

Minutes

The regular meeting of the Warren County Planning Board was held on Monday, January 23, 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]. Chairman Gerald Norton 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
Nichole Meuse
Gerald Norton
Randy Piazza
David Smith

Alternate Present: Robert Hopkins, Alternate 2

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

SALUTE TO THE FLAG

REORGANIZATION

Report of Nominating Committee, Dave Smith gave the report of the Nominating Committee

- Election of Officers:
 - Chairman – Gerald Norton
 - Vice Chairman – Randy Piazza
 - Secretary – Adam Baker

Approved on a motion by Mr. Hopkins and seconded by Ms. Meuse. Motion carried.

- Appointment of Attorney Matthew C. Moench

Approved on a motion by Mr. Baker and seconded by Mr. Smith. Motion carried.

- Appointment of Recording Secretary June Prysak

Approved on a motion by Mr. Baker and seconded by Mr. Smith. Motion carried.

- Committee Appointments:
 - Development Review Committee (4)
Mr. Smith
Mr. Baker
Mr. Gleba
Ms. Meuse

- Liaison Designees:
 - Municipal and Charitable Conservancy TF Committee
Mr. Urfer
 - Lackawanna Cutoff Designee
Mr. Baker
 - Morris Canal Committee
Planning Staff
 - Agriculture Development Board
Mr. Urfer
 - Board of Recreation Commissioners
Mr. Piazza
 - Solid Waste Advisory Council
Ms. Pasquarelli
 - Warren Heritage Scenic Byway
Mr. Piazza

MEETING SCHEDULE – FEBRUARY 2023 TO JANUARY 2024

Approved on a motion by Mr. Baker and seconded by Mr. Smith. Motion carried.

APPROVAL OF MINUTES OF PREVIOUS MEETING(S)

- December 19, 2022

Approved on a motion by Mr. Piazza, seconded by Mr. Baker. Motion carried.

PUBLIC COMMENT

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

SUBDIVISION & SITE PLAN REPORT

Subdivisions

22-015 Jade Hackettstown Associates

Site Plans

20-002-SP	Becrett of White Township	White	Time Ext. Request
22-013-SP	PBXDEV 2, LLC	Phillipsburg	
22-022-SP	Lion Gate at Musconetcong River	Hackettstown	
22-043-SP	LIT Greek East Valley, LLC	Pohatcong	
22-044-SP	New Jersey American Water Company	Washington Borough	
21-009-SP	Hopatcong DD, LLC	Blairstown	
21-046-SP	Russo Acquisitions, LLC	Hackettstown	

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

CORRESPONDENCE

See Director's Report Item #2

- Mr. Dech wanted to bring the Board's attention to the correspondence regarding Alpha Borough Notice of Highlands Council Petition for Center Amendment, the Planning Department will take a look at the petition to see if they should comment.

DIRECTOR'S REPORT

Warren County Planning Department Project Report January 2023

9. Warren Heritage Scenic Byway - meeting on January 30, 2023 @ 6:30pm.

25. Musconetcong River Management Council – Mr. Dech stated that the MWA economic evaluation with the University of Delaware involved survey takers asking people who were using the river in some way a number of questions including where they were from and how much money did they spend etc. Allan Hunt of MWA requested a meeting be held where the University of Delaware could present its findings. Mr. Dech asked if the board members would be interested in hosting a presentation which could be virtual as well. Mr. Smith stated they might want to invite the public and Mr. Kern asked if it was the results of the evaluation. Mr. Dech replied that it will be draft results. After a brief discussion, it was decided to invite MWA to our meeting and invite other interested stakeholders including the Board of Recreation Commissioners, Parks Foundation, Morris Canal Committee, etc.

30. Mr. Dech asked Mr. Conklin to discuss what he did with Public Works with the FCC. The FCC opened it for municipalities, individuals and counties to contest the broadband as well as cellular service within the county. He stated that we contested the availability and access for broadband and there were 11,000 addresses the FCC didn't have and 38,000 addresses were updated. This would lead to funding both through the state and federally. This would bring fiber with high speed internet to areas like Hardwick that don't have it. Starlink is going to be available countywide in 2023 and it is a satellite based technology for high speed internet. The Eastern side of Warren can get it and the Western side should get it in 2023. He also stated that Warren County was in line for this

COMMITTEE REPORTS

None

LIAISON REPORT

None

OLD BUSINESS

None

NEW BUSINESS

None

OTHER BUSINESS

None

PUBLIC COMMENTS

The public comment portion of the meeting was opened on a motion by Mr. Smith and seconded by Ms. Meuse.

