

Minutes

The regular meeting of the Warren County Planning Board was held on Monday, December 18, 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
William Gleba, County Engineer
Nichole Meuse
Gerald Norton
Randy Piazza
David Smith

Alternate Present: Robert Hopkins

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 November 27, 2023 meeting were approved on a motion by Ms. Meuse, seconded by Mr. Baker. Motion carried with Mr. Piazza abstaining.

PUBLIC COMMENT

Noted for the record, there was no individuals of the public at this time.

SUBDIVISION & SITE PLAN REPORT

Subdivisions

Site Plans

23-020-SP	Oxford	Aaron Gonzales
22-012-SP	Phillipsburg	Peron Development, LLC
23-031-SP	Belvidere	Belvidere Urban Renewal
23-033-SP	Washington Twp.	Fred Beans

15-018-SP	White	Cheema Oil Corp.	Time Ext Request
22-010-SP	Hackettstown	7 Route 57, LLC	Time Ext Request

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

CORRESPONDENCE

- o Correspondence Received 11/18/23 to 12/11/23
- o NJ Planner – September/October

DIRECTOR’S REPORT

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

15. Lackawanna Cutoff – They are moving on to Step #2 which is a 10% local match of \$500, 000 that Amtrak is providing for this study. The 10% match would typically come from State funds from NJDOT or NJ Transit. This will be a two (2) year process and the Planning Department will stay on this. Three (3) trains in the morning and three (3) trains in the afternoon with Blairstown being the only station recommended in Warren County.

16. Raritan Valley Line – Was not selected.

32. State Development and Redevelopment Plan – Mr. Conklin showed a map of land use growth and stated he would be sending out an email with the State website link attached. They will be looking for your input from local municipalities. There is a survey on their website for both residents and businesses. These surveys will be posted on the County’s website as well.

COMMITTEE REPORTS

None

LIAISON REPORT

None

OLD BUSINESS

None

NEW BUSINESS

- o Appointed Nominating Committee for 2024 Officers. Mr. Baker, Ms. Meuse and Mr. Smith were appointed with Mr. Baker serving as Chairman.

OTHER BUSINESS

- o New Schedule – to be discussed in January with possible day (Tuesday) and time (6 or 7:30pm) being changed.

PUBLIC COMMENTS

Noted for the record, with Aaron Gonzales (Oxford) asking what happens now that his application has been conditionally approved. Mr. Conklin replied that he would be notified by email. Chairman Norton closed this portion of public comments.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:31 p.m. on a motion by Mr. Piazza, seconded by Mr. Baker. Motion carried.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "June Pryslak". The signature is written in a cursive, flowing style.

June Pryslak
Recording Secretary

SUBDIVISIONS & SITE PLANS
December 18, 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 June 26, 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)

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 June 26, 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 Mr. Baker, seconded by Mr. Smith. Motion carried with Mr. Piazza abstaining.

22-12-SP**Peron Development, LLC**

Phillipsburg

Block 2101, 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 and all title blocks, the title shall be revised to remove the word "Amended" since this is not considered an amended application by the Warren County Planning Department.
2. All drawings listed in the Drawing Sheet Index shall be provided. The Fire Truck Circulation Exhibit 'A' - 'B' (2 sheets), Truck Circulation Exhibit 'A' - 'D' (4 sheets) and Garbage Truck Circulation Exhibit 'A' - 'B' (2 sheets) need to be submitted.
3. The diameters of the Outlet Pipe in Basin #1 and #5 are inconsistent between the Stormwater Management Report and Plan Set. The Outlet Devices shall be modelled to be consistent with the proposed Outlet Control Structures.
4. The invert elevation of the Grate on the top of the Outlet Control Structure in Basin #2 has

been set at an elevation that is inconsistent with the Plan Set. The Stormwater Management Report shall be revised with the proposed invert elevation found on the Drainage Plan.

