

Minutes

The regular meeting of the Warren County Planning Board was held on Monday, February 27, 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 7:02 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
Lori Ciesla, Commissioner
William G. Gleba, County Engineer
Gerald Norton
Randy Piazza
David Smith

Alternate Present: Robert Hopkins, Alternate 2

Also Present: Matthew Moench, County Planning Board Attorney – via WebEx
David K. Dech, Planning Director
Ryan Conklin, Asst. Planning Director

SALUTE TO THE FLAG

MINUTES

The minutes of the January 23, 2023 meeting were approved on a motion by Mr. Baker, seconded by Mr. Smith. Motion carried with Ms. Ciesla abstaining.

PUBLIC COMMENT

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

- Theresa Chapman of Harmony Township asked which attorney was presiding tonight over the board
 - Mr. Dech replied Matt Moench was attempting to get on WebEx
 - Ms. Chapman then asked if he was going to recuse himself from one of the applications on the agenda, the Peron application
 - Mr. Dech & Mr. Norton both stated they didn't see the conflict
 - Ms. Chapman stated he was representing Phillipsburg with regards to the Peron case
 - Mr. Norton stated he doesn't vote so there is no conflict
 - Ms. Chapman asked if the Board seeks his legal advice for the application
 - Mr. Norton stated that if a legal question came up and he is in fact representing them, then he would have to recuse himself, but again he doesn't vote so there is no conflict
 - Ms. Chapman replied in other cases the board has hired conflict lawyers
 - Mr. Norton stated he's sure the board has conflict lawyers but there is no specific question and we will cross that bridge when we get to it
 - Ms. Chapman replied okay

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

PRESENTATION – Economic Value of New Jersey Tributaries to the Delaware River –Postponed

Gerald Kauffman, Jr. Director
University of Delaware, Water Resources Center

Andrew Homsey, GIS Services Manager
University of Delaware, Water Resources Center

SUBDIVISION & SITE PLAN REPORT

Subdivisions

None

Site Plans

22-007-SP	Pohatcong	Larkin Associates, LLC
22-012-SP	Phillipsburg	Peron Development, LLC
22-039-SP	Greenwich	Township of Greenwich

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

CORRESPONDENCE

- o Agriculture Development Board – Minutes of October 20, 2022

DIRECTOR'S REPORT

Warren County Planning Dept. Project Report February 2023

6. **Open Space and Trails** –Mr. Dech stated NJDEP Public Opinion Survey for NJ Public Open Space, which he took and it only takes about ten (10) minutes to finish and it's pretty easy. If you are inclined to do so, he urged you to take the survey.

9. **Warren Heritage Scenic Byway**– Mr. Dech stated NJDOT approved the extensions to Waterloo Village and down to Union Square in Phillipsburg and now their next task will be to preparing Corridor Management Plan that would include the extensions. They will be scheduling a meeting with the Byway Committee for April or May.

15. **County Transportation Advisory Council**–Mr. Dech stated that there will be a speaker from NJ Transit at the meeting on March 16th who will give an update on the extension of passenger service on the Lackawanna Cutoff.

18. **EV Vehicles**– Mr. Hopkins asked if we thought about how to deal with fires from batteries and charging stations and they can't get the fires out. It is something that you read about. It's a major problem, shutting down highways.

- o Ms. Prysak stated that the County's HazMat team was addressing it and was in the process of applying for a grant on this topic.

38. **Development Regulation Review** –Mr. Dech stated that Mr. Moench has started the review. They will meet every two (2) weeks and he is asking for up to four (4) Planning Board members to participate. Meetings

will be on Wednesdays at 3pm and can be attended virtually. Mr. Smith and Mr. Baker stated they would participate. The Planning Department will send out an email to the board requesting participation.

32. **County Planning Association** - Mr. Conklin will going to the NJ County Planners Association's Legislative Committee Meeting with members of the NJ APA on March 6th and one of the topics will be discussion on pending legislation and potential future legislation regarding warehousing.

COMMITTEE REPORTS

None

LIAISON REPORT

None

OLD BUSINESS

None

NEW BUSINESS

- Proposed Transportation Master Plan Amendment
 - Mr. Conklin gave a short presentation of the amendment.
 - Mr. Conklin stated that the Board will need to hold a Public Hearing before it can be adopted.
 - The amendment will be discussed again at the March meeting with a public hearing to be held at the April 24th board meeting.
 - Mr. Smith asked about the DOT 102 restrictions.
 - Mr. Conklin replied that the amendment addresses the truck routes, not restrictions.
 - Mr. Dech added that the amendment is to direct truck traffic to the closest state highway.

OTHER BUSINESS

None

PUBLIC COMMENTS

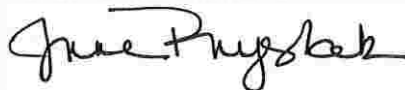
The public comment portion of the meeting was opened on a motion by Mr. Piazza, seconded by Mr. Baker. Motion carried.

