

**Minutes**

The regular meeting of the Warren County Planning Board was held on Monday, July 24, 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 Director  
William G. Gleba, County Engineer  
Nichole Meuse  
Gerald Norton  
Jason Sarnoski, Commissioner
- Alternate Present: None
- Also Present: Ryan Conklin, Asst. Planning Director  
Matthew Moench, County Planning Board Attorney

**SALUTE TO THE FLAG**

**MINUTES**

The minutes of the June 26, 2023 meeting were approved on a motion by Mr. Baker, seconded by Ms. Ciesla. Motion carried with Ms. Meuse, Mr. Norton and Mr. Sarnoski abstaining.

**PUBLIC COMMENT**

Noted for the record, there was no individuals of the public in attendance.

**SUBDIVISION & SITE PLAN REPORT**

Subdivisions

23-007	Franklin	Broadway Energy, LLC
23-004	Hackettstown	Hackettstown Crossing Associates
23-011	Hardwick	Stephen & Lauren Blackburn

Site Plans

20-116-SP	Alpha	Standard Street Alpha Property	Time Ext. Request
-----------	-------	--------------------------------	-------------------

15-018-SP	White	Cheema Oil Corporation	Time Ext. Request
23-017-SP	White	Chamberlain East Solar Farm, LLC	
23-013-SP	Phillipsburg	PBXDEV2, LLC	

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 May 18, 2023
- o Correspondence Received 06/20/2023 to 07/17/2023

**DIRECTOR’S REPORT**

Warren County Planning Department Project Report July 2023

**COMMITTEE REPORTS**

None

**LIAISON REPORT**

None

**OLD BUSINESS**

- o Draft Revisions to Development Review Regulations – Mr. Conklin gave a brief overview of his power point presentation from the last meeting.
  - Revisions to the Development Review Regulations and Bylaws were approved on a motion by Mr. Norton, seconded by Mr. Baker. Motion carried with Ms. Ciesla and Mr. Sarnoski abstaining.
    - Adoption by Commissioners in August.
    - Implementation and effectuation of procedures of Land Development Review in September.
    - Adopt revised Planning Board Bylaws in September.
    - Operational in October
    - Mr. Moench’s office worked with the Planning Department on this and agrees with these plans.
    - Mr. Conklin confirmed with the DRC that everyone is available for hybrid daytime meetings.

**NEW BUSINESS**

- o Catastrophic flooding in Warren County – Declaration for State of Emergency within the County
  - Mr. Conklin showed mapping of areas hit
  - Working on getting Federal Disaster funding
  - Planning Department working with DPW, Public Safety, Office of Emergency Management, and Emergency Coordinators
    - Assessing, organizing and using GIS System (additional licenses obtained free of charge)
    - Gained access to previous year’s mapping to compare with recent damages
    - Working to compile all the photos and documentation of the damages

- Draft NJTPA Transportation Improvement Program
  - NJTPA would like us to be a Pilot for Truck Restrictions.
  - Representative from NJDOT agrees and it seems to be going forward.
  - Public Meeting (virtual) would be August 03, 2023 and a link to be sent out.
  - Public Comments will be from July 24, 2023 to August 24, 2023.

**OTHER BUSINESS**

None

**PUBLIC COMMENTS**

Noted for the record, there was no individuals of the public in attendance.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:45 p.m. on a motion by Ms. Meuse, seconded by Mr. Baker. Motion carried.

Respectfully submitted,



June Pryslak  
Recording Secretary

**SUBDIVISIONS & SITE PLANS**  
**July 24, 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 January 23, 2023. 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)**

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

**23-007 (P)**

**Broadway Energy, LLC**

Franklin

Block 16.01 Lot 10

Route 57

Description: Preliminary NCR major subdivision on Route 57 in Franklin Township. This subdivision is 11.66 acres creating two lots of 2.38 each with remainder. Subdivision is on Block 16.01 Lot 10 and is located in the Highway Commercial zone, (HC). Lot 10 is being prosed for solar and the other two lots are vacant along Route 57.

Approved with conditions:

1. Note #13 on the Boundary and Topographic Survey, Site Data Note #12 on Sheet 1 of the Major Subdivision and Site Data Note #13 on Sheet 2 of the Major Subdivision shall provide a datum reference.

2. On both sheets of the Broadway Energy Major Subdivision two of the proposed lot numbers and one of the proposed block numbers are inconsistent between the plan and Site Data Note #2.
3. The stormwater management plan, system, and maintenance responsibility for the subject property need to be unconditionally approved by the Franklin Township Land Use Board. Confirmation of the approval needs to be provided to the County.

### **COMMENTS**

1. A copy of the NJDOT Minor Access Permit shall be provided.
2. Any revision to the site plan and/or subdivision plan shall be submitted to the County for review.
3. A final major subdivision application will need to be submitted to the County for review and approval.
4. Prior to the unconditional approval of the proposed major subdivision, the applicant must provide the latest revised subdivision map to the county in an AutoCAD format.

