

## Minutes

The regular meeting of the Warren County Planning Board was held on Monday, April 25, 2022 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]. Chairwoman Deborah Pasquarelli called the meeting to order at 7:01 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  
Gerald Norton  
Deborah Pasquarelli  
Randy Piazza  
Jason Sarnoski, Commissioner  
David Smith

Alternate Present: Terry Urfer, Alternate 1

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

#### SALUTE TO THE FLAG

#### MINUTES

The minutes of the March 28, 2022 with the correction of Ryan Conklin, Asst. Planning Director was not present at the meeting were approved on a motion by Mr. Smith, seconded by Mr. Urfer. Motion carried with Ms. Pasquarelli and Mr. Sarnoski abstaining.

#### PUBLIC COMMENT

The public comment portion of the meeting was opened on a motion by Mr. Norton, seconded by Mr. Smith. Nikki Joseph stated that the public comment period is an opportunity for the public to comment and if the board does not have an answer or the answer does not suffice, it should not become a back & forth discussion.

Theresa Chapman, Harmony Township – at the last board meeting it was asked if the notes would be provided to the public on if projects were approved or disapproved, but she couldn't see that. Ms. Chapman asked it was in a separate spot since the meetings were no longer open to the public. Ms. Pasquarelli asked her if she was talking about the Subdivision & Site Plan Report from the meeting held at 6:30 p.m. prior to the board meeting. Mr. Dech stated that he thought what Ms. Chapman was looking for was the Comment Report. Ms. Pasquarelli wanted to know what was decided and Mr. Dech stated that the report is available to them right now. Mr. Dech then distributed hard copies to anyone from the public that wanted one.

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, seconded by Mr. Norton. Motion carried.

#### SUBDIVISION & SITE PLAN REPORT

### Subdivisions

20-013	Sara Pyskaty	Franklin	
22-004 (F)	RNJ Contracting, LLC (Washington Valley Estates)	Washington Twp.	
21-013 (f)	Asbury Farms Urban Renewal	Washington Twp.	Extension Request

### Site Plans

21-036-SP	Levin Management Corp.	Washington Twp.	Extension Request
18-006-SP	LMR Disposal, LLC	Harmony Twp.	Extension Request
21-025-SP	Hope NJ Realty Group	Hope	Extension Request
21-040-SP	Asbury Farms Urban Renewal	Washington Twp.	Extension Request
20-029-SP	Allentown SMSA d/b/a Verizon	Hackettstown	
22-008-SP	R&F Phillipsburg, LLC (Chipotle)	Pohatcong	
22-005-SP	Mansfield Dev, LLC	Mansfield	
22-009-SP	NJDRP, LLC	Independence	
22-010-SP	7 Route 57, LLC	Hackettstown	
21-042-SP	Reeder Property Solar Farm, LLC	Harmony	
21-034-SP	Paul Matinho/NJ Battery Energy Storage	Pohatcong	
21-024-SP	Greenwich Dumont Urban Renewal	Greenwich	
22-011-SP	Woodhill Alpha, LLC	Alpha	
21-037-SP	1603 Springtown, LLC	Alpha	

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 February 17, 2022 - Included for the Board's information.
- Memo to Municipalities on Transportation Plan Public Hearing, May 23, 2022 – Included for the Board's information.

### **DIRECTOR'S REPORT**

- Warren County Planning Dept. Project Report April 2022.

- #5 Demographics/US Census –Ms. Joseph had informed him that her office did some research in to the appeal process for the Metropolitan Statistical Area classification. Ms. Joseph stated that the Office of Management and Budget had no appeal process and her office could look further in to it, but she wanted to present it to the board. Mr. Dech stated that the OMB would be redefining/reclassifying the MSA based on the latest US Census data in March of 2023.
- #9 Warren Heritage Scenic Byway - Alpha Borough passed a resolution to approve the extension. The Planning Department is working on the nomination application for the southern extension to submit to the NJ DOT. It was presented to the Musconetcong River Management Council last week and they are issuing a resolution in support as well.
- #20 –Mr. Urfer asked about a meeting with NJDOT, if the county was involved in anyway. Mr. Sarnoski stated they have been trying to get a meeting with NJDOT since December and we have sent monthly requests for updates and we haven't received any dates from the NJDOT. Mr. Sarnoski said that in December, he had a meeting with Mayor McDonough of Hope Township, Adele Starrs of Knowlton Township and Jeff Herb of White Township regarding traffic.
- Plastic bag ban goes in effect on May 4<sup>th</sup> so through a recycling grant the Planning Department purchased reusable bags which were handed out to everyone who wanted one. They will be available to the public at events.
- June Pryslak will now be attending the meetings to take minutes.

