

Minutes

The regular meeting of the Warren County Planning Board was held on Monday, October 23, 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.

SWEARING IN OF MEMBERS

Gerald Norton – Regular Member with term to expire 9/19/26

Roll Call

Present: Adam Baker
William Gleba, County Engineer
Gerald Norton
Jason Sarnoski, County Commissioner
David Smith

Alternate Present:

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

SALUTE TO THE FLAG

MINUTES

The minutes of the September 25, 2023 meeting were approved on a motion by Mr. Smith, seconded by Mr. Baker. Motion carried with 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

23-006	Harmony	Amy Rose Gallagher Murphy
23-004	Hackettstown	Hackettstown Crossing Associates

Site Plans

23-009SP	Hardwick	Princeton-Blairstown Center
23-028-SP	Pohatcong	Chick-fil-A
23-025-SP	Allamuchy	Bernard Noviskey
23-002-SP	Pohatcong/Lopatcong	The Cubes at US 22 Sub 1, LLC

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 August 17, 2023 - Included for the Board’s information
- Correspondence Received 9/20/23 to 10/17/23

DIRECTOR’S REPORT

Warren County Planning Department Project Report October 2023. Items of discussion:

13. County Complete Streets Policy and Plan (NJTPA Subregional Study Program) – Mr. Dech stated the RFP for the consultant is on the agenda for approval on the October 25, 2023 Board of County Commissioner Meeting.

16. Raritan Valley Line – Mr. Dech stated they have been trying to get an updates on the extension, which they finally responded and stated we should hear something back from their studies in the next couple of months.

18. CR 519/521 Weight Restriction/Truck Routes/102 Inch Restriction – Mr. Dech stated that the NJDOT is conducting a study and the findings on their study should be available mid-November.

22. County Road Map – The 1st Edition of the updated county map was handed out to everyone, however there are still some corrections that need to be done to it.

29. Other Seminars, Workshops, Meetings – Mr. Dech attended the recent Lehigh Valley Commission staff meeting on behalf of Warren County regarding the proposal of the seven (7) million square feet warehouse that is to be built in Upper Mt. Bethel Township, PA. Some items of concern discussed was traffic, the impact on the environment and the proximity to the Delaware River. Mr. Dech was able to verbally and in writing via email our concerns with the truck traffic coming across the bridge and specifically keeping the truck traffic off Decatur Street by asking the developer to cooperate by instructing his drivers on what roadways to use to stay out of Columbia and work with NJ DOT to install proper signs to direct truck traffic. Mr. Dech believes the draft report that the Lehigh Valley Commission wrote up does include those comments as well as others that were made on behalf of the other attendees from Knowlton Township. It is Mr. Dech’s understanding that Upper Mt. Bethel Township has given this site preliminary approval. One of the major hurdles to the flow of truck traffic is the railroad overpass on River Road is that it is not high and wide enough to accommodate truck traffic. The developer needs to work with the railway to increase the clearance, which is Norfolk Southern.

- Mr. Smith asked for more detail on this and Mr. Dech stated he would email it to him.

30. Development Regulation Review – Mr. Dech stated the review is basically done; they are just making sure all the formatting and everything else is done properly before it is advertised., Public hearing will be at the November 21, 2023 Commissioner Meeting.

32. State Development and Redevelopment Plan – Mr. Dech mentioned that Mr. Conklin has been listening to the webinars. Mr. Conklin commented that these webinars is the opportunity to express issues/concerns by the municipalities with your comments.

COMMITTEE REPORTS

None

LIAISON REPORT

None

OLD BUSINESS

Reaffirmation of Revisions to Planning Board Bylaws – Tabled until the next meeting so we have at least six (6) members for a board vote.

NEW BUSINESS

None

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 7:23 p.m. on a motion by Mr. Baker, seconded by Mr. Smith. Motion carried.

Respectfully submitted,



June Pryslak
Recording Secretary

SUBDIVISIONS & SITE PLANS
October 23, 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. This report was noted and accepted by the Board.

23-012	Pohatcong	908 Properties, LLC	10/12/23
23-013	Blairstown	Gary Darby	09/25/23

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 April 24, 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)

None

NON COUNTY ROAD (MINOR)

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

23-004

Hackettstown Crossing Associates

Hackettstown

Block 21.01, Lot 2

Stiger Street and 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).

