

Minutes

The regular meeting of the Warren County Planning Board was held on Monday, March 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 7:00 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
Lori Ciesla, Commissioner
William G. Gleba, County Engineer
Nichole Meuse
Gerald Norton
Deborah Pasquarelli
David Smith

Alternate Present: Terry Urfer, Alternate 1
Robert Hopkins, Alternate 2

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

SALUTE TO THE FLAG

MINUTES

The minutes of the February 27, 2023 meeting were approved on a motion by Mr. Baker, seconded by Mr. Smith. Motion carried with Ms. Pasquarelli and Mr. Urfer abstaining.

PUBLIC COMMENT

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

- Tom Bodolski, Hope Township – had comments about the Truck Route Map.
 - Mr. Conklin intervened to state that the plan was a working document and there will be a public hearing and public comment. Mr. Dech stated that the board needed to table it for tonight. No public hearing is scheduled.

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

SUBDIVISION & SITE PLAN REPORT

Subdivisions

None

Site Plans

19-004-SP

Washington Twp.

English Property Holdings, LLC

| | | |
|-----------|-----------------|---|
| 22-026-SP | Phillipsburg | PR Bridge I78 Phase II Owner Urban Renewal |
| 22-037-SP | Lopatcong Twp. | Bridge Acquisition, LLC (Bridge Point 78 Phase III) |
| 21-009-SP | Blairstown Twp. | Hopatcong DD, LLC |
| 21-046-SP | Hackettstown | Russo Acquisition, LLC |
| 22-043-SP | Pohatcong Twp. | LIT Greek East Valley, LLC |
| 20-002-SP | White Twp. | Beckett of White Twp. Time Extension Request |

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 January 19, 2023
- See Attached List

DIRECTOR’S REPORT

Warren County Planning Dept. Project Report March 2023

17. **Lackawanna Cutoff** – NJ Transit is on board for the Corridor Development and is partnering with Penn Dot & NEPA Railroad Authority to submit the application for funding. This extension is from Andover, NJ to Scranton, PA.

- Ms. Pasquarelli asked what line this was and Mr. Dech replied the Morris/Essex line.

25. **Musconetcong River Management Council** – The presentation on Economic Value of New Jersey Tributaries to the Delaware River presented by the University of Delaware Water Resources Center will be on April 25, 2023 @ 6pm (approximately 2hrs long) and members of the board are invited. Details will be forwarded out via an email.

24. **Solid Waste and Recycling** – Ms. Pasquarelli asked if there was any updates and Mr. Dech replied that there was nothing new to report.

26. **Park Locator App and Parks Story Map** – Mr. Urfer asked Mr. Dech to elaborate on this. Mr. Dech and Mr. Conklin replied that the app/map allows you to see all the open space and trails. The municipal properties have not been added yet. Ms. Ciesla stated that we should have Art Charlton, Public Information Director push this out to the public.

COMMITTEE REPORTS

None

LIAISON REPORT

None

OLD BUSINESS

- Transportation Plan Amendment – the board will table for future meetings pending a presentation to the commissioners on a motion by Ms. Pasquarelli and seconded by Mr. Baker. Motion carried.

- Mr. Urfer wanted to thank the Planning Department for the information regarding the \$5,000.00 Highlands Grant which Hope Township applied for to use regarding the issues with warehousing.
- Mr. Smith wanted to extend his thanks to the DPW Road Division did cleaning up limbs/brush and then the cable company just messed it up by leaving all the tree debris and garbage laying around.

NEW BUSINESS

None

OTHER BUSINESS

None

PUBLIC COMMENTS

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

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:24 p.m. on a motion by Mr. Smith, seconded by Ms. Meuse. Motion carried.

Respectfully submitted,



June Pryslak
Recording Secretary

SUBDIVISIONS & SITE PLANS
March 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 September 26, 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.

None

The following site plans were previously approved with conditions on or before September 26, 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. Pasquarelli, seconded by Mr. Baker. Motion carried.