## COMMITTEE REPORTS

None

## LIAISON REPORT

None

## OLD BUSINESS

None

## NEW BUSINESS

- Mr. Urfer questioned the status of Jaendl's traffic study and the County's consultant's, WSP, response to it. Mr. Dech stated that Jaendl needs to submit revised plans and a revised traffic study to address the comments and conditions in WSP's report. When asked if WSP would be able to answer questions about their report, Mr. Conklin replied that the questions should be directed to the department and we would relay them to WSP if warranted. WSP's services are paid through the escrow account posted by Jaendl. Mr. Urfer would like to ask them questions before the point of conclusion. Ms. Pasquarelli stated that there should be a transportation subcommittee and that Terry Urfer should be on it. It was reiterated that WSP represents the county in the review of Jaendl's traffic study. When revised traffic study is received it will be transmitted to WSP for review. Mr. Sarnoski agreed there are questions to be asked, but not until a revised traffic study is received and WSP completes its review of the revised study.
- Morris Canal Greenway Trail Improvements [PowerPoint Presentation \(warrencountynj.gov\)](#). In 2019 the county was approved for a transportation alternative grant from the NJDOT. Mr. Dech went over the locations and the work that is planned to be done. It will be maintained by county forces, the Youth Corp and volunteers. Bids for construction are anticipated in the winter/January 2023 with work done in the spring of 2023.

## OTHER BUSINESS

- Mr. Urfer asked if the Delaware Water Gap became a national park, how would it impact traffic and would it be in the plan. Mr. Dech responded it was not anticipated when the transportation plan was prepared. Ms. Pasquarelli asked it to be put on new business for the next meeting.

## PUBLIC COMMENTS

The public comment portion of the meeting was opened on a motion by, seconded by Terry Urfer.

- Theresa Chapman, Harmony– does the WSP traffic report include the Foul Rift intersection?  
Mr. Gleba responded yes.
- 519/Stryker Road is that new and improved or is it old?  
Mr. Gleba responded that the intersection is not new.  
Ms. Chapman stated that the trucks don't stop even when the light is green at the Dumont Rd intersection. The right turn lane doesn't seem wide enough either.  
Mr. Gleba responded that the county needs to look in to the intersection. They have looked in to the right lane turn and it is plenty wide enough. Mr. Sarnoski elaborated that the development is in one municipality and intersection of 519/Stryker Road is in another. Mr. Gleba stated again that they will look at it closely as the county continues to grow because there is a concern.
- Ms. Chapman asked if the master plan for transportation public hearing is May 23<sup>rd</sup>. Mr. Dech responded yes. Ms. Chapman stated she hasn't had a chance to read that thick report but wanted to know if new & old intersection issues would be addressed. The plan reflects back to the light industrial report that was done.
- Stewart Ridley, Phillipsburg– asked if he could get the Subdivision report earlier. He doesn't have time to prepare questions. This report is not public until the subdivision/site meeting. Mr. Kern asked if it could be marked as "draft".
- Mr. Ridley stated that those meetings used to be public, but now they aren't. Mr. Sarnoski responded that the change was due to COVID.
- Nikki Joseph suggested not to distribute the report marked as draft.
- Mr. Ridley stated that if the public doesn't get it by 4pm, they don't have time to ask informed questions about the subject matter.
- Mr. Sarnoski stated that the only way we could do that is if the subcommittee met earlier than one (1) hour before this meeting.
- Mr. Kern stated he would reach out to find out what the other counties are doing.
- Ms. Chapman stated that she is almost certain that Hunterdon County's meeting are open.

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, seconded by Mr. Piazza. Motion carried.

## ADJOURNMENT

There being no further business, the meeting was adjourned at 8:47 p.m. on a motion by Mr. Urfer, seconded by Mr. Baker. Motion carried.

Respectfully submitted,



June Pryslak  
Recording Secretary

**SUBDIVISIONS & SITE PLANS**  
**April 25, 2022**

**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 Board.

21-011	White Twp.	Michael Vande Vrede	3/29/22
--------	------------	---------------------	---------

The following subdivisions were previously approved with conditions on or before October 25, 2021. 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)**

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

**22-004 (F)**

**RNJ Contracting, LLC (Washington Valley Estates)**

Washington Twp.

Block 28, Lots 5.01 to 5.08

Mine Hill Road (CR 649) & Plane Hill Road

Description: County road final subdivision known as Washington Valley Estates in Washington Township of eight existing lots in a 34 acre tract to create 24 lots. The existing lots are in Block

28, Lots 5.01 to 5.08; the new lots will be in Block 28, Lots 5.01 to 5.24. Access will be from County Route 649 (Mine Hill Road). This subdivision is in the Zone R-40 Residential District. Status: New Final

Approved with Comments:

## **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 #649 right of way. Separate construction plans for the work based on the previously approved preliminary subdivision will be reviewed as part of the permit application process.
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 or the N.J.D.E.P.
3. The County will be resurfacing County Route #649 (Mine Hill Road) in the year 2023 and maintains a five (5) year disturbance moratorium on all new pavement. All work within the County roadway shall be completed by April 2023.
4. Extension of the sanitary system as may be contemplated by the Township shall be accommodated on the property to avoid future County impacts.

