedication shall be in the form of an easement due to the existing and proposed features within the right of way.
3. A pavement detail conforming to County standards for a minor driveway shall be provided. The detail shall be used for a minimum distance of twenty five feet (25') from the existing County road edge of pavement.
4. The County standard sidewalk detail shall be provided and noted for use for all proposed sidewalks within the County right of way.
5. A stop sign, stop bar and centerline striping shall be provided for the minor driveway in accordance with County standards.
6. Complete information is needed (foundations, posts, etc.) for the interpretive sign proposed to be installed within the County right of way.
7. The detail for the Aluminum Barrier Fence proposed to be installed within the County right of way shall be more legible with complete information provided.
8. Notation or a detail is needed providing complete information for the "proposed pervious surface" within the County right of way in the vicinity of the interpretive sign.
9. Sightline profiles shall be provided in accordance with County standards.

10. Label Intercounty Bridge #05040/B-8-W on all applicable plan views.
11. A Bridge Construction and Maintenance Easement is required for Intercounty Bridge #05040/B-8-W. 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 bridge in both directions.
12. A copy of the draft deed for the Bridge Construction and Maintenance Easement for Intercounty Bridge #05040/B-8-W 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.
13. The stormwater management plan and maintenance responsibility for the subject property need to be unconditionally approved by the Township of Franklin Land Use Board. Confirmation of the approval needs to be provided to the County.
14. Furnish evidence showing the municipality has adopted an ordinance which affixes the maintenance responsibility of the sidewalk either on the municipality or the abutting landowner. The municipality must execute a sidewalk agreement with the County. A draft agreement shall be submitted for review. An executed copy of the agreement must be provided to the County prior to approval.
15. The Musconetcong Watershed Association will need to execute an Agreement with the County in which the MWA assumes responsibility for the ownership and maintenance of all existing (concrete wall, detectable warning surfaces, retaining walls, curb, trench drain etc.) and proposed (aluminum fence, interpretive sign, pervious surface, concrete walk, concrete ramp, concrete steps and railing, crosswalk, bollard light, etc.) improvements within the County Route #643 (Old Main Street) right of way.
16. Traffic considerations and impacts due to the project were reviewed by WSP, the county traffic engineering consultant. The enclosed September 22, 2023 review letter from WSP shall be satisfactorily addressed.

COMMENTS

1. The proposed parking/septic must be approved by the Warren County Health Department.
2. A Highway Access and Construction Permit will be required from the Warren County Engineer's Office for all work within the County Route #643 right-of-way.

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

23-015-SP**Burger Barn, LLC**

Washington Twp.

Block 64, Lot 15

South Lincoln Avenue (CR 640)

Description: County Road site plan on Block 64 Lot 15 along South Lincoln Ave, CR 640 and Rt. 31. Proposed is to install a second drive thru. 52, 576 Sq Ft of impervious surface in total. This in the HC zone, Highway Commercial.

Approved with conditions:

1. Clearly show and label the existing physical centerline of County Route #640 (South Lincoln Avenue). Dimension the right-of-way line from the centerline. Provide a copy of the deed noted on the plan as having been used to establish the centerline of the right of way.
2. "Warren County Soil Conservation District" shall be updated to "Upper Delaware Soil Conservation District" in all locations.
3. A note shall be added to the plans that the ownership, maintenance, repair, etc, of the outfall connecting directly to the County drainage inlet shall be the responsibility of the property owner as the County will not accept responsibility of the pipe or stormwater management facility.
4. The stormwater management plan, system, and maintenance responsibility for the subject property need to be unconditionally approved by the Washington Township Land Use Board. Confirmation of the approval needs to be provided to the County.

EXEMPT

Noted and Accepted.

23-026-SP

Knowlton

Thunderstone, Inc.

08/29/23

TIME EXTENSIONS

22-037-SP Lopatcong Bridge Acquisition, LLC

A time extension of 60 days was approved by the Warren County Planning Board for file number 22-037-SP on a motion by Mr. Smith, seconded by Ms. Meuse.

Description: Non-county road site plan, Block 99 Lot 6 in Lopatcong, for an 877,019 sqft warehouse on Strykers Road. The proposal includes 1,780,158 sqft of impervious surface. The site plan includes 400 new parking spaces.

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 Ms. Meuse, seconded by Mr. Smith.

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.

15-018-SP White Cheema Oil Corp.

A time extension of 60 days was approved by the Warren County Planning Board for file number 15-018-SP on a motion by Ms. Meuse, seconded by Mr. Gleba.

Description: County road site plan in White Township on Block 39 Lot 10 and Block 70.01 Lots 6 and 6.01. Site plan properties are located on 4.3 acres and have frontage on County Route 617 (Green Pond Road) and US 46, with proposed vehicular access from US 46. A 3,000 square foot convenience store building, gas station, and 14 new parking spaces is proposed. The present use of the site is a vacant gas station and convenience store.

TN
Proofread _____