5. In the Stormwater Management Report, Basin #6 and associated Outlet Control Structure “BR 6” shall be modelled to be consistent with what is proposed on the Drainage Plan to ensure routing calculations are accurate. Revise where necessary.

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 dated October 2021 and revised through September 2023 was reviewed. The enclosed December 13, 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.

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

21-031-SP

Belvidere Urban Renewal

Belvidere

Block 2, Lot 8

Manunkachunk Road & Wirtz Street

Description: Non-County Road preliminary/final siteplan in Belvidere on Manunkachunk Rd and Wurtz St. This site is located on Block 2 Lot 8, 37.72 acres. Presently a vacant parcel. Proposed is a warehouse, 370,000 square ft with 213 parking spaces. Proposed is 803,893 sq ft of impervious surface. The lot has two zones Residential and Industrial.

Disapproved for the following reasons:

1. The map ALTA/NSPS Land Title Survey (By Control Point Associates, Inc.) referenced in the Drawing Sheet Index was not included in the plan set. A signed and sealed map shall be provided.

2. The existing on site conditions show 4 Depressions that will store rainfall runoff and prevent it from discharging off site to Point of Analysis 1 and 2 respectively. The design exfiltration rate used within the Stormwater Management Report to model infiltration into the soil is shown to be 5 inches per hour. The Depression 1B and 1C pond report appear to be modelled to prevent this infiltration into the soil, effecting the existing peak flow at POA 1. This shall be revised to show the correct existing peak flow for all storm events.
3. Chapter 5 of the New Jersey Stormwater Best Management Practice Manual states that infiltration of an entire current or projected storm event is only allowed if the existing site conditions allow for no runoff to leave the site. The Proposed Current Adjusted 10 year storm events shall be revised due to existing 10 year storm events creating runoff that will discharge from the site.
4. Chapter 10.2 of the New Jersey Stormwater Best Management Practice Manual for all Large Scale Infiltration Basins require a minimum of two soil profile pits within the infiltration area of the proposed basin to confirm the basin is able to function as designed. Provide for two profile pits in the area of Proposed Basin #3 and soil testing to determine permeability rates from samples taken from this location and supply results.
5. Basin #3 has been labelled as a Large Scale Infiltration Basin. In the Stormwater Management Report, Basin #3 has been modelled with no exfiltration rate. Per the Stormwater Best Management Practices Manual (Chapter 10.2) that a Large Scale Infiltration Basin shall not use exfiltration in the routing calculations. An explanation shall be provided on how infiltration is being considered and accounted for in Basin #3 when running routing calculations.
6. Design practice for a basins Outlet Control Structure will have the first orifice set at the Water Quality Design Storm elevation. The Stormwater Best Management Practices Manual does state that maximum depth of stormwater runoff to be infiltrated is 2 feet above the basin bottoms upper surface. A majority of the proposed Outlet Control Structures have the first orifice set two feet above the basin bottom elevation with exception to Basin #3, 9, and 10, which propose the first orifice greater than two feet above the basin bottom elevation. The applicable Outlet Control Structures shall be revised to set the first orifice at a maximum of two feet above the basin bottom elevation.
7. The Basin Drain Time is determined from the time of peak outflow until the basin is free of standing water. Drain time calculations provided with the Stormwater Report were determined at the end of outflow from the primary outlet structure but negated infiltration into the soil. Drain time calculations shall be recalculated to include the time it takes for stormwater to enter the ground through infiltration.
8. A peak outflow of 1.26 cubic feet per second at 17.32 hours in Basin #3 for the adjusted 100 year proposed conditions does not match what the Drain Time Calculations show, with a peak outflow of 1.15 cubic feet per second at 17.80 hours. A similar issue can be found for Basin #6. An explanation of these inconsistencies shall be provided with calculations revised where necessary.

9. Per the Dam Safety Standards (N.J.A.C. 7:20), under these requirements all basins will need to be considered Class IV dams and shall be designed to handle 150% of the future adjusted 100 year design storm.