## **COUNTY ROAD (MINOR)**

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

### **20-013**

**Sara Pyskaty**

Franklin Township

Block 56, Lot 34

Bloomsbury Road (CR 632)

Description: County road minor subdivision in Franklin, Block 56 of Lot 34, which would create one new lots with one remaining lot. Existing Lot 34 is 63.2 acres. The proposed subdivision would result in the creation of Lot 34.02 (7.0 acres) and the remaining area of Lot 34 would be 56.2 acres. Properties are located on County Route #632 (Bloomsbury Road). The existing lot contains an existing two and half story frame dwelling and a barn. The rear of the lot borders the Musconetcong River and contains freshwater wetland and floodplains. The lots are in the RC Rural Conservation Zone. Submitted to the Franklin Township Land Use Board same day (10/21/20) as submitted to County. The property was previously the subject of an application to



the Township to grant an exemption from subdivision for agricultural purposes. According to the 10/21/20 municipal transmittal letter, the LU Board adopted a Resolution; however, the applicant never took any steps to perfect the approval. The applicant is now applying for minor subdivision approval to create the new lot. In the 2017 municipal testimony the applicant indicated the subject property is presently used for growing hay and raising animals and they intend to expand their farming and agricultural activities to bring a cow operation to part of the farm.

Disapproved for the following reasons:

1. A copy of Survey References #1 and #2 (listed on Plan of Survey, Sheet 1 of 1) shall be provided. Survey Reference #4 from the prior submission regarding the vertical datum shall be added back to the Plan of Survey. On the Plan of Survey, for the 12" CIP at County Route #632, a note shall be added stating the County's ongoing Right to Discharge.
2. The sheet numbering of Drawing No. 2, Existing Conditions Survey, shall be corrected from 2 of 6 to 2 of 16. On this drawing, for the 12" CIP at County Route #632, a note shall be added stating the County's ongoing Right to Discharge.
3. On Sheet 3 of 16, Minor Subdivision Plat – Key Plan, the right of way dedication to Warren County shall be labeled with complete information provided. Labels for the proposed lot and remaining lot shall be added providing complete information.
4. The text beneath "County of Warren" in the Certifications/Approvals area ("This plat complies with...") shall be relocated to an appropriate location or removed.
5. The newly added General Plat Note 1.3 on Drawing No. 3 of 16 is contradictory to General Note #10 on the Cover Sheet. General Note #10 indicates access to both Block 56 Proposed Lot 34.02 and Block 56 Remaining Lot 34 are proposed from the existing driveway. As such, the driveway classification will change from that of a residential driveway to that of a minor driveway. County roadway widening associated with the minor driveway classification is required in accordance with County standards.
6. The sightline to the east of the existing driveway does not meet minimum clearance requirements for a minor driveway and shall be addressed to meet County standards.
7. On the profiles for the existing and future driveways, the centerline of the County road shall be labeled at station 0+00 and all driveway stationing updated accordingly. The slope of the driveway from the edge of the County road pavement to the gutter line shall be two percent (2%) to four percent (4%) and the gutterline shall be twenty two foot (22') minimum from the centerline of the road.
8. A typical section shall be provided for the proposed County road widening. The joint between the existing pavement and widened section shall be noted to receive a hot tar joint sealer including a sealing of the top surface of the joint (Polyflex Type 2 Plexi Melt by CrafcO).

9. Cross sections shall be provided at twenty-five foot stations for the extents of the County road widening. County standards require cross sections to a scale of 1"=5'. Cross sections shall show the proposed pavement widening. Elevations shall be provided at the centerline of the roadway, at the edge of the existing pavement and at the edge of the proposed pavement. Cross slopes shall be provided for the existing and widened pavement sections.
10. A copy of the complete draft deed for the right of way dedication for County Route #632 shall be submitted to the County for review prior to recording. Only the Metes and Bounds Description was submitted. An 8 ½" x 14" copy of the plan (to scale, signed and sealed) showing the dedication shall be attached. The deed is to be recorded and returned to the Warren County Planning Department prior to approval.
11. New shade trees shall be planted at seventy-five foot (75') intervals along and just outside the County right-of-way line in accordance with County standards. The trees shall not be planted within the right of way.
12. Filing and recording of the subdivision, whether by plan and/or deeds, shall be provided.
13. 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 #632 right of way.
2. The proposed private well and septic for proposed Lot 34.02 will need to be approved by the Warren County Health Department.

## **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 25, 2021. 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 Mr. Smith, seconded by Mr. Norton. Motion carried.

**22-008-SP****R & F Phillipsburg, LLC/Trevor Edkin (Chipotle)**

Pohatcong

Block 75, Lot 3

Route 22

Description: Non-county preliminary site plan for the development of a Chipotle restaurant on pad site located in an existing commercial shopping center on Route 22 in Pohatcong on Block 75 Lot 3 consisting of 6.85 acres. The property is home to a number of commercial uses including the Raymour and Flannigan and the Aldi. The applicant is proposing a 2,325 sqft drive thru restaurant with no additional parking spaces. This site plan is located in the Zone B-3 Highway Business District.

Approved with conditions:

1. The stormwater management plan and maintenance responsibility for the subject property need to be unconditionally approved by the Pohatcong Township Land Use Board. Confirmation of the approval needs to be provided to the County.
2. A driveway connection from the site to the adjoining Block 75, Lot 1.01 (Pohatcong Associates/National Realty) access driveway should continue to be pursued to facilitate traffic circulation in this area.