19-004-SP Washington Twp. English Property Holdings, LLC

This report was accepted on a motion by Ms. Pasquarelli, seconded by Mr. Gleba. Motion carried.

22-026-SP Phillipsburg PR Bridge I78 Phase II Owner Urban Renewal, LLC

NON COUNTY ROAD

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

22-037-SP**Bridge Acquisitions, LLC (Bridge Point 78 Phase II)**

Lopatcong
Block 99, Lot 6
Stryker Road

Description: Non-county road site plan, Block 99 Lot 6 in Lopatcong, for an 877,019 sqft warehouse on Strykers Road. The proposal includes 1,780,158 sqft of impervious surface. The site plan includes 400 new parking spaces.

Disapproved for the following reasons:

1. Discrepancies exist between the Property Owners List, Area map and the tax maps. The Properties Owners List shall include Block 24, Lot 3 in Greenwich Township and Block 99, Lots 206-283 in Lopatcong Township as they are located within 200' of the subject property. Block 24, Lot 2 in Greenwich Township and Block 99.01, Lot 1 in Lopatcong Township shall be shown and labeled on the Area Map. The Properties Owners List should indicate which properties are in which Township.
2. The concentrated flows from the Large Scale Bioretention Basin to down gradient County Property will need to be evaluated and demonstrated to not cause any adverse conditions due

to the discharges from the outlet control structure. Flow dispersal and energy dissipation means will be needed to ensure negative drainage impacts are avoided on the County Property.

3. The proposed drainage area maps shall be resubmitted to reflect all the changes made to the overall site plan.
4. Drainage Plan limits shall show the full extents of the outlet pipe discharges toward the southeast of the site and offsite to clearly depict the path of stormwater runoff towards the downstream County property.
5. Since groundwater recharge does not appear to be accommodated on site, any mitigation required in lieu of on-site recharge will need to be provided in conjunction with demonstrating that no adverse overland drainage impacts are made upon the downstream County owned property.
6. Per County Standards, Section 6.03.d.(4), the emergency spillway overflow must be carried to a drainage course, water course, or drainage system that has sufficient capacity for the 100 year storm frequency flow. The down gradient County property is utilized for agricultural purposes overseen by the County Land Preservation Department and an acceptable means to address this will need to be provided.
7. A copy of the stormwater Operations and Maintenance Manual shall be submitted to the County.
8. The stormwater management plan, system, and maintenance responsibility for the subject property need to be unconditionally approved by the Lopatcong Township Land Use Board. Confirmation of the approval needs to be provided to the County.
9. The submitted Traffic Impact Study for Bridge Acquisition, LLC - Proposed Warehouse Development Property – Property Located at: 80 Strykers Road, Block 99 – Lot 6, Lopatcong Township, Warren County, NJ dated March 23, 2021, revised November 1, 2022 and last revised February 9, 2023 was reviewed. A copy of the review by WSP, the County traffic engineering consultant, is enclosed and shall be satisfactorily addressed. Mitigation requirements and fair share calculations will be addressed once all information has been satisfactorily resubmitted.
10. A Developer's Agreement between the owner/applicant and Warren County will need to be executed.

COMMENTS

1. 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.

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

22-043-SP

LIT Greek East Valley, LLC

Pohatcong

Block 78, Lot 1

New Brunswick Avenue & 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 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.
2. The submitted Traffic Impact Study for East Valley Logistics Center Proposed Warehouse/Distribution Center prepared by Dynamic Traffic dated June 23, 2021, revised November 28, 2022 and last revised March 10, 2023 was reviewed by the County traffic engineering consultant. A copy of the review by WSP is enclosed and shall be satisfactorily addressed.
3. 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.
4. Signage and advanced notice signage will be required along Bliss Boulevard to the intersection with County Route 519 and 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). Details and locations of the signage shall be shown on the plan.

5. Analysis of traffic impacts and any corresponding mitigation requirements in accordance with County Standards Section 5 shall be provided at the signalized intersection of Bliss Boulevard and County Route #519 (St. James Avenue).
6. A Developer's Agreement will need to be executed between the owner/applicant and the County of Warren.