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. Gleba. Motion carried.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:38 p.m. on a motion by Mr. Smith, seconded by Mr. Gleba. Motion carried.

Respectfully submitted,



June Prysak
Recording Secretary

SUBDIVISIONS & SITE PLANS
February 27, 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 August 22, 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)

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.

21-026-SP	White	Skoog Holdings, LLC	01/30/23
22-017-SP	Allamuchy	Plainview Growers, Inc.	02/08/23
22-020-SP	Washington Twp.	JZRJ Properties, LLC	2/17/23

The following site plans were previously approved with conditions on or before August 22, 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

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

22-012-SP**Peron Development, LLC**

Phillipsburg

Block 2102, Lot 2.02

Howard Street

Description: The application is for non-County road Site Plan located on Howard Street in Phillipsburg. The applicant is proposing a 420,000 square foot warehouse on Block 2102 Lot 2.02 and Block 2015, Lots 1 & 3. The site plan proposes a total of 873,402 square feet of impervious surface. The site is located in the 1-2 Industrial District.

Disapproved for the following reasons:

1. On the Cover Sheet, the spelling of "Warren County" shall be corrected in the Approval Block. The last four entries in the Drawing Sheet Index, consisting of a total of 17 plan sheets, shall be provided.
2. The diameter of the two downstream most pipes of the outfall conveyance system, lines 1 and 2, are inconsistent between the drainage plan and stormwater management report. The diameters for each pipe shall be revised on all applicable plan sheets to be consistent with the stormwater report. Calculations shall be reviewed and revised where necessary to verify the correct pipe diameters were used in the design.

3. Outlet Control Structure #5 information is inconsistent between the drainage plan, details, and stormwater management report. The weir and orifice elevations and dimensions are inconsistent with the input for Basin #5 of the storm report which might affect the calculated basin drainage time, maximum elevations of different storm events, etc. The outlet control structure design shall be revised to be consistent between the plans and report.
4. The Porous Pavement Specification Table (C-906-6) is inconsistent with the results calculated in the stormwater management report for PP 1 & 2. Additionally, the outlet structure PP2 detail is inconsistent with the stormwater report. The plans shall be revised on all applicable sheets.
5. The storm sewer profile plan from Proposed MH 607 to Proposed OCS BR 2 shall be revised to include the missing pipe section.
6. The stormwater management plan and maintenance responsibility for the subject properties need to be unconditionally approved by the Town of Phillipsburg Planning Board. Confirmation of the approval needs to be provided to the County.
7. The submitted Traffic Impact Study for the Phillipsburg Industrial Development, Town of Phillipsburg, Warren County, NJ was reviewed. The enclosed February 24, 2023 review letter by WSP, the County traffic engineering consultant, shall be satisfactorily addressed.
8. The County is currently in the design process to reconstruct the bridge structure on County Route #678 at the Carpentersville Road intersection. Dependent upon the traffic impacts being addressed, a pro-rata fair share contribution may be required for this pending improvement.

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. Please clarify how the Morris Canal buffer will accommodate a trail easement for public use at the rear of the site.

COUNTY ROAD

The County Road Site Plan report for 22-007-SP and 22-039-SP was accepted on a motion by Mr. Baker, seconded by Mr. Smith. Motion carried.

22-007-SP

Larken Associates, LLC

Pohatcong

Block 93, Lot 5.04

High Street (CR 642)

Description: Preliminary/Final site plan in Pohatcong, Block 93 Lot 5.04 located on High Street CR 642. This is a residential site plan multi-family housing. Lot 5.04 is 8.87 acres. The project is proposing to construct 120 multifamily apartment units. This is located in the AH- Affordable Housing District.

Disapproved for the following reasons:

1. The existing physical centerline of the roadway shall be clearly shown and labeled. Dimension the right of way line from the centerline.
2. County road widening shall be provided in accordance with County standard detail T6 for the proposed major driveways. Where curbing is proposed, the pavement shall be widened to 22 feet from the centerline of the roadway. Where curbing is not proposed, the pavement widening shall be to 20 feet from the centerline of the roadway. The road improvement plans shall be at a scale of 1"=20' or 1"=30' in accordance with County standards and the entire length of widening shown.
3. The Soil Erosion and Sediment Control Plan shall be updated once the proposed County road pavement widening is revised to meet County standards.
4. 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 Crafc).)
5. The cross sections shall be at a scale 1"=5' (both horizontal and vertical) at fifty foot intervals and shall be provided for the entire length of the proposed County road widening. Elevations shall be provided at the centerline of the roadway, edge of existing pavement, edge of proposed pavement. Label the slopes of the existing and widened pavement. All underground utilities shall be shown.
6. Once design plans are completely finalized, 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 and crosswalks within the County right of way.