- The attorney for 10 Brass Castle Road, LLC asked if the Board has already voted on her client. Mr. Conklin stated yes and instructed her to give him her email and he would give her the results.

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

ADJOURNMENT

There being no further business the meeting was adjourned at 7:32 p.m. on a motion by Mr. Smith and seconded by Mr. Baker. Motion carried.

Respectfully submitted,

June Pryslak

June Pryslak
Recording Secretary

SUBDIVISIONS & SITE PLANS
January 23, 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 July 25, 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 (MAJORS)

None

NON COUNTY ROAD (MINOR)

The Non County Road Minor subdivision was accepted on a motion by Mr. Baker, seconded by Mr. Smith. Motion carried.

22-015

Jade Hackettstown Associates

Hackettstown

Block 21, Lot 18.02

Stiger Street & Route 46

Description: Non-county road P/F Subdivision, for a mixed use development and the creation of 66 Townhouse units fee simple lots. The site is 11.72 acres in Block 21 Lot 18.02 fronting on Stiger Street & Route 46 in Hackettstown. The proposed site plan will result in 166,486 sq. ft. of impervious and 172 parking spaces. This site is in the Planned Mixed Use Development Zone.

Approved with comments:

1. A traffic study for all phases of the project was previously submitted under prior application #13-004-SP. This traffic study needs to be updated and shall include an analysis of the County Route 517/Bilby Road intersection as well as intersections north (ie. Ridge Road, Catswamp Road, Old Allamuchy Road, etc.) towards Route 80 as well as the Willow Grove Street (County Route 604)/Bilby Road (County Route 665) intersection. Any further land development reviews for this location will be done by the County upon receipt of an acceptable traffic study for the entire property with mitigation of impacts addressed accordingly.
2. The County is in receipt of the submitted \$10,000.00 representing bonding submitted in lieu of deferring an updated Traffic Impact Study during this phase of the project.

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 July 25, 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 Ms. Meuse, seconded by Mr. Baker. Motion carried.

22-013-SP	PBXDEV 2, LLC	Phillipsburg
22-022-SP	Lion Gate at Musconetcong River Urban Renewal	Hackettstown

NON COUNTY ROAD

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

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

Pohatcong

Block 78, Lot 1

New Brunswick Avenue 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.

Disapproved for the following reasons:

1. The "Supplemental Stormwater Basin Area Investigation Report" shall be submitted to the County for review.
2. The outlet control structure in each basin shall be designed so that the grate elevations are lower than the top of berm. The construction details of the outlet control structure show the grate elevation to be below the top of berm but these elevation are not consistent to what is shown on the drainage plan. Please revise accordingly.
3. Outlet control structure detail #325 (Basin F) is inconsistent with the drainage plan and stormwater report and shall be revised accordingly.
4. The emergency spillway shall be added to the large scale bioretention basin on the drainage plan and clearly labelled. The calculations and construction detail shall also be reviewed as the spillway design shown on the detail is inconsistent with the calculations in the stormwater management report.
5. The pond report for Basin K in the stormwater management report shall be revised as the invert outlet elevation is inconsistent with the drainage plan.

6. A profile view of E Inlet #370 to Headwall #372 and B Inlet #369 to E Inlet #368 shall be included to the plans.
7. 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.
8. The existing tree shown within the proposed sight triangle east of the proposed intersection with New Brunswick Avenue (NJSH #122) should be noted for removal.
9. The submitted Traffic Impact Study for East Valley Logistics Center Proposed Warehouse/Distribution Center prepared by Dynamic Traffic dated June 23, 2021 and last revised November 28, 2022 was reviewed by the County traffic engineering consultant. A copy of the review by WSP is enclosed and shall be satisfactorily addressed.
10. The County has not received any correspondence regarding the NJDOT Access Permit planning review. Correspondence shall be submitted so that the County can comment on the roadway and signalization improvements proposed for the site access.
11. Signage and advanced notice signage will be required at the Bliss Boulevard intersection with the roadway extending back to Route #22 indicating the 4 ton weight limit ahead on County Route #519 (St. James Avenue).
12. Analysis of traffic impacts and any corresponding mitigation requirements shall be provided at the signalized intersection of Bliss Boulevard and County Route #519 (St. James Avenue).