Approved.

COUNTY ROAD (MAJORS)

None

COUNTY ROAD (MINOR)

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

23-006

Amy Rose Gallagher Murphy

Harmony

Block 5, Lot 3

Hutchinson River Road (CR 622)

Description: County Road subdivision on Hutchinson River Road, County Route 622. This subdivision will be creating one new lot with remainder. Lot is located in Harmony Township Block 5 Lot 3, 0.23 acres. It is a vacant lot and will remain vacant. Lot is in the R-150 zone, Residential.

Approved with conditions:

1. Due to the deed restrictions for driveway access to the County roadway, the subdivision deeds are to be recorded and returned to the Warren County Planning Department prior to approval.
2. The draft deed for the County Route #622 right of way dedication was reviewed. An 8 ½" x 14" copy of the plan (referenced as "Right of Way Dedication Map" in the deed) showing the dedication shall be attached to the deed. The Right of Way Dedication Map shall be "to scale" and both the legal description and map 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.
3. 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.

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.

22-026-SP	Phillipsburg	PR Bridge I78 Phase II Owner Urban Renewal	10/04/23
21-024-SP	Greenwich	Greenwich Urban Renewal	10/05/23
22-013-SP	Phillipsburg	PBXDEV 2, LLC	10/05/23

The following site plans were previously approved with conditions on or before April 24, 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. This report was accepted on a motion by Mr. Smith, seconded by Mr. Baker. Motion carried.

23-009-SP	Hardwick	Princeton-Blairstown Center
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NON COUNTY ROAD

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

23-028-SP**Chick-fil-A**

Pohatcong

Block 1, Lot 1.03

US Highway 22

Description: Non-County road site Preliminary/final site plan, Block 1 Lot 1.03, 1.35 acres in Pohatcong. An additional drive through lane is being added. The site is currently restaurant, Chick-fil-A. The existing building is 5090 square feet and 297 square feet of new impervious surface for a total of 47,107 sf of impervious surface on the site. The site is located within the B-3 Commercial zone.

Approved with comment:

COMMENT

1. Previously under File No. 11-023-SP, Block 1, Lot 1.01, the site plan was reviewed and determined to be exempt from formal review by the Warren County Planning Board in accordance with the letter issued on September 14, 2011 by the Warren County Planning Department.

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

23-002-SP**The Cubes at US 22 Sub 1, LLC**

Pohatcong/Lopatcong

Block 1, Lot 1.01

Block 102, Lot 9.01 & 9.03

US Highway 22

Description: NCR preliminary/final site plan along Rt 22 taking down Phillipsburg mall , except Kohls. Proposed warehouse is in Pohatcong, Block 1 Lot 1 and Lopatcong, Block 102 Lots 9.01 and 9.03. The proposed site is reducing parking to 800 parking spaces. The site will have a total of 932,123 sq ft of warehouse and a total of 2,137,619 sq ft of impervious surface. This is in the HB zone and B-3 zone, commercial zones.

Disapproved for the following reasons:

1. Detail Sheet C-912 needs to be added to the Drawing Sheet Index on the Cover Sheet.
2. Warren County bridge structures that fall within the limits shown on the Aerial Map on the Cover Sheet should be labeled. This would include Warren County Structure #15015, #19005, #20017 and #15016.
3. The latest copy of the Stormwater Management Report and Operations and Maintenance Manual the County has for this application is dated December 2022 and is not reflective of the current plans. The revised current copy of the Stormwater Management Report and Operation and Maintenance Manual shall be submitted.
4. It is unclear if the drainage pipes and inlets that will be located on the future access roads leading towards the neighboring property will be installed prior to the development of the neighboring site. Clarification shall be provided as to when these pipes and inlets will be installed with all plan sheets and profiles shall be updated accordingly.
5. The 48" outlet pipe at Doghouse Manhole 603 shall be shown and labeled on all applicable sheets for clarity.
6. 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.
7. The stormwater management plan and maintenance responsibility for the subject property need to be unconditionally approved by the Township of Lopatcong Planning Board. Confirmation of the approval needs to be provided to the County.

8. A Developers Agreement needs to be executed between the County and Developer to address certain conditions, requirements, and obligations pertaining to the Development and concerning improvements required to be provided by the Developer as discussed with the Engineer's Office and Planning Department.