### **NON COUNTY ROAD (MINOR)**

The Non County Road Minor Subdivision was accepted on a motion by Mr. Baker, seconded by Ms. Meuse. Motion Carried.

#### **23-004**

#### **Hackettstown Crossing Associates**

Hackettstown

Block 21.01, Lot 2

Stiger Street & Route 46

Description: NCR minor subdivision on Stiger Street, Bergen Street and Rt 46, Hackettstown. Block 21.01 Lot 2, 2.498 acres proposed for one lot subdivision forming Lot 3, 0.688 acres. This lot was formerly Bl 21 18. Lot 2 remainder being 1.81 acres. Lot 3 is proposed for a retail, and remainder lot for a mixed use. The lot is located in the Light Manufacturing zone (LM).

Disapproved for the following reasons:

1. The 20.00' distance on the easterly side bearing S58 21'03"E shall be corrected.

2. In the revision block, the revision number shall be corrected for the 6/30/2023 revision.
3. The Traffic Impact Study takes into account a credit for Pass By and internal trips which is not permitted per County standards. The Study will have to be redone including these trips and per the County's prior review under application 23-003-SP.
4. The submitted Traffic Impact Study for Hackettstown Crossing – Property Located at: Stiger Street and State Route 46, Block 21 – Lot 18.02, Hackettstown, Warren County, NJ dated March 22, 2022 is under review by the County's traffic engineering consultant. A copy of the review by WSP, the County traffic engineering consultant, shall be satisfactorily addressed.
5. 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.

#### **COUNTY ROAD (MAJORS)**

None

#### **COUNTY ROAD (MINOR)**

The County Road Minor Subdivision report was accepted on a motion by Mr. Baker, seconded by Mr. Norton. Motion carried with Ms. Meuse abstaining.

#### **23-011**

#### **Stephen & Lauren Blackburn**

Hardwick

Block 1001, Lot 12

Spring Valley Road (CR 659)

Description: County Road minor subdivision in Hardwick Twp along Spring Valley Rd, CR 659 and Sunset Lake Rd. Proposed new lot is 15.35 acres with the remainder 83.19 acres. This lot is in the low density residential zone.

Disapproved for the following reasons:

1. A copy of minor subdivision Reference #2, map entitled "Lot 12, Block 1001, Hardwick Township, Warren County, New Jersey, Proposed Minor Subdivision" prepared by Wayne Phillips, PLS, last revised 10-16-85 shall be provided.
2. The existing physical centerline and existing right of way line for County Route #659 shall be clearly shown and labeled on all plans. The right of way line shall be dimensioned and labeled from the physical centerline.

3. The plans reflect a distance of 30 feet from the physical centerline when measured instead of the 25 feet associated with the half right of way width of 50 feet. The line work shall be corrected accordingly to represent the existing right of way.
4. The chord bearings and distances for all curves shall be provided on the minor subdivision plan.
5. Provide direction and distance label for the sideline along County Route 659.
6. The Minor Subdivision Plan "Notes" numbers 8 and 9 shall be provided.
7. The master plan for the remainder lot shall be shown or noted on the plan. Common access driveways are only permitted for 3 residential lots or less with anything over being a minor driveway classification. A deed restriction may be needed if the number of lots accessing the driveway exceeds the noted limit.
8. With associated drainage issues along the County roadway, dedication of additional 8 feet of right-of-way for County Route #659 will be needed beyond the 25 feet for a total of 33 feet from the existing road centerline.
9. The driveway will need to be designed to address surface water runoff generated from the property and driveway to avoid high peak discharge at the County gutter line and drainage issues within the right of way. Culvert pipe at the base of the driveway to convey stormwater in accordance with County standards appears to be needed.
10. The Proposed Site Development Plan shall be revised to address the following:
  - A. Correctly note the block and lot numbers in title blocks.
  - B. Reference County Route #659 in all title blocks and sheets.
  - C. Note the posted speed limit (40 mph) on the sight line plan.
  - D. Dimension and label the correct distance for the existing and proposed right of way lines.
  - E. The first twenty five feet (25') from the proposed gutter line of the County road shall be no greater than six percent (6%) positive or negative. The driveway profile shall be revised to demonstrate conformance to County driveway standards.
11. 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 driveway access and any other work within the County Route #659 right of way. Access driveway will need to meet all applicable County standards.

2. Frontage along the municipally owned Sunset Lake Road is noted to be available for alternate access.

### **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.

21-022-SP	Knowlton	Belvidere Congregation of Jehovah's Witnesses	7/5/23
22-022-SP	Hackettstown	Lion Gate at Musconetcong River Urban Renewal	7/5/23

The following site plans were previously approved with conditions on or before January 23, 2023. 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 Ms. Meuse seconded by Mr. Baker. Motion carried.