**COMMENTS**

1. A copy of the NJDOT Access Permit or Letter of No Interest shall be provided. The prior major access permit review letters from the County will need to be addressed.
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.
3. The proposed left turn movement from the site onto NJSH #122 (New Brunswick Avenue) is not recommended due to the close proximity of the off ramp from NJSH Route #22 to the north of the driveway, sight distance to the south of the driveway and the distance needed to travel to cross NJSH #122 to make a left turn. The driveway access on NJSH Route 22 should be reconfigured to allow for a right out egress from the site.

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

**22-005-SP****Mansfield Dev, LLC (Popeye's)**

Mansfield

Block 1104, Lots 9 &amp; 10

NJSH Route 57

Description: Non-county preliminary site plan for the development of a Popeye's restaurant on pad site located in an existing commercial shopping center on Route 57 in Mansfield Township on Block 1104 Lots 9 & 10 consisting of 7.57 acres. The property is home to a number of commercial uses including several restaurants and retail establishments. The applicant is proposing a 2,080 sqft drive thru restaurant and 18 additional parking spaces. This site plan is located in the Zone B-2 Business District.

Approved with conditions:

1. The stormwater management plan and maintenance responsibility for the subject property need to be unconditionally approved by the Mansfield Township Land Use Board. Confirmation of the approval needs to be provided to the County.
2. The site plans shall reference the previous County Planning Board approvals of applications #05-024-SP and #06-053-SP for the subject property.

**COMMENTS**

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

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

**22-009-SP****NJDRP, LLC**

Independence

Block 30, Lot 1

Route 46

Description: Non-county major preliminary site plan for the development of an automotive repair shop on Route 46 in Independence Township on Block 30 Lot 1 consisting of 3.15 acres. The property currently contains a similar use the applicant is proposing to construct a 9,600 sqft building with truck bays and an office. This site plan is located in the Zone B Business Zone.

Approved with conditions:

1. The stormwater management plan and maintenance responsibility for the subject property need to be unconditionally approved by the Township of Independence Land Use Board. Written confirmation of the approval needs to be provided to the County.

## COMMENTS

1. The sewerage disposal design and proposed well must be approved by the Warren County Health Department.
2. A copy of the NJDOT Access Permit or Letter of No Interest shall be provided.

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

### **22-010-SP**

#### **7 Route 57, LLC**

Hackettstown

Block 129, Lots 23, 24 & 25

Route 57

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 sqft apartment building along with the consolidation of the three lots. This site plan is located in the HC Highway Commercial Zone.

Approved with conditions:

1. The stormwater management plan and maintenance responsibility for the subject property need to be unconditionally approved by the Hackettstown Land Use Board. Written confirmation of the approval needs to be provided to the County.
2. The submitted "Plan of Survey" for the property shall be signed and sealed by the professional.

## COMMENTS

1. A copy of the NJDOT Access Permit or Letter of No Interest shall be provided.
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 or the N.J.D.E.P.

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

**22-011-SP****Woodhill Alpha, LLC**

Alpha

Block 100.2, Lots 1, 1.08 &amp; 1.09

Industrial Drive, Edge Road &amp; New Brunswick Avenue

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.

Approved with conditions:

1. The boundary and topographic survey for the property referenced in General Information note 3a on the Cover Sheet shall be provided.
2. Sheet 1 of 1, Truck Turning Plan, listed within the Index of Sheets on the Cover Sheet was not included in the submitted plan set and shall be provided.
3. The stormwater management plan and maintenance responsibility for the subject property need to be unconditionally approved by the Alpha Borough Land Use Board. Confirmation of the approval needs to be provided to the County.
4. NJSH Route #173 has a 10 ton weight limitation and ongoing significant damage has occurred to a County bridge structure on Still Valley Road. Supplemental signage, guidance, etc. will be needed to direct tractor trailers away from utilizing the Still Valley Road bridge structure and NJSH Route #173.
5. Warren County will need to discuss with Woodhill Alpha LLC the routes for trucks to/from the facility(s). The County is trying to address tractor trailer/truck related issues on nearby roadways and bridges. A meeting with the Warren County Engineer's Office and Planning Department should be scheduled to review the applicant's truck operations.

**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.

## **COUNTY ROAD**

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

### **20-029-SP**

#### **Allentown SMSA d/b/a Verizon Wireless**

Hackettstown

Block 45, Lot 2.01

Bilby Road (CR 665)

Description: County road site plan to construct a wireless telecommunications facility at the site of an existing paving company on a 3.00 acre site, Block 45, Lot 2.01 in Hackettstown. The site is located on County Route 665 (Bilby Road). Access to the site is from an existing driveway on CR 665. The site plan includes a proposed monopole and equipment pad to be installed within a new 30 by 50 foot fenced compound area. A proposed generator and 500 gallon tank are to be installed on a new concrete pad with the compound. Twelve (12) proposed antennas, nine (9) remote radio heads, and two (2) main distribution boxes are to be installed on a new low profile platform on the new monopole. New electrical service and fiber service are to be installed to the communications compound. The application states that no new parking is proposed and there will be no increase in impervious surface on the site. The site is in the LM - Limited Manufacturing Zone.

