

Minutes

The regular meeting of the Development Review Committee was held on April 2, 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
Nichole Meuse
Dave Dech

Alternate Present:

Also Present: Ryan Conklin, Asst. Planning Director

SALUTE TO THE FLAG

MINUTES

The minutes of March 5, 2024 were approved on a motion by Mr. Dech, seconded by Mr. Baker. Motion carried with none abstaining.

PUBLIC COMMENT

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

SUBDIVISION & SITE PLAN REPORT

Subdivisions

24-002

Washington Boro

Genaro Bogado Rodriguez

Site Plans

23-015-SP	Washington Twp.	Burger Barn, LLC	
23-031-SP	Belvidere	Belvidere Urban Renewal, LLC	
22-014-SP	Washington Twp.	Washington Storage Group, LLC	
22-010-SP Request	Hackettstown	7 Route 57, LLC	Time Ext.

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

During this portion of the meeting, Mr. Conklin stated that the Planning Department has kicked off their Complete Streets Planning Project, and that an email was sent out to the Planning Board members to see if anyone was interested in being on the steering committee. Mr. Conklin asked Mr. Smith if he was interested in being part of the steering committee, to which Mr. Smith replied in the affirmative. Mr. Conklin reiterated that Mr. Smith would be part of the steering committee on behalf of the Planning Board, and stated that the Planning Department would be initiating data collection and organizing a steering committee meeting for some time in April. Mr. Conklin stated that he would be meeting with the consulting team and that he would be reaching out with some updates this week.

Mr. Conklin then stated that the Local Safety Action Plan Committee held their first meeting last Wednesday, noting that he was not present but that Mr. Dech was present for the meeting. Mr. Conklin asked Mr. Dech if there was anything he would like to share from the meeting.

Mr. Dech stated that the meeting was well-attended and included the municipalities of Belvidere, Hope, etc., as well as the State Police and the Police Chief of Washington Township and Pohatcong. Mr. Dech explained that the kickoff meeting was held to discuss potential safety issues within the County, and how they will proceed in obtaining feedback from the municipalities and the general public on where the perceived problems are in the County. Mr. Dech stated that the next meeting for the steering committee will be held in early to mid-summer.

Mr. Conklin stated that they would be doing a lot of public outreach.

Mr. Dech reiterated Mr. Conklin's statement, noting that the questions would be developed and that the plan should be developed by the end of the year.

Mr. Conklin stated that it would be a short time frame.

Mr. Dech explained that the plan needed to be completed in order to qualify for federal safety grant money to apply for projects within Warren County, so there is a necessary plan that needs to be conducted in order to qualify for those grant funds. Mr. Dech also stated that the Complete Streets Plan and Local Safety Action Plan complement one another, noting that the data can be interchangeable from one study to another.

Mr. Conklin stated that they would be sharing efforts in terms of data collection and potential public outreach for both projects, noting that Complete Streets has a longer timeline as it is a 14-18 month project.

Mr. Dech stated that the Planning Department was working on revising their fee schedule for development applications, noting that in some ways it would become more simplified, but that the Department was planning to add additional escrow fees where we review site plans and subdivisions not just for traffic, but for the general review of applications received. Mr. Dech stated that this would relieve, to a certain extent, the burden on the County Engineering Department because the applications would be sent out to private consultants for review and the consultant will submit their report to the Planning Department and Engineering Department for their review. Mr. Dech stated that there would be a full Planning Board Meeting held in April, and that this will be one of the topics.

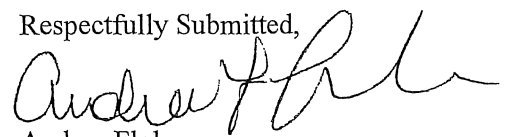
Mr. Conklin stated that the intention of the change is to make it as simple and straightforward for minor applications, allowing for a more detailed review of major site plans and subdivisions along County roads, and freeing up the Engineering Department.

Mr. Conklin stated that the issuance of the draft of the State Plan has been delayed, noting that the committee would be canceling their meeting for April 3, 2024. Mr. Conklin also stated that an intern was hired to review and analyze all of the master planning documents for all of the municipalities, and that he would be providing an update during the full Planning Board Meeting in April.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:32 a.m. on a motion by Mr. Smith, seconded by Mr. Baker. Motion carried.

Respectfully Submitted,



Andrea Flohn

Recording Secretary

SUBDIVISIONS & SITE PLANS
April 2, 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. This report was noted and accepted by the Development Review Committee.

17-016	Harmony	RMK Associates	3/4/24
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The following subdivisions were previously approved with conditions on or before October 2, 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. Dech, seconded by Mr. Baker. Motion carried.

24-002

Genaro Bogado Rodriguez

Washington Boro.

Block 37, Lot 12

North Jackson Road

Description: NCR Major subdivision per Washington Borough. Located on N Jackson Ave., Block 37 Lot 12, 0.397 acres. Proposed is a single new lot 37.01, 0.163 acres for a single family home. Located in the R-3 Residential Zone.

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.

None

The following site plans were previously approved with conditions on or before October 2, 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 noted and accepted by the Development Review Committee.

23-015-SP

Washington Twp.

Burger Barn, LLC

NON COUNTY ROAD

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

23-031-SP

Belvidere Urban Renewal, LLC

Belvidere

Block 2, Lot 8

Manunka Chunk Road & Wurtz Street

Description: Non-County Road preliminary/final siteplan in Belvidere on Manunkachunk Rd and Wurtz St. This site is located on Block 2 Lot 8, 37.72 acres. Presently a vacant parcel. Proposed is a warehouse, 370,000 square ft with 213 parking spaces. Proposed is 803,893 sq ft of impervious surface. The lot has two zones Residential and Industrial.