7. Warren County standard detail R3, 9"x18" Concrete Vertical Curb, and detail R7, Curb, Planter & Sidewalk shall be added to the plans. All proposed curb within the County right of way shall be noted to be Concrete Vertical Curb.
8. All proposed utility connections within the County right of way shall be clearly shown and labeled.
9. The proposed utility pole locations shall be shown on the plan and dimensioned from the centerline of the County road. A drop service utility pole shall be shown and labeled outside the right of way.
10. Warren County standard detail D7, Typical Trench Section Paved Areas, shall be added to the plans.
11. The proposed sight triangles shall be 30' x 100' measured along the road right of way lines in accordance with County standard detail T6.
12. The County's standard sight triangle easement form is to be used for the 30' x 100' sight triangles. An 8 1/2" x 14" copy of the plan showing the dedications shall be attached to the deed. A copy of the draft deed needs to 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 prior to approval.
13. Since curbing is proposed, the driveways shall be 28 feet wide in accordance with County standards. Label the pavement radii.
14. Sightlines for both proposed major driveways shall be shown on a 20 or 30 scale plan. The driver's eye shall be shown and dimensioned 8 feet behind the stop bar. The minimum sight distance shall be labeled and stationing provided along each sightline. The driveway classification shall be noted.
15. Provide a note indicating the speed limit of the roadway and a note stating that the line of sight shall be a minimum of six inches (6") above any paved areas, twelve inches (12") above lawn areas, and twenty four inches (24") above all other vegetated areas.
16. A north arrow shall be provided on Sheet 12, Fire and Garbage Truck Turning Exhibit and on Sheet 15, detail High Street Plan.
17. On each proposed driveway profile, the station and elevation shall be given at the centerline of the roadway, the edge of pavement and gutterline and the slopes labeled.
18. Clarification on if ground water was encountered is required, and if so, the depth of the seasonal high ground water elevation on the site shall be provided to the County.

19. The runoff rate reduction has been incorrectly calculated for the 80% reduction of the 100 year storm (30.72 cfs versus 33.7 cfs) and shall be revised accordingly.
20. The Stormwater Collection System Calculations in the Stormwater Management Report are missing drainage lines that are shown on the Utility Plan (Sheet 6). The missing drainage lines include the underground detention basin to aboveground detention basin and the outlet pipe of the aboveground detention basin.
21. Inconsistencies exist in the pipe lengths, slopes, and diameters between the Utility Plan and the Stormwater Collection System Calculations.
22. The FES Rip Rap Design shall be recalculated as the inputs used in the formulas do not match the results calculated for the final design.
23. The following shall be addressed for the Construction Details, Sheet 25:
 - a. Top of Box Elevation for the Outlet Control Structure Detail is inconsistent with the Top of Box elevation in the Aboveground Detention Basin Detail.
 - b. Include top and bottom basin elevations for the Underground Detention Basin.
24. Ownership and maintenance responsibilities for the stormwater management facilities shall be noted on the plan.
25. 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.
26. The submitted Traffic Impact Study dated January 24, 2023 for Larken Living at Pohatcong, Pohatcong Township, NJ prepared by McDonough & Rea Associates, Inc. was reviewed. The enclosed February 24, 2023 review letter by WSP, the County traffic engineering consultant, shall be satisfactorily addressed.

COMMENTS

1. A Highway Access and Construction Permit will be required from the Warren County Engineers Office for any improvements within the County Route #642 right of way.
2. A Highway Access and Construction Permit will be required from the Warren County Engineers Office for any utility work within the County Route #642 right of way.
3. 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.

22-039-SP**Township of Greenwich**

Greenwich

Block 26, Lot 7

Greenwich Street (CR 638)

Description: Non-county road site plan, Block 26 Lot 7 in Greenwich, for a 20,139 sq. ft. proposed municipal building. The proposal includes 95,832 sq. ft. of impervious surface. The site plan includes 87 new parking spaces.

Disapproved for the following reasons:

1. Supporting trip generation calculations providing the average daily trips is needed for classification of the proposed driveways as major or minor driveways to determine the appropriate sight line and pavement widening requirements.
2. If the traffic summary/trip projection, yet to be submitted, shows the driveways are classified as minor driveways, the pavement widening shall conform to County standard detail T5, and if major, to County standard detail T6. The length of the proposed pavement widening to the west of the western driveway shall be extended to 200' to conform to County standards.
3. The typical section of County Route #638 shall be revised to show the proposed pavement widening to 22' from the centerline of the roadway. The pavement notes shall be revised to '6" of dense graded aggregate (DGA) base course, thoroughly rolled and compacted', '4" min. (match exist.) bituminous concrete stabilized base course, Mix I-2, thoroughly rolled and compacted' and '2" min. (match exist.) of bituminous concrete surface course, Mix I-5, thoroughly rolled and compacted'.
4. The cross sections of County Route #638 were reviewed and the following shall be addressed:
 - a. All detail labels shall be corrected to indicate a vertical scale of 1"=5'.
 - b. The proposed edge of pavement shall be 22 feet from the centerline of the roadway.
 - c. The slope of both the existing and proposed pavement shall be labeled.
 - d. The complete extents of the tie-in from the edge of the proposed widening to existing grade shall be shown and labeled at a maximum slope of 3 horizontal to 1 vertical. A slope of 2 horizontal to 1 vertical may be considered where needed. A note shall be added that this area is to be fertilized, seeded and mulched.
 - e. Unless complete details are added to each cross section, a note shall be provided referring to the detail "Warren County Major Collector (Route 638) Typical Section Detail" for complete information.

Additional cross sections will need to be provided once the proposed pavement widening is extended to 200 feet to the west of the western driveway.

5. The gas line as shown is noted as existing, however, it shall be noted as proposed subject to gas company design. On sheet 19 of 29, the gas line is currently labeled but the linework is not shown. The Aqua water company will need to be contacted to confirm the location of the existing water main.
6. A drop service utility pole shall be shown outside the County right of way.
7. The western driveway needs to conform to County standards and shall be addressed accordingly on the plans. In accordance with the Warren County Development Review Regulations, the driveway access opening and width shall be minimized as was discussed during the concept review in July 2017 to dissuade unintended usage by other traffic for turn arounds. The building should be shifted back from the roadway to provide a standard driveway access with curbing along the frontage which will allow for emergency vehicle turnaround within the site.
8. For the profile for the eastern driveway, label the slopes for the proposed grade and provide the elevation at the gutterline. The station provided for the existing edge of pavement appears inconsistent with the datum. Since the driveway is in excess of 100' in length directing runoff to the County road, it should be designed with runoff diversions that direct driveway runoff across the property to avoid high peak discharge at the County gutter that can result in erosion and flooding along the roadway.
9. If the traffic summary/trip projection, yet to be submitted, shows the driveways are classified as major driveways, the sight lines and sight line profiles will need to be updated accordingly.
10. For the grass area to the west of the western driveway where the sight line clearance is less than 24", a note shall be added to the plan that the area is to be maintained as lawn and the area shown accordingly.
11. In lieu of profiles for the drainage system, flow arrows should be provided. It is recommended that profiles be utilized to ensure the drainage system has the necessary depths of cover for the heavy duty uses and for constructability purposes.
12. The emergency spillway of the detention basin is shown to engage before the peak stormwater elevation of the 100 year storm. Additionally the emergency spillway engages as a result of the outlet control structure failing. The spillway design calculations in the stormwater report show the outlet control structure fully operational. The emergency spillway calculations and design shall be revised accordingly. Groundwater recharge and/or mitigation thereof needs to be addressed in accordance with the Township's stormwater ordinances.
13. The stormwater management plan and maintenance responsibility for the subject property need to be unconditionally approved by the Township of Greenwich Land Use Board. Confirmation of the approval needs to be provided to the County.

14. New shade trees shall be planted at seventy-five foot (75') intervals along the County right-of-way line (33 feet offset from the centerline of the roadway) in accordance with Section 7.12(a)(5) of the County standards.
15. The passing zone in this area should be noted for removal and the roadway re-stripped with a double yellow (no passing) centerline.
16. The Township will need to execute an Agreement with the County in which the Township assumes responsibility for the ownership and maintenance of the Emergency Vehicle Warning Signs with flashing LED lights. The assembly for support will need to be provided and similar to that at the nearby Thomas Stewart Park.

COMMENTS

1. A Highway Access and Construction Permit will be required from the Warren County Engineer's Office for any utility interconnection/work (water, gas, etc.) within the County Route #638 right-of-way.
2. A Highway Access and Construction Permit will be required from the Warren County Engineer's Office for any work within the County Route #638 right-of-way.
3. The detention basin berm(s) may be considered a Class IV Dam under New Jersey Dam Safety Standards. The applicant is hereby notified that Warren County will not accept responsibility for the dam structure or the review of subsequent inspection reports; the responsibility for these items must, therefore be assumed by the Municipality or the N.J.D.E.P.
4. Approval from the Warren County Health Department will be required if a septic system as shown in the prior concept plan submission is proposed. If no on-site sewage disposal is proposed, the municipal sewer system and connection being referenced shall be shown.

EXEMPT

Noted and Accepted.

23-004-SP	Hackettstown	237 Main Hack, LLC
23-005-SP	Washington Boro	Sophichael Enterprises, LLC

TIME EXTENSIONS

None

TN
Proofread __RPC_____