Disapproved with the following reasons:

1. A 30 scale or larger plan shall be provided for Bilby Road (County Road #665) for evaluation of the right of way lines and sight lines.
2. Clearly show and label the centerline and right of way line for Bilby Road (County Road #665). Dimension the right of way line from the centerline of the roadway.
3. Additional right of way dedication may be required for Bilby Road (County Road #665). Once the centerline and right of way information has been provided, a determination on the needed right of way will be made.
4. The right of way for Bilby Road shall also reference the original road return from Warren County Book W1-377 of a 2 rod width.
5. A drop service pole utility pole shall be shown outside the County right of way and noted accordingly with dimensions provided. No underground electric shall be constructed within the right of way.
6. On Drawing Z-1, Site Plan, provide the deed book and page of the two existing sight line easements.

7. An “existing tree line” is shown within the existing sight line easement. Individual trees shall be shown within this area for evaluation with the sight line easement. Any vegetation/features within the sight line easement that are in violation of the easement shall be noted for removal.
8. Note the existing driveway classification, major or minor, on the plan. Sight line profiles shall be provided in accordance with County standards.
9. The stormwater management plan and maintenance responsibility for the subject property need to be unconditionally approved by the Hackettstown Land Use Board. Written confirmation of the approval needs to be provided to the County.

## COMMENTS

1. 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.
2. A Highway Access and Construction Permit will be required from the Warren County Engineer's Office for any work (utilities, improvements, etc.) within the County Route #665 right of way.

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

### **21-042-SP**

#### **Reeder Property Solar Farm, LLC**

Harmony

Block 7, Lot 11

Hutchinson Station Road (CR 622) & Reeder Road

Description: County road site plan, Block 7 Lot 11 in Harmony, for construction of a solar facility. Access to the site is from Reeder Road, there is county road frontage along Hutchinson Road CR # 622 for 111.29 feet. The site used as agricultural use. The lot size is 48.1 acres and will have 0.065 acres of new impervious surface. The site is located in the I Zoning District.

Disapproved for the following reasons:

1. On the cover sheet and survey plan, the portions of River Road under County jurisdiction shall also be labeled County Route #622.
2. The labeling for the County structure along River Road (CR #622) shall be corrected from “County Structure #1003A to County Structure #10003A” in all locations.

3. On the cover sheet, label County Structure #10004 located along River Road and any other applicable plan sheets.
4. On both the survey and site plans, clearly show and label the right of way line for River Road (County Route #622) on the 30 scale plan. Dimension the right of way line from the physical centerline of the roadway.
5. The proposed right of way line for River Road (County Route #622) is to be shown and dimensioned 33 feet offset from the existing physical centerline of the roadway.
6. A copy of the draft deed of easement for the River Road (County Route #622) right of way dedication needs to be submitted to the County for review and approval prior to recording. An 8 ½" x 14" copy of the plan showing the dedication shall be attached to the deed. The deed is to be recorded and returned to the Warren County Planning Department prior to site plan approval.
7. A 30' x 100' sight triangle easement shall be shown and dimensioned at the intersection of Reeder Road with County Route #622 (River Road).
8. A copy of the draft deed for the sight triangle easement shall be submitted 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 shall be attached to the deed. The deed is to be recorded and returned to the Warren County Planning Department prior to approval.
9. The stormwater management plan and maintenance responsibility for the subject property need to be unconditionally approved by the Harmony Township Land Use Board. Confirmation of the approval needs to be provided to the County.

## COMMENTS

1. Any work within a County right of way or sight triangle easement will require a Highway Access and Construction Permit.
2. Any work required within any County right of way for interconnecting purposes will require review and approval by the County.

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

### **21-043-SP**

#### **Harmony Sand Solar Farm, LLC**

Harmony

Block 7, Lots 2, 13 & 14

Belvidere Road (CR 519)



Description: County road site plan, Block 7 Lots 2, 13 & 14 in Harmony, for construction of a solar facility. Access to the site is from Belvidere Road County Route 519. The site used as agricultural use. The lot size is 203 acres. The site is located in the I Zoning District.

Disapproved for the following reasons:

1. On the maps on the Cover Sheet, delete the label “County Structure #10008” in all locations as the structure is in a different location than that shown.
2. The Highlands Preservation/Planning Boundary will need to be shown along County Route #519. The extents of right of way dedication will be determined once the boundary line location is provided and labeled on the plans.
3. As access to the site is proposed from County Route #519, county road improvements associated with the minor driveway classification are required. Pavement widening to twenty-two feet from the centerline of the roadway is required in accordance with County standards.
4. Areas to be utilized for storage, staging and parking during construction shall be shown on the plan. A note shall be added to the plans that the County’s right of way is not to be used for storage, staging or parking during construction.
5. The stormwater management plan and maintenance responsibility for the subject property need to be unconditionally approved by the Harmony Township Land Use Board. 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 #519 right of way.
2. Any work required within any County right of way for electrical/grid interconnecting purposes will require review and approval by the County.

