

Minutes

The regular meeting of the Development Review Committee was held on March 5, 2024 in person and using Teams and conducted through electronic communications equipment to preserve the health, safety and welfare of the public conformance with N.J.S.A. 10:4-6, et seq. [the Open Public Meetings Acts]. Mr. Conklin called the meeting to order at 10:00 a.m.

Development Review Committee

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: David Smith
 William Gleba
 Adam Baker
 Dave Dech

Alternate Present:

Also Present: Ryan Conklin, Asst. Planning Director

SALUTE TO THE FLAG

MINUTES

The minutes of January 6, 2024 were approved on a motion by Mr. Dech, seconded by Mr. Smith. Motion carried with none abstaining.

PUBLIC COMMENT

The public comment portion of the meeting was opened on a motion by Mr. Smith, seconded by Mr. Gleba. With no one coming forth to address the Development Review Committee, the public comment portion of the meeting was closed on a motion by Mr. Smith, seconded by Mr. Gleba. Motion carried.

SUBDIVISION & SITE PLAN REPORT

Subdivisions

Site Plans

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

During this portion of the meeting, Mr. Conklin stated that the Planning Department is continuing their process of the State Plan. The department has also started the local Safety Action Plan which is a plan document that will address issues throughout the County from a Transportation standpoint. The department also internally started the County Complete Streets Plan. Mr. Conklin stated that he would be reaching out to members of the planning board to be part of the steering committee. The Complete Streets project will also have suggestions to implement complete streets ordinances with standards, as well as identify specific conceptual project areas that we can fully vet out and look towards suggesting Complete Streets implementation. Mr. Conklin stated that this would be a one and a half year project.

Mr. Smith asked who would be doing the Complete Streets Plan.

Mr. Conklin stated that NV5 would be doing it with a few sub-contractors.

Mr. Conklin stated that they would most likely have a Planning Board Meeting in April with a full schedule.

Mr. Dech stated that there may be a March Planning Board Meeting.

Mr. Gleba inquired about State Plan updates.

Mr. Conklin stated that the State Plan would be issued on April 8th. He also stated that Stormwater Control Ordinances are due from the municipalities, and that he sent out an email to the municipalities and has not received on back yet. He asked that if anyone has contact, to please tell them to forward those Control Ordinances to the Planning Department.

Mr. Smith asked if the Stormwater regulations that were previously approved had been changed.

Mr. Conklin answered in the affirmative, noting that for the DEP they must adopt new standards for the Stormwater Control Ordinances, and that part of the review and vetting is that the County Planning Board has to review.

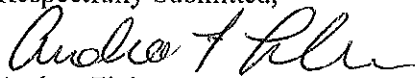
Mr. Smith requested the email that Mr. Conklin sent to the municipalities.

Mr. Conklin stated that he would send Mr. Smith the email.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:13 a.m. on a motion by Mr. Baker, seconded by Mr. Gleba. Motion carried.

Respectfully Submitted,



Andrea Flohn

Recording Secretary

SUBDIVISIONS & SITE PLANS
March 5, 2024

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 September 25, 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. This report was accepted on a motion by Mr. Baker, seconded by Mr. Smith. Motion carried.

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|--------|-----------------|-------------------------------|
| 19-017 | Pohatcong | JDJS at Pohatcong, LLC |
| 21-012 | Washington Twp. | Washington Solar Farm II, LLC |

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.

None

The following site plans were previously approved with conditions on or before September 25, 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. This report was accepted on a motion by Mr. Smith, seconded by Mr. Baker. Motion carried.

21-033-SP Washington Twp. Washington Solar Farm II, LLC

NON COUNTY ROAD

None

COUNTY ROAD

None

EXEMPT

None

TIME EXTENSIONS

A time extension of 60 days was approved by the Warren County Development Review Committee for file # 20-016-SP on a motion by Mr. Smith, seconded by Mr. Baker. Motion carried.

20-016-SP Alpha Standard Street Alpha Property, LLC

Description: Non-county road site plan to construct a 575,900 square feet of warehouse space on a 37.1 acre site located at Block 98, Lot 1 in Alpha Borough. The site is located on Standard Street. Proposed access to the project is from a future extension of Industrial Drive (by others). The proposed project would include two (2) new warehouse buildings, Building 1 (270,900 square feet) and Building 2 (305,000 square feet), 579 parking stalls (464 passenger vehicles spaces and 115 truck/trailer spaces), driveways, parking areas, walkways, fencing, retaining wall,

stormwater detention basins, and 26 acres of impervious surface. The site is industrial and is located in the I-Industrial Zone.

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