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.

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 NJSH Route 94

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. 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. In all four locations, the proposed 2 foot offset shall be rotated 90 degrees to eliminate the pointed end at the end of the proposed pavement widening.
2. Required tree removal for the project shall be shown and noted on all plan views including Sheets 4 and 8. On Sheet 10, the 8" Walnut opposite and east of the proposed driveway shall be noted for removal to be consistent with information provided on other sheets.
3. On the proposed driveway profile, label the gutter line and provide its station. The proposed gutter line at the driveway shall be twenty two foot (22') minimum from the centerline of the road in accordance with County standards.
4. A copy of the draft deed for the sight triangle easement at the driveway access to County Route #674 must be submitted to the County Engineer's Office for approval prior to recording. As previously indicated, the County's standard sight triangle easement form is to be used. The 8 ½" x 14" copy of the plan showing the dedication and attached to the deed shall be signed and sealed by the professional. The deed is to be recorded and returned to the Warren County Planning Department prior to approval. If the deed was already recorded, a corrective deed will need to be filed and recorded after the standard sight triangle easement form is utilized and the draft deed is approved by the County Engineer's Office.
5. Since it was indicated improvements at the intersection of County Route #674 and Route #94 for realignment as noted by the Township are not to be installed, a fair share pro-rata contribution will be considered.
6. The draft deed for the right-of-way dedication for County Route #674 was reviewed and is acceptable except that the copy of the plan showing the dedication was not 8 ½" x 14", to scale, signed or sealed. The deed is to be recorded and returned to the Warren County Planning Department prior to approval.
7. A copy of the draft deed for the sight triangle easement along State Route #94 at the intersection with County Route #674 must be submitted to the County Engineer's Office for approval prior to recording. As previously indicated, the County's standard sight triangle easement form is to be used. The 8 ½" x 14" copy of the plan showing the dedication and attached to the deed shall be signed and sealed by the professional. The deed is to be recorded and returned to the Warren County Planning Department prior to approval. If the deed was already recorded, a corrective deed will need to be filed and recorded after the standard sight triangle easement form is utilized and the draft deed is approved by the County Engineer's Office.
8. In accordance with the County Development Review Regulations, Section 5.10.f. , a pro-rata fair share contribution towards the cost of improvement to the road segment of County Route

#674 (Buchanan Road) shall be made pursuant to the formula therein. The calculation and resulting contribution amount shall be submitted to the County prior to final approval.

9. 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.
10. 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.
11. Approval by the NJDOT for the outlet structure discharge system connecting to the NJDOT drainage system shall be provided.

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 and drainage 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 Ms. Meuse, seconded by Mr. Baker. 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.

Approved with conditions:

1. The applicant shall provide existing and proposed drainage area maps with Tc paths shown and the GSR-32 spreadsheet used in calculating groundwater recharge.
2. Clarification shall be provided on the length of time it takes for each infiltration and bioretention basin to drain completely in the various storm events. Any supporting results or calculations shall be included to verify the basins will drain under the maximum time allowed.
3. Outlet Control Structure #3000 shall be redesigned to function properly. The outlet pipe elevation must be lower than all weirs and orifices to allow for stormwater to exit the outlet structure. All applicable details and plan sheets shall be revised.
4. Elevation at Inlet 404, MH 404A, and Inlet 402 shall be revised to ensure positive downstream flow of stormwater through the conveyance system to the basin. The storm sewer profile shall be updated to be consistent to the changes made.

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.

EXEMPT

Noted and Accepted.

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| 23-006-SP | Hackettstown | Karoun Holdings, LLC |
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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. Pasquarelli, seconded by Mr. Baker. Motion carried with Mr. Gleba abstaining.

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| 20-002-SP | White | Becrett of White Twp. |
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Description: County road site plan to construct 83,600 square feet of new retail space on an 11.71 acre site on 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 on Lot 15 will remain. The proposed project includes approximately 445 new parking spaces and 5.61 acres of new impervious surface. The site is located in the HD Zone District.

TN
Proofread _____ rpc