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

### **21-034-SP**

#### **Paul Matinho/ NJ Battery Energy Storage Project**

Pohatcong

Block 105, Lot 1

County Route 519

Description: County Road Site plan located on CR # 519 in Pohatcong Township. The applicant is proposing a Battery Storage Facility on Block 105 Lot 1. This is an abandon industrial site. The battery storage, to store electricity. The site plan has 5,135 square feet of impervious surface. The site is located in the Industrial Zone.

Disapproved for the following reasons:

1. The survey referenced in Survey Note #5 on the Plan of Survey prepared by Crest Engineering Associates, Inc. dated 3/28/18 shall be provided. Note the reference used establishing the County Route #519 right of way. The boundary survey for the property "ALTA Survey (By Others)" listed in the Drawing Sheet Index shall be provided.
2. On all applicable sheets including the Plan of Survey, Sht. 2 of 2 prepared by Crest Engineering Associates, Inc. dated 3/28/18, the northern leg of County Route #519 shall be noted as "A.K.A. Riegelsville-Warren Glen Road".
3. The 25 foot wide Elizabethtown Gas Co. Easement shall be labeled on all applicable plan views.
4. Dedication of additional right of way along County Route #519 shall be provided. The proposed right of way shall be 40 feet from the roadway centerline to match the right of way on adjacent property Block 105, Lot 1.03 and extend along the entire frontage. The submitted plans only show a right of way dedication along the portion of County Route #519 known as Riegelsville-Warren Glen Road and shall be extended to also include the portion of County Route #519 known as Milford-Warren Glen Road. The proposed right of way line shall be dimensioned 40 feet from the centerline of the roadway on both road segments and the area to be dedicated shall be hatched/patterned and complete information provided (metes and bounds description, labeling, area).
5. A copy of the complete draft deed for the right of way dedication for County Route #519 shall be submitted to the County for review prior to recording. Only the legal description and exhibit sketch were submitted. The exhibit sketch shall be an 8 ½" x 14" copy of the plan (to scale, signed and sealed) with the proposed right of way line dimensioned 40 feet from the centerline of the roadway, the area to be dedicated hatched/patterned and complete information provided (metes and bounds description, labeling, area). Only the area of interest needs to be shown on the exhibit. The deed is to be recorded and returned to the Warren County Planning Department prior to approval.
6. County road pavement widening is required in accordance with County standards. The widening shall conform to standard detail T5 for the minor driveway classification. Pavement radii in accordance with County standards shall be provided at the driveway access to County Route #519.
7. A centerline profile of the County road, cross sections of the County road every 50 feet to the extents of the County road pavement widening and a typical section of County Route #519 providing complete details of the pavement widening shall be provided.

8. On the profile for the existing driveway, the centerline of the County road shall be labeled at station 0+00 and all driveway stationing updated accordingly. The station and elevation shall be given at the edge of pavement, gutterline and at a distance 25 feet from the gutterline and the slopes labeled.
9. Sight lines and sight line profiles shall be provided in accordance with County standards. The sight lines shall be clearly shown and labeled on the 20 scale County roadway plan (Sheet #C-303). At the driveway, the driver's eye shall be at a point twenty eight feet (28') from the centerline of the County road or 8 feet from the edge of pavement or stop bar, whichever yields the greatest offset from the centerline of the road. The minimum sight distance and driveway classification shall be noted and stationing provided along each sightline. The sightline profiles shall be at a scale of horizontal 1"=20'/vertical 1"=2' or horizontal 1"=30'/Vertical 1"=3'. Provide the finished grade elevation along the sightlines at each 50 foot station. At the driveway (Station 0+00), provide the elevation of the finished grade along the sightline and of the sightline.
10. The proposed 30'x100' sight triangle easement at the intersection of Milford-Warren Glen Road and Riegelsville-Warren Glen Road measured along the road right-of-way lines of dedication shall be revised after the proposed right of way dedication along Milford-Warren Glen Road is accurately depicted. The metes and bounds shall be provided on the plan.
11. A copy of the complete draft deed for the sight triangle easement shall be submitted for approval prior to recording. The County's standard sight triangle easement form is to be used. Only the metes and bounds description and an exhibit were provided. An 8 ½" x 14" copy of the plan showing the dedication shall be attached to the deed. The exhibit shall be to scale, include only the area of interest and include complete information (metes and bounds of the easement, right of way lines, dimensions to right of way lines from roadway centerline, labeling). The deed is to be recorded and returned to the Warren County Planning Department prior to approval.
12. For the Bridge Construction and Maintenance Easement for Warren County Bridge #20046, the wingwall shall be clearly dimensioned so that the limits of the easement can be determined. The easement should not overlap the proposed right of way dedication for County Route #519. The easement area shall be hatched/patterned and complete information provided (metes and bounds description, labeling, area).
13. A copy of the complete draft deed for the Bridge Construction and Maintenance Easement shall be submitted for approval prior to recording. Only the metes and bounds description and an exhibit were provided. An 8 ½" x 14" copy of the plan showing the dedication shall be attached to the deed. The exhibit shall be to scale, include only the area of interest and include complete information (metes and bounds of the easement, right of way lines, dimensions to right of way lines from roadway centerline, labeling). The deed is to be recorded and returned to the Warren County Planning Department prior to approval.
14. A drainage easement shall be provided for the pipe/swale between the County Route #519 right-of-way and the Musconetcong River.