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

22-044-SP

New Jersey Water Company, Inc.

Washington Boro
Block 72, Lot 24.04
Route 57

Description: Description: County road subdivision, Block 72 Lot 24.04, a 5.48-acre site in Washington Borough, for construction of a 31,132 building. The site is currently vacant. The site plan includes 69,204 sf of new impervious surface and 41 new parking spaces. The site is located primarily within the B-1 Highway Business zone.

Disapproved for the following reasons:

1. Label Warren County Bridge #21004, Flower Avenue over Shabbecong Creek, on all applicable plan views. The extents of the bridge structure shall be shown on the plan. The drainage pipes and discharge headwalls adjacent to the bridge structure are municipally owned and shall be labeled as such on all applicable plan views.
2. A Bridge Construction and Maintenance Easement is required for Warren County Bridge #21004. The limits of the easement shall be 66 feet from the centerline of the roadway and 50 feet from the center of the bridge.
3. A copy of the draft deed for the Bridge Construction and Maintenance Easement shall 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.
4. Show the linework for the 150' Wetland Buffer on the survey.
5. "Warren County Soil Conservation District" should be updated to "Upper Delaware Conservation District" in all applicable locations.
6. The Tc path shall be added to the existing and proposed drainage area maps.
7. Any items shown "To be Removed" on the Demolition plan should be removed from all applicable plan sheets for clarity purposes and review. The existing structures to remain and to be removed cannot be distinguished from one another on the plans.
8. The emergency spillways detail on sheet 9 is inconsistent with the grading plan and stormwater management report. Please revise accordingly.

9. The stormwater management plan and maintenance responsibility for the subject property need to be unconditionally approved by the Washington Borough Land Use Board. Confirmation of the approval needs to be provided to the County.
10. The County has several relocation requests of water utility with the water company that still remain to be fulfilled. The County Engineer's Office will need to be contacted with timing of completion for these ongoing requests.

COMMENTS

1. A copy of the NJDOT Access Permit or Letter of No Interest shall be provided.
2. 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.

COUNTY ROAD

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

21-009-SP

Hopatcong DD, LLC

Blairstown

Block 703, Lots 1 & 2

Buchanan Road (CR 674) and Route 94

Description: County road preliminary/final site plan to construct a new Dunkin Donuts coffee/donut shop with drive thru on a 1.6 acre site located at Block 703, Lots 1 and 2 in Blairstown Township. The site is located on County Route #674 (Buchanan Road) and NJSH 94. Existing access to the site will be replaced with proposed access from a new driveway on NJSH 94 and a new driveway on CR#674. The proposed project would include a one-floor building containing 2,502 square feet of commercial space, 18 new vehicular parking spaces, access drives, and stormwater management facilities. The project will include approximately 24,360 square feet of new impervious surface. The present use of the site is commercial/residential and existing structures will be removed to construct the project. The site is located in the HC (highway Commercial) Zone District.

Disapproved for the following reasons:

1. In the cross sections and typical section provided showing the County Route #674 pavement widening, the pavement thicknesses shall be noted to be minimum (match existing) compacted thicknesses.
2. For the County road widening, a 2 foot offset from the existing edge of pavement shall be shown and dimensioned at the end of each 50 foot pavement taper for constructability purposes.
3. All required tree removal and clearing for the project shall be shown and noted on all plan views.
4. On the proposed driveway profile, label the gutter line and provide its station. The proposed gutter line shall be twenty two foot (22') minimum from the centerline of the road.
5. On Sheet 3 of 22 and all applicable plan views, "Proposed Sight Triangle Easement" at the driveway access to County Route #674 shall be revised to "Proposed 30'x100' Sight Triangle Easement". The sight triangles are to be 30' x 100' measured along the road right-of-way lines in accordance with County standard detail T6. A note shall be added to the plan that the sight triangle area is to be kept cleared in accordance with Warren County Development Review Regulations. A copy of the draft deed for the sight triangle easement must be submitted to the County Engineer's Office for approval prior to recording. The County's standard sight triangle easement form is to be used. An 8 ½" x 14" copy of the plan showing the dedication must be attached to the deed. The deed is to be recorded and returned to the Warren County Planning Department.
6. Comments on the County Driveway Sight Distance Plan and Profile, Sheet 5 of 22, are as follows:
 - a. The sight distance profile shall be corrected to indicate 400' minimum required sight distance.
 - b. For the sight line profile, label the existing feature to the west of the driveway. Provide the minimum dimension/clearance from the final grade to the sight line.
7. The hatching pattern for the proposed right of way at the intersection of State Route #94 and County Route #674 shall be corrected for the proposed right-of-way radius shown and the area for the right of way dedication updated to match the area in the metes and bounds description (27,609 sf). If improvements at the intersection for realignment are not to be installed, then a fair share pro-rata contribution can be considered.
8. A copy of the complete draft deed for the right-of-way dedication for County Route #674 shall be submitted to the County for review before recording. Only the metes and bounds description and copy of the plan were submitted. The 8 ½" x 14" copy of the plan showing the dedication shall be signed and sealed and the area updated to be consistent with the metes and bounds description (27,609 sf). The deed is to be recorded and returned to the Warren County Planning Department prior to approval.

9. For the sight triangle easement shown along State Route #94 at the intersection with County Route #674, a note shall be added that the sight triangle area is to be kept cleared in accordance with Warren County Development Review Regulations.
10. For the sight triangle easement shown along State Route #94 at the intersection with County Route #674, the County's standard sight triangle easement form is to be used. An 8 ½" x 14" copy of the plan showing the dedication must be attached to the deed. A copy of the draft deed for the sight triangle easement must be submitted to the County Engineer's Office for approval prior to recording. The deed is to be recorded and returned to the Warren County Planning Department.
11. The Traffic Impact Study was reviewed and comments are as follows:
 - a. The Traffic Impact Study does not follow the guidelines set forth by the Warren County Development Review Regulations.
 - b. Deductions for pass by or internal trips were considered in the Study which is contrary to the standards.
 - c. Though there was mention of pass by trips being applied *only* to the State Highway, there was an initial deduction for them, in both the ADT & Peak Hour Traffic, before the distribution was made for the driveway onto CR #674 (Buchanan Road).
 - d. Intersections and road segments with a distribution of more than 200 vehicles per day within the study area are subject to mitigation/fair share contribution which will be determined once a complete Traffic Impact Study is provided.
 - e. After submission of the revised Traffic Impact Study, a meeting should be scheduled with the County Planning Department and Engineer's Office if necessary.
12. Time of concertation calculation shall be included and the Tc path shall be added to the existing and proposed drainage area maps.
13. The Outlet Control Structure shall be revised as the weir structure has various inconsistent crest lengths and elevations between the utility and grading plan, utility profiles, construction details, and stormwater report.
14. The stormwater management for the development needs to be unconditionally approved by the Township of Blairstown Land Use Board. Written confirmation of the approval by the Township needs to be provided to the County.
15. The final version of the Operation and Maintenance Manual for Stormwater Management Facilities once approved by the Township shall be provided to the County referencing the latest plan revision date in Part II, Item e.

COMMENTS

1. The sewerage disposal design and well abandonment must be approved by the Warren County Health Department.

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. A copy of the access permit from the New Jersey Department of Transportation for the proposed improvements within the Route #94 right of way shall be provided.
4. A Highway Access and Construction Permit will be required from the Warren County Engineer's Office for any work within the County Route #674 right of way.
5. 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 Ms. Meuse. Motion carried.

21-046-SP

Russo Acquisitions, LLC

Hackettstown

Block 45, Lots 1.01 & 2

Bilby Road (CR 665)

Description: County road site plan to construct six 4- story apartment buildings housing 275 residential units on a 14.16 acre site located on Block 45, Lot 1.01 and Lot 2 in Hackettstown. The site is located on County Route 665 (Bilby Road). Proposed access to the project from Bilby Road is from an existing driveway for an adjacent parcel located on Block 45 Lot 1, a medical arts center. The proposed project will include 55 COAH units. Of the 275 apartments, there will be 173 one-bedroom units, 90 two-bedroom units, and 12 three-bedroom units, as well as 7,580 square feet of interior recreational room space. The project proposes 521 new parking spaces. The site is currently vacant and is located in the HF Zone District – Health Facilities within the Planned Family Rental Overlay District.