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. Baker, seconded by Mr. Smith. Motion carried.

23-025-SP

Bernard Noviskey

Allamuchy

Block 501, Lot 2

Alphano Road (CR 613)

Description: CR site plan on Alphano Rd CR 613, Allamuchy. The site is located on BL 501 L 2 with exiting two story duplex, 2 resident dwelling. Proposed is baseball field, training facility with the residence to remain. There are two building having 8,139 Sq ft in total. The total impervious surface is 58,329. The site is in the RR zone, Rural Residential.

Disapproved for the following reasons:

1. A signed and sealed survey of the property including mets and bounds shall be provided.
2. Label the centerline of County Route #613 (Alphano Road). Dimension the existing right of way line from the centerline. Records appear to show the right of way to be 66 feet in width as per Road Return Book W2, Page 331.
3. Dedication of additional right of way is needed for County Route #613 (Alphano Road). The proposed right of way line shall be shown and dimensioned 33 feet from the roadway centerline.
4. A copy of the draft deed for the right of way dedication for County Route #613 (Alphano Road) shall be submitted to the County for review prior to recording. 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.

5. Label Warren County Structure #01035 and Warren County Structure #01006 on the Key Map.
6. Per County standards, a maximum of two driveways are allowed from a site directly to a County road when the length of site frontage is more than 150 feet but less than 800 feet. The site frontage is less than 800 feet, whichever two driveway accesses remain will need to be designed to meet County sightline and improvement standards.
7. County road pavement widening is required in accordance with County standards. The widening shall conform to standard detail T5 for the minor driveway classification. The proposed pavement widening shall be shown and dimensioned 20 feet from the centerline of the roadway. The proposed length of widening shall be 200 feet from the end of each driveway radius with a 50 feet transition length. The pavement radii at the driveway access to County Route #613, the length of widening and transition length shall all be labeled on the plan.
8. A centerline profile of the County road is required in accordance with County standards.
9. Cross sections of the County road shall be provided every 50 feet to the extents of the County road pavement widening. The cross sections shall be to the scale 1"=5' in accordance with County standards. The sections shall provide elevations at the centerline of the roadway, edge of existing pavement and edge of proposed pavement and the slope of the existing and widened sections.
10. A typical section of County Route #613 (Alphano Road) providing complete details of the pavement widening shall be provided. The joint between the existing and proposed pavement shall be noted to receive a hot crack tar joint sealer (Polyflex Type 2 Plexi Melt by Crafcro) including a sealing of the top surface of the joint.
11. The minor driveway access as shown on the plans does not coincide with photographs provided. The width of the minor driveway shall be reduced to be 24 feet in accordance with County standards and the excess area seeded/planted. Dimension the proposed width and radii for the minor driveway access for comparison to County standards.
12. Profiles of driveway accesses are required for comparison to County standards.
13. Centerline striping and stop bar are required for the minor driveway access in accordance with County standards.
14. Sight lines shall be in accordance with County standards. Show and dimension the driver's eye twenty eight (28') feet from the centerline of the roadway or eight feet (8') behind the stop bar, whichever yields the greatest offset from the centerline of the roadway. The full extents of the sight line to the east shall be shown on the plan view. Provide stationing along each sight line. Note the speed limit and minor driveway classification on the plan and add a note indicating the sight line areas are to be kept clear in accordance with Warren County Development Review Regulations.

15. Obstructions from the line of sight to the edge of pavement such as trees, brush, embankment, vegetation, well, etc. will have to be removed to assure proper visibility. The 36" Pine is within the sightline area and shall be addressed. The existing well shall be shown on the sightline profile for comparison to sight line clearance requirements.
16. Sight line profiles shall be in accordance with County standards. The approaching vehicle ("object height") shall be shown and dimensioned at a height of three and one half feet (3 ½'). Provide elevations for the final grade and for the sight line at a minimum of every fifty feet (50').
17. Sight lines and sight line profiles shall be provided for access driveways to remain.
18. Information shall be submitted regarding on site drainage and stormwater management for review. The stormwater management plan and maintenance responsibility for the subject property need to be unconditionally approved by the Township of Allamuchy Land Use Board. 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 driveway, widening, utility improvements, etc. within the County Route #613 right-of-way.

EXEMPT

None

TIME EXTENSIONS

None

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Proofread _____