15. The stormwater management for the development needs to be unconditionally approved by the Township of Pohatcong Land Use Board. Confirmation of the approval needs to be provided to the County.
16. A meeting shall be scheduled with the Planning Department and Engineer's Office to review the County standards for the proposed plan.

## COMMENTS

1. A Highway Access and Construction Permit will be required from the Warren County Engineer's Office for any proposed improvements within the County Route #519 right-of-way.

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

### **21-024-SP**

#### **Greenwich Dumont Urban Renewal**

Greenwich

Block 26, Lot 2

Greenwich Street (CR638)

Description: County Road P/F Site plan project know as Proposed Willows at Greenwich. 5 Multifamily dwelling have 66 units proposed at # 638 Greenwich Street and Dumont Road Greenwich Township. The site is on Block 26 Lot 2 14.58 acres. Proposed is 44,141 Square feet of new buildings with 132 parking spaces and a total of 120,008 square feet of impervious surface. It will have central water and sewer. It is located in the Office Professional / Limited Research zone.

Approved with conditions:

1. On the ALTA NSPS Land Title Survey and on all applicable plan views throughout the site plans, all labeling referring to the road right of way of Dumont Road shall be corrected to reference "Deed Book 1770".
2. "County-Specific Note" one and two provided on Sheet #21, County Improvement Plan & Details shall also be provided on Sheet No. 12, Utility Plan.
3. The Township will need to execute an Agreement with the County in which the Township assumes responsibility for the ownership and maintenance of the sidewalk, ADA ramps, crosswalks and flashing pedestrian crossing signs within the County right of way.

4. A complete copy of the draft deed for the right of way dedication for County Route #638 shall be submitted to the County for review prior to recording. An 8 ½" x 14" copy of the plan showing the dedication shall be attached to the deed. The deed is to be recorded and returned to the Warren County Planning Department prior to approval. Only the legal description and Easement Exhibit have been submitted.
5. A copy of the review (Traffic Engineering Technical Review Report #4) by WSP, the County's traffic engineering consultant, is enclosed and shall be satisfactorily addressed.
6. Pavement restoration limits will need to be established for the installations proposed on the County roadway and contractors operations on the pavement during construction. A determination of the extents will be made once all improvements within the County roadway are finalized. Boring and/or jacking of casing pipes for the utility pipe crossings may be required as this portion of roadway is scheduled for resurfacing in 2023. The County maintains a five year moratorium on pavement openings for newly resurfaced roadways.

## COMMENTS

1. A Highway Access and Construction Permit will be required from the Warren County Engineer's Office for the proposed work within the County Route #638 right-of-way.
2. The applicant is hereby notified that Warren County will not accept responsibility for the stormwater management system or the review of subsequent inspection reports; the responsibility for these items must therefore be assumed by the Municipality or the NJDEP.
3. 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.
4. The force main should be constructed with ductile iron pipe (DIP) within the county right of way.
5. The sewer system should be designed to handle all future sewer needs for development in this area.
6. The applicant and Greenwich Township should consider implementing an additional crosswalk across the north leg of Dumont Road along with a curb ramp on the northwest corner. This third crosswalk and curb ramp would promote pedestrian connectivity to all four corners of the intersection and provide for potential connectivity to a future sidewalk network.

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

**21-037-SP**

**1603 Springtown, LLC**

Alpha

Block 97, Lot 10

Springtown Road (CR 519)

Description: County Road preliminary/ final site plan, located on Springtown Road, CR# 519 in Alpha. The site is on Block 97 Lot 10, lot size of 0.86 acres. Project is constructing a two-story office building, 12,000 square feet and adding 39 new parking spaces. The site will have 30, 517 square feet of impervious surface. The site is located in the B-3, professional office.

Approved with conditions:

1. The existing driveway to Lot 11 shall be shown on all applicable plan sheets including Sheet 8 of 8.
2. Provide a drawing list on Sheet 1 with titles for information contained on the respective sheets.
3. The General Notes on Sheet 3 underneath the “Grading Plan” should note that any utility required in the County right of way will require a County Highway Access and Construction Permit.
4. On Sheet 3, “Grading Plan” detail, the proposed spot elevations at the access driveway openings shall be provided on Sheet 8 for evaluation with the proposed widening. The high point along the County road shall be noted and the pavement widening shall slope towards the curblines.
5. On Sheet 7 of 8, the detail “Typical Intersection/Major Driveway” shall be replaced with Warren County standard detail T5 “Typical Minor Driveway”.
6. Pavement widening shall be shown crossing the existing driveways to Lots 11, 12, and 13 and the 200 foot widening length dimensioned. A fifty foot transition to the existing pavement shall be shown and dimensioned. The fifty foot transition shall begin at the southern edge of the existing driveway for Lot 13.
7. A typical section shall be provided for the proposed County road widening. The joint between the existing pavement and widened section shall be noted to receive a polymer based joint adhesive and hot tar joint sealing of the top surface of the joint (Polyflex Type 2 Plexi Melt by Crafcoc). A note shall also be provided that the need for pavement sawcutting will be determined at the time of construction with the County.
8. Correct the label for the southernmost pavement radii to indicate the proposed pavement radii. It currently indicates the existing pavement.