Approved with conditions:

1. The County has been informed that all requested soil profile pits will be performed during the NJDEP wet season. The County shall be provided with the results obtained from all additional soil tests done on site. Permeability rates are required to be tested at the location of all proposed infiltration basins.
2. The maximum depth of stormwater runoff to be infiltrated shall be no greater than 2 feet.

Basin #9 and #10 will exceed the 2 foot maximum due to the design elevation that the first orifice is set on each Outlet Control Structure. A wavier has been granted by the Township Engineer and the NJDEP regarding the maximum depth of storm water runoff to be infiltrated in Basin #9 & #10. As discussed at the January 23, 2024 meeting the memo of such is to be provided to the County.

3. Per the Dam Safety Standards (N.J.A.C. 7:20), a Class IV Dam is defined as any project which impounds less than 15 acres/feet of water to the top of the dam, has less than 15 feet height-of-dam, and which has a drainage area above the dam of 150 acres or less in extent. All proposed basins on site fit this criteria and spillway shall be designed to handle 150% of the future adjusted 24 hour 100 year design storm.

4. A portion of the stormwater runoff coming from the southern half of the site has been routed to discharge at a proposed stilling well. A detail of the proposed stilling well shall be presented on the plans to provide a clear representation to how the stilling well will function as one of the main discharge points for the site. Extraneous symbols can be found near the location of the Stilling Well on Sheet C-507 and shall be removed from all applicable location on the plans.

5. A portion of the stormwater runoff coming from the southern half of the site has been proposed to discharge away from the site via an existing stormwater pipe network that flows in the direction of Washington Street and eventually towards County Route #620 (Water Street). Verification the existing pipe network is operational will need to be obtained and noted on the plan accordingly. Furthermore, confirmation shall be provided to the County of a downstream connection to the storm drainage network that will accept runoff from the proposed site.

6. Outlet Control Structure details found in the Construction Details shall be revised to be consistent with each respective Outlet Device modelled in the Stormwater Management Report. The top of box, top of berm, weir, and orifice elevations shall be reviewed and revised where applicable.

7. The Scour Hole Detail table on Construction Details Sheet C-903 shall be consistent to the scour hole calculations found with the Stormwater Management Report. Coordinate and revise the scour hole dimensions to be consistent in all applicable locations.

8. The full extent of the proposed grade line shall be shown on all applicable Storm Sewer Profile views. The profiles shall be revised accordingly.

9. The stormwater management plan, system, and maintenance responsibility for the subject property need to be unconditionally approved by the Town of Belvidere Planning Board. Confirmation of the approval needs to be provided to the County.

10. A copy of final approval from the Upper Delaware Soil Conservation District shall be provided to the County.

11. The submitted Traffic Impact Study for Belvidere Urban Renewal Proposed Warehouse prepared by Dolan & Dean Consulting Engineers, LLC dated October 11, 2023, Supplemental

Traffic Impact Study for Warren County Planning Board prepared by Dolan & Dean Consulting Engineers, LLC dated November 14, 2023, and Level of Service and Queue Summary Tables dated February 7, 2024 were reviewed. A copy of the March 29, 2024 review letter by WSP, the County traffic engineering consultant, is enclosed and shall be satisfactorily addressed. An analysis of Greenwich Street/Belvidere Road (County Route #620) from the Market Street intersection to County Route #519 as well as directional signage to direct trucks from State Route #46 onto Massenatts Road to Manunka Chunk Road shall be included in a developer's agreement.

12. A Developers Agreement needs to be executed between the County and Developer to address tractor trailer routing, manufacturing operations, and post development traffic study verification pertaining to the Development.

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.

2. Any changes made to the site plans or design of the project as a result of the geotechnical investigations prior to construction of stormwater management basins as noted on Sheet C-501 must be resubmitted to the County for approval.

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

22-014-SP

Washington Storage Group, LLC

Washington Twp.
Block 40, Lot 14.01
Route 31 North

Description: Preliminary/Final site plan on Route 31 Washington Township Block 40 Lot 14.01. This site has an existing car wash that is closed. Proposed is car wash and self-storage. Proposed is 49,550 new square feet, 3 storage building. Proposed site is having 116,791 square feet of impervious surface total. Site is in the General Commercial zone.

Approved with comments:

1. Approval by the Soil Conservation District will be required. On Sheet 9 of 13, the "Warren County Soil Conservation District" should be updated to the "Upper Delaware Conservation District" in all applicable locations.

2. 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.

3. Any NJDOT Access Permit or Letter of No Interest for the project/site shall be provided.

COUNTY ROAD

None

EXEMPT

None

TIME EXTENSIONS

22-010-SP

Hackettstown

7 Route 57, LLC

A time extension of 60 days was approved by the Development Review Committee for file number 22-010-SP on a motion by Mr. Smith, seconded by Mr. Baker.

Description: Non-county major preliminary site plan for the development of 20 affordable housing apartments on Route 57 in Hackettstown on Block 129 Lots 23, 24, &25 consisting of .77 acres. The property currently contains 2 single family homes and the applicant is proposing to construct a 19,794 sq ft apartment building along with the consolidation of the three lots. This site plan is located in the HC Highway Commercial Zone.

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