#### **23-017-SP**

#### **Chamberlain East Solar Farm, LLC**

White

Block 47, Lots 9, 9.08, 9.09, 9.19 & 9.11

Pequest Road

Description: NCR site plan located on Pequest Drive, White Township. The site plan is proposing to build a solar array on newly proposed lots 9.12 and 9.13 in Block 47. The proposed area for ground mounted solar panel development is 35.517 acres. Module rating is 600 W and 26,545 total models. This site plan is located in the R-1 Detached single-family residence district.

Disapproved for the following reasons:

1. A subdivision application with supporting information for Block 47, Lots 9, 9.08, 9.09, 9.10 and 9.11 will need to be submitted and unconditionally approved prior to granting of any site plan approval or conditional approval.



2. For the Landscaping Detail Sheet, the drawing sheet title is inconsistent between the drawing sheet index on the cover and the drawing. For the Detail Sheet, the drawing number is inconsistent between the drawing sheet index on the cover and the drawing. Coordinate accordingly.
3. Impervious areas within Table 2.2 and 3.1 of the Stormwater Management Report shall be revised to show correct acreage.
4. Existing and Proposed Drainage Area Maps for Chamberlain West Solar Farm have been submitted in the appendix of the Chamberlain East Stormwater Report. Drainage Area Maps for Chamberlain East Solar shall be included.
5. Time of Concentration Calculations of the Proposed Drainage Areas shall be revised due to the change of land cover when existing vegetation is cleared and replaced with meadow grass beneath the proposed solar panels.
6. Revise Subcatchment PDA 3 calculations to include solar panel piles within its Drainage Area.
7. It appears that development of the East Solar Farm is dependent upon the West Solar Farm for stormwater analysis. Documentation shall be provided to explain how the East and West projects can meet criteria separately as stand-alone projects and together as a whole.
8. The stormwater management plan, system, and maintenance responsibility for the subject property need to be unconditionally approved by the White Township Land Use Board. Confirmation of the approval needs to be provided to the County.

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

**22-013-SP**

**PBXDEV 2, LLC**

Phillipsburg

Block 1003, Lot 4

Memorial Parkway & Elder Avenue

Description: The application is for non-County road Site Plan located on Route 22 in Phillipsburg. The applicant is proposing a 5,670 square foot gas and convenience store on Block 1003 Lot 4. The site plan proposes a total of 43,560 square feet of impervious surface. The site is located in the B-2- Highway Business District.

Approved with conditions:

1. Proposed Inlet #2 inverts shall be revised to avoid stagnant water at the bottom of the inlet below the outlet pipe.
2. The County has been made aware of roadway flooding issues on Memorial Parkway (NJSH Route #22) and immediate vicinity. The application should provide for a reduction of stormwater discharge beyond that normally required to address. As the County has been contacted on the matter in the past, coordination with State and Town jurisdictions by the applicant for any further mitigation would be appropriate.
3. The stormwater management plan and maintenance responsibility for the subject property need to be unconditionally approved by the Town of Phillipsburg Land Use Board. Written confirmation of the approval needs to be provided to the County.

### **COMMENTS**

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

### **COUNTY ROAD**

None

### **EXEMPT**

None

### **TIME EXTENSIONS**

20-016-SP                      Alpha                      Standard Street Alpha Property, LLC

A time extension of 60 days was approved by the Warren County Planning Board for file number 20-016-SP on a motion by Ms. Meuse, seconded by Mr. Baker.

Description: Non-county road site plan to construct a 575,900 square feet of warehouse space on a 37.1 acre site located at Block 98, Lot 1 in Alpha Borough. The site is located on Standard Street. Proposed access to the project is from a future extension of Industrial Drive (by others). The proposed project would include two (2) new warehouse buildings, Building 1 (270,900 square feet) and Building 2 (305,000 square feet), 579 parking stalls (464 passenger vehicles spaces and 115 truck/trailer spaces), driveways, parking areas, walkways, fencing, retaining wall, stormwater detention basins, and 26 acres of impervious surface. The site is industrial and is located in the I-Industrial Zone.

A time extension of 60 days was approved by the Warren County Planning Board for file number 20-016-SP on a motion by Ms. Meuse, seconded by Mr. Baker.

15-018-SP                      White                      Cheema Oil Corporation

Description: County road site plan in White Township on Block 39 Lot 10 and Block 70.01 Lots 6 and 6.01. Site plan properties are located on 4.3 acres and have frontage on County Route 617 (Green Pond Road) and US 46, with proposed vehicular access from US 46. A 3,000 square foot convenience store building, gas station, and 14 new parking spaces is proposed. The present use of the site is a vacant gas station and convenience store.

TN

Proofread RPC