Disapproved for the following reasons:

1. The full extents of the existing gas line within Bilby Road/County Route #665 as well as the tie-in of the proposed gas line shall be shown on Drawing No. UT-1 and all applicable plan views.
2. The stormwater management for the development needs to be unconditionally approved by the Town of Hackettstown Planning Board. Written confirmation of the approval needs to be provided to the County.

3. The applicant shall submit an updated version of the stormwater management report to the County in order for the County to conduct a full review. The last version of the stormwater management report that has been received by the County has a revision date of June 3, 2022.
4. Utility crossings seen in the sanitary and storm profiles are above the proposed grade line. These utility lines shall be routed under the proposed grade while also keeping the minimum clearance distance from any existing and proposed stormwater and utility lines on the site.
5. The NJ Stormwater BMP Manual Chapter 9.8 indicates that an infiltration basin must not exceed 2 feet maximum runoff depth from bottom of basin to the first orifice of the outlet control structure. Outlet control structure #903 in the Southern Infiltration Facility shall be revised to accommodate the standards.

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 #665 right of way.
2. The retention 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 structures 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.
3. Previous onsite work and activities on the property with direct access to County Route #665 is noted to have been addressed. Direct access to the County roadway was closed off as acknowledged by the former applicant's notification email of December 22, 2020 and shall remain in place.
4. Prior to commencement of any construction activities, the County will need to review the construction schedule with the applicant in order to address access and drainage concerns along County Route #665.
5. The emergency access required by others along the frontage of County Route #665 is for police, fire and emergency rescue service only, no exceptions.

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

22-031-SP

10 Brass Castle Road, LLC

Washington Boro/Washington Twp.

Block 2.05, Lot 7

Block 23, Lot 12.01

Brass Castle Road (CR 623)

Description: County road site plan for a proposed residential rehabilitation facility on a 2.79 acre site located in Washington Borough and Washington Township. The project is located on a flag lot. The 'flag' is 2.45 acre lot located within Block 2.05, Lot 7 in Washington Borough. The 'stem' is a 0.34 acre lot located within Block 23, Lot 12.01 in Washington Township. The site is located on County Route 623 (Brass Castle Road). Proposed access to the project from CR 623 is from an existing driveway in Washington Township. The proposed area of disturbance for the project is located in Washington Borough only. The proposed project will increase the floor area of an existing building by 7,833 square feet to a total floor area of 24,000 square feet. The site currently has 48 parking space and the project proposes to reduce parking spaces to 40 spaces. The project will increase impervious surface by 1,014 square feet. The existing medical/office building on the site is located in the B-1 Highway Business District Zone.

Disapproved for the following reasons:

1. The configuration of the existing drainage pipe alignments at the driveway opening do not appear consistent with that as shown on the plans. Information should be field checked at the "A" Inlet on site, the "E" Inlet to its west, and the "A" Inlet to the south along the edge of the roadway pavement.
2. In accordance with County Standards (Section 6.03.d.(4)), emergency spillway overflow must be carried to a system that has sufficient capacity for the 100 year storm flow and shall not discharge onto a County Road. The provision to oversize the detention basin storage of 150% of the 100 year storm volume may be utilized to address the situation.
3. The overland drainage discharge from both pipes on the sides of the driveway will need to be intercepted prior to the County right of way so that no discharge occurs onto the County roadway. The existing gas main and proposed water service location and depths will need to be accounted for in the design.
4. The stormwater management plan and maintenance responsibility for the subject property need to be unconditionally approved by the Washington Borough Land Use Board. Written confirmation of the approval needs to be provided to the County.

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 #623 right of way.
2. A Highway Access and Construction Permit(s) will be required from the Warren County Engineer's Office for any utility work within the County Route #623 right of way by the respective utilities. Any revisions to the utilities shown on the plans will need to be resubmitted to the Planning Department for review and approval prior to permitting.

EXEMPT

Noted and Accepted.

23-001-SP	Washington Boro	1 Washington Ave, LLC	1/10/23
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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 Ms. Meuse, seconded by Mr. Baker.

20-002-SP	White	Beckett of White Township
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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.

TN
Proofread RC