9. The distance between the southern property line at the right of way line and the end of the return radius for the site egress is labeled 10 feet but measures 15 feet. Please update accordingly.
10. In lieu of driveway profiles, detailed spot elevations shall be provided at driveway accesses and along the County roadway. Additional spot elevations are required. Spot elevations shall be provided for the entire length of the proposed pavement widening along both the inside and outside edges of the proposed widening. Cross sections of the roadway widening should be provided to supplement spot elevations, grading extents and any need for a taper tie-in to terminate the widening.
11. The driver's eye at the driveway shall be from a point twenty eight feet (28') from the centerline of the County road or 8 feet from the edge of pavement or stop bar, whichever yields the greatest offset from the centerline of the road. Accordingly, revise the driver's eye to be 8 feet behind the stop bar and provide the 8 feet dimension. The sight lines shall also be revised to extend to the center of each approaching travel lane. Provide stationing along each sight line for evaluation with the sight line profiles. Once revised, update the sight lines on the detail Landscape Plan for evaluation with the proposed trees.
12. In the detail Profile View, provide the profile along each sightline and align the detail vertically with the plan. At the driveway, the driver's eye shall be dimensioned 3.5 feet above the ground at the sight line (8 feet back from the stop bar).

## 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 #519 right of way.
2. A Highway Access and Construction Permit will be required from the Warren County Engineer's Office for the respective utility work within the County Route #519 right of way.

## EXEMPT

None



**TIME EXTENSIONS**

21-036-SP

Levin Management Corp.

Washington Twp.

A time extension of 60 days was approved by the Warren County Planning Board for file number 21-036-SP on a motion by Mr. Smith, seconded by Mr. Baker. Motion carried.

Description: Non-County Road Site Plan, located on NJSH 57 in Washington Township Block 46 Lot 13. The proposed site is for office and retail to use existing 60,664 square feet building on 9.69 acres. There are 5.65 acres of impervious surface. 316 total parking of which there are 11 new spaces. This is located in the General Commercial (GC) zone.

18-006-SP

LMR Disposal, LLC

Harmony

A time extension of 60 days was approved by the Warren County Planning Board for file number 18-006-SP on a motion by Mr. Urfer, seconded by Mr. Baker. Motion carried.

Description: County road site plan to construct recycling center on a 10.17 acre site located in Block 4, Lot 3.02 in Harmony. The site is located on County Route 622 (Roxbury Station Road Road) and South Foul Rift Road. Proposed access to the project is from County Route 622 (Roxbury Station Road Road) utilizing an existing driveway. The project will add 11,940 square feet of building area on the site. The proposed recycling center will operate out of the existing 26,722 square-foot building and will also construct a 4,400 square-foot (60' x 74') open front storage shed that will provide additional storage of recycling materials. The project proposes 54 parking spaces. Impervious surface on the property with the proposed project will be 31,122 square feet. The site is currently in use as a thirty (30) truck facility and is proposed to be expanded to a fifty (50) truck facility. The site is located in the Light Industrial I-1 Zone.

21-025-SP

Hope NJ Realty Group

Hope

No action was taken because revised plans were submitted.

Description: Project name "The Inn at Millrace Pond" located in Hope Township on Block 3400 Lots 1100 and 1101. On site is a restaurant and wedding venue that is proposing to remove the existing tent structures and replace it with a permanent barn-like structure in the same location. This is located on Johnsonburg Road CR # 519 in the HMH District. (Hope Moravian Historic) The proposed bar is 3,300 square feet and there is a total of 43,818 Square feet of impervious surface. No new parking to the existing 102 parking lot.

21-040-SP (F)                      Asbury Farms Urban Renewal                      Washington Twp.

A time extension of 60 days was approved by the Warren County Planning Board for file number 21-040-SP on a motion by Mr. Urfer, seconded by Mr. Baker. Motion carried.

Description: Non-county road site plan to construct 115 townhouses and two apartment buildings on a 2.93 acre site, Block 65, Lot 8 in Washington Township. The site is located in the development known as Hawk Point located on NJSH Route 31 and Hawk Pointe Boulevard. The access drive to the proposed development will be from a proposed extension of Clubhouse Drive. The project includes 193 dwelling units - 115 townhouses and 78 apartments. The site is currently vacant. The site plan includes 420 parking spaces. Development also proposes stormwater management facilities, street lighting, and landscaping. The site is in the PVD Zone.

21-013 (F)                      Asbury Farms Urban Renewal                      Washington Twp.

A time extension of 60 days was approved by the Warren County Planning Board for file number 21-013 on a motion by Mr. Urfer, seconded by Mr. Baker. Motion carried.

Description: County road final Subdivision, Block 65, Lots 2, 4, 8, 8.02, 8.03 in Washington Township to create 121 lots. The site is 22.755 acres. The subdivision is to create lots for 115 proposed townhome, two (2) apartment buildings, and remainder lots. The site is located in the development known as Hawk Point. Access to the lots is proposed from Clubhouse Drive. The site is in the PVD Zone.

TN  
Proofread\_\_\_\_\_