10. Emergency Spillway design calculations within the Stormwater Management Report show the invert elevation of the spillway set above the Top of Basin Berm elevation found on the Basin Cross Section Details. An explanation shall be provided as to why the Emergency Spillways have been designed at a higher elevation than the proposed Top of Berm elevation. Revisions shall be provided as necessary.

11. Per Chapter 6 of the New Jersey Stormwater Best Management Practices Manual, when a groundwater recharge BMP only receives runoff from a portion of the site's proposed impervious area, the exact impervious area to the BMP must be specified on the New Jersey Groundwater Recharge Spreadsheet. Chapter 6 also states a separate NJGRS spreadsheet shall be created for each BMP proposed. Additional recharge spreadsheets shall be submitted with the Stormwater Report that properly model proposed on-site conditions.

12. Overflows from Basins #7, #9, #10 and #11 as well as the discharge of stormwater from FES 2220 drainage structure on the southeast corner of the property need to be addressed so that there will be no adverse impact to County Route #620 (Water Street) to the south.

13. The stormwater management plan, system, and maintenance responsibility for the subject property need to be unconditionally approved by the Town of Belvidere Planning Board. Confirmation of the approval needs to be provided to the County.

14. The submitted Traffic Impact Study for Belvidere Urban Renewal Proposed Warehouse prepared by Dolan & Dean Consulting Engineers, LLC dated October 11, 2023 and Supplemental Traffic Impact Study for Warren County Planning Board prepared by Dolan & Dean Consulting Engineers, LLC dated November 14, 2023 were reviewed. A copy of the December 13, 2023 review letter by WSP, the County traffic engineering consultant, is enclosed and shall be satisfactorily addressed. An analysis of Greenwich Street/Belvidere Road (County Route #620) from the Market Street intersection to County Route #519 as well as directional signage to direct trucks from State Route #46 onto Massenatts Road to Manunka Chuck Road shall be included in the revised report.

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.

COUNTY ROAD

The County Road Site Plan report was accepted on a motion by Mr. Baker and seconded by Mr. Smith. Motion carried with Mr. Norton abstaining.

23-020-SP**Aaron Gonzalez**

Oxford

Block 38, Lot 14

Axford Road (CR 625)

DESCRIPTION: Preliminary/Final site plan for a proposed restaurant on Block 38 Lot 14 in Oxford. The site is located on CR 625 (Axford Ave). The lot is 0.236 acres and is proposing 11 parking spaces have a total of 10,000 sf of impervious surface. The site was a former restaurant now vacant, 896 sf and the site plan is proposing additional 397 sf for a total of 1,293 sf. The site is located in the R-10 Residential zone.

Approved With Conditions

1. The existing shoulder and lane widths for County Route #625 (Axford Avenue) shall be corrected in all locations. The correct widths are 3 feet, 10 feet, 10 feet and 2 feet (beginning from the north).
2. Label the proposed right of way line on the site plan. Show and label the proposed right of way line on the Lighting Plan.
3. The draft deed for the right of way dedication was reviewed and the following shall be addressed:
 - a. In the title, revise "Axford Avenue" to "Axford Avenue (County Route #625)".
 - b. In the address for the County of Warren, correct "Wayne Dumont, Fr." to "Wayne Dumont, Jr."
 - c. Correct the date of the site plan to be February 14, 2023 and provide the latest revision date (currently 11/8/23).
 - d. Revise the third paragraph under Witnesseth to "WHEREAS, the Grantee has determined the need for a roadway dedication of the Dedicated Area."
 - e. In the title of the Metes and Bounds Description, revise "Axford Avenue" to "Axford Avenue (County Route #625)".
 - f. The bearing of the fourth course is inconsistent with the plan and shall be coordinated.
 - g. The length of the fourth course needs to be labeled on the plan.
 - h. An 8 ½" x 14" copy of the plan showing the dedication must be attached and recorded with the deed. The plan shall be to scale and signed