

Minutes

The regular meeting of the Warren County Planning Board was held on Monday, June 27, 2022 in person. The public was able to view and listen to the meeting 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]. Vice -Chair 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
Randy Piazza
Jason Sarnoski, Commissioner
David Smith

Alternate Present: Robert Hopkins, Alternate 2

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 May 23, 2022 meeting were approved on a motion by Mr. Smith, seconded by Mr. Piazza. Motion carried.

PUBLIC COMMENT

Carol Stanton, Bloomsbury asked if there was going to be a detailed discussion on the State Guidance for Locating Warehouses or just have it as correspondence. Mr. Dech replied that it would be correspondence as received. We are looking at that report now and probably have more detail for the July meeting. The State Planning Commission is looking for comments by July 29th. Ms. Stanton asked if she should send her comments to the County or to the State. She was told to send directly to the State and copy us.

With no one else coming forward to address the Board, the public comment period was closed on a motion by Mr. Smith, seconded by Mr. Hopkins.

SUBDIVISION & SITE PLAN REPORT

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 April 21, 2022
- Musconetcong Wild and Scenic River Segment C Expansion
- NJDEP Extension of Public Comment Period and Notice of Public Hearing
 - Mr. Kern asked if they were allowing multiple comments. Mr. Dech & Mr. Conklin both replied that they would.

- NJ Future-State Guidance for Locating Warehouses
 - Mr. Dech stated that they are looking for comments by July 29th and they should be submitted via the State's website.

DIRECTOR'S REPORT

- Warren County Planning Dept. Project Report June 2022
 - #5 Demographics/US. Census – A virtual meeting was held with Senator Booker's office, Mr. Sarnoski, Ms. Joseph, Mr. Moench and Mr. Dech. Mr. Dech thought it was a productive meeting, they were open to our rationale to change Warren County's MSA designation to the New York-Newark MSA. They are looking for more information which Mr. Dech had collected and sent it to his office. They will further investigate with OMB to see to potentially reclassify our MSA designation from Allentown to Newark area.

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. Piazza, seconded by Mr. Smith.

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

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:16 p.m. on a motion by Mr. Piazza, seconded by Mr. Sarnoski. Motion carried.

Respectfully submitted,



June Prysak
Recording Secretary

SUBDIVISIONS & SITE PLANS
June 27, 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.

21-015	Belvidere	Belvidere Urban Renewal, LLC	6/2/22
21-001 (P)	Washington Twp.	Asbury Farms Urban Renewal Area 2	6/9/22
21-013 (F)	Washington Twp.	Asbury Farms Urban Renewal Area 2	6/9/22

The following subdivisions were previously approved with conditions on or before December 20, 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)

None

COUNTY ROAD (MINOR)

None

SITE PLANS

Site plans previously approved with conditions were submitted and approved on the following dates. This report was noted and accepted by the Board.

21-036-SP	Washington Twp.	Levin Management Corporation	5/20/22
21-016-SP	Phillipsburg	PN Restaurant Inc. (Arby's & Popeye's)	5/31/22
21-032-SP	Hackettstown	Above Grid Solar Carport 2020, LLC	5/31/22
21-003-SP	Washington Twp.	Asbury Farms Urban Renewal Area 2	6/09/22
21-040-SP	Washington Twp.	Asbury Farms Urban Renewal Area 2	6/09/22
22-006-SP	Phillipsburg	PR Bridge I-78 Phase II Owner Urban Renewal	6/14/22

The following site plans were previously approved with conditions on or before December 20, 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. Piazza. Motion carried.

22-014-SP**Washington Storage Group, LLC**

Washington Township

Block 40, Lot 14.01

NJSH Route 31 North

Description: Description: The application is for non-County road Site Plan located on Route 31 in Washington Township. The applicant is proposing a 49,550 square foot self-storage facility consisting of 4 buildings on Block 40 Lot 14.01. The site plan proposes a total of 116,791 square feet of impervious surface. The site is located in the GC- General Commercial District.

Approval with conditions:

1. The south bio retention basin on the stormwater management plan, (Sheet 6 of 13), does not include an outlet structure and related information. Additionally, Manhole 6 and related information does not appear on the plan to complete the drainage system.
2. The pipe profile on Sheet 12 of 13 will need to have the drawing scales revised accordingly. Information from the profile not shown on the plan view shall be provided.
3. Ownership and responsibility for maintenance of the proposed stormwater management facilities must be set forth on the final plan.
4. The stormwater management plan, system, and maintenance responsibility for the subject property need to be unconditionally approved by the Washington Township Land Use Board. Confirmation of the approval needs to be provided to the County.

COMMENTS

1. Approval by the Soil Conservation District will be required. On Sheet 9 of 13, the “Warren County Soil Conservation District” should be updated to the “Upper Delaware Conservation District” in all applicable locations.
2. The detention basin berms may be considered a Class IV Dam under New Jersey Dam Safety Standards. The applicant is hereby notified that Warren County will not accept responsibility for the dam structure or the review of subsequent inspection reports; the responsibility for these items must, therefore be assumed by the Municipality of the N.J.D.E.P.
3. Any NJDOT Access Permit or Letter of No Interest for the project/site shall be provided.

COUNTY ROAD

None

EXEMPT

Noted and Accepted.

22-015-SP	Washington Boro	1 Washington Ave, LLC	5/23/22
22-016-SP	Independence	Veolia Water New Jersey	05/20/22
22-019-SP	Phillipsburg	Avantor Performance	06/17/22

WAIVER REQUESTS

None

TIME EXTENSIONS

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. David Smith, seconded by Mr. Randy Piazza.

18-006-SP	Harmony	LMR Disposal, LLC	Time Extension
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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.

TN

Proofread_____