

## **Minutes**

The regular meeting of the Development Review Committee was held on May 7, 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 10:02 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 (Attended Remotely)  
                              Dave Dech (Attended Remotely)

Alternate Present:

Also Present:           Ryan Conklin, Asst. Planning Director

#### **SALUTE TO THE FLAG**

#### **MINUTES**

The minutes of April 2, 2024 were approved on a motion by Mr. Baker, seconded by Mr. Smith. Motion carried with none abstaining.

#### **PUBLIC COMMENT**

Noted for the record. There were no individuals of the public in attendance.

## **SUBDIVISION & SITE PLAN REPORT**

### Subdivisions

23-015                      Knowlton                      Eugene Makarevich

### Site Plans

24-007-SP                      Blairstown                      James Frick, Chief Operating Officer

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 changes to the Development Review fee schedule were discussed with the County Planning Board members at their regular meeting on April 22, 2024, and that the members voted to recommend the new fee schedule to the Board of Commissioners. Mr. Conklin stated that a public hearing would be held on May 22, 2024 to discuss the new fee schedule, with the addition of escrow fees for major site plan and subdivision applications.

Mr. Conklin also discussed the State Plan, stating that the Plan would be released near the end of May, noting that there is a Resolution prepared which would appoint the County as a negotiating entity for the municipalities. Mr. Conklin stated that he would have more information in the next week or two.

### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 10:21 a.m. on a motion by Mr. Baker, seconded by Ms. Meuse. Motion carried.

Respectfully Submitted,



Andrea Flohn  
Recording Secretary

**SUBDIVISIONS & SITE PLANS**  
**May 7, 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 November 7, 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)**

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. Smith, seconded by Mr. Baker. Motion carried.

**23-015**  
**Eugene Makarevich**

Knowlton  
Block 44, Lot 9  
Knowlton Road (CR 616)

Description: County Road subdivision. Proposed two new lots, 1.0 acre each with remainder 167.88 acres located on Knowlton Road CR 616 in Knowlton Twp. This site is in the Farm Preservation District, FPD zone.

Approved with conditions:

1. Once the four plan sheets prepared by G. Gloede and Associates entitled “Driveway Design and Warren County Highway Access Plan for Gene Makarevich” are finalized, the date of the plans (including the latest revision date) shall be provided in the newly added Note 18 on Sheet 1 of the Finelli Consulting Engineers plans.
2. “County Route #616 (Knowlton Road)” shall be included in the title of both right of way dedication deeds, On both right of way dedication exhibits, the scale bar incorrectly depicts the scale of the drawing and shall be corrected. Once approved, the deeds will need to be recorded and returned to the Warren County Planning Department prior to approval.
3. For Lot 9.01 Driveway Profile, the station (1+99) and elevation (682.00) provided for the garage is not consistent with the station (2+11.19) and elevation (684.00) provided on Sheets 1 and 4 of the Driveway Design and Warren County Highway Access Plan (2+11.19) and shall be coordinated.
4. “Knowlton Township, Block 44, Lot 9.01” or “Knowlton Township, Block 44, Lot 9.02”, as applicable, shall be included in the title of the common driveway easements. On both common driveway easement exhibits, the scale bar incorrectly depicts the scale of the drawing and shall be corrected. Once approved, the deeds will need to be recorded and returned to the Warren County Planning Department prior to approval.
5. The Warren County Department of Land Preservation has noted the following discrepancies in the original survey, Survey of Farmland Preservation Easement Tax Map Lot 9 Tax Map Block 44, Knowlton Township, Warren County, New Jersey prepared by Wayne R. Jarvis dated 5/19/98 that they would like addressed by the applicant:
  - a. One dimension for measurement on the left side of Exception C (1.133) lists 284.48’ and the preservation survey lists 284.47.
  - b. The gross areas on the exception areas from Finelli match the preserved area, although Exception D lists 1.133 and on the preservation survey it is listed as 1.113.
  - c. The degree measurements are not the same as the preservation survey.
6. 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.

**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 #616 right of way. An application may be made to the Engineer’s Office after unconditional minor subdivision approval in accordance with the terms and conditions of the permit application.
- 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. Approval from the Warren County Health Department will be required for the proposed wells and septic systems.

**SITE PLANS**

Site plans previously approved with conditions were submitted and approved on the following dates. This report was noted for the record.

24-001-SP	Hackettstown	Jade Hackettstown Urban Renewal Associates, LLC	4/26/24
23-029-SP	Pohatcong	St. James Property, LLC	5/2/24
22-037-SP	Lopatcong	Bridge Acquisition, LLC	5/3/24

The following site plans were previously approved with conditions on or before November 7, 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**

None

**COUNTY ROAD**

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

**24-007-SP**  
**James Frick, Chief Operating Officer**  
 Blairstown  
 Block 906, Lot 13

Millbrook Road (CR 602)

Description: County Road Site plan. Blair Academy initiated the replacement/upgrade of their existing wastewater treatment facility. The wastewater treatment facility is located on the Blair Academy Campus near the intersection of Marcial Drive and Millbrook Gate Road, in Block 907, Lot 13 in the Township of Blairstown, Warren County, New Jersey. The existing plant, which serves most of the Blair Academy campus, is permitted and designed for a flow of 0.05 MGD, and discharges to Blair Creek. The replacement / upgrade includes the construction of an influent static bar screen, influent pump station and meter chamber, pre-packaged sequencing batch reactor (SBR), post equalization tank, UV disinfection system, sludge holding tank, and new treatment plant building, and demolition and removal of the existing WWTF.

Approved

**EXEMPT**

This report was noted for the record.

24-008-SP                      Phillipsburg                      McDonald's USA, LLC                      4/11/24

**TIME EXTENSIONS**

None

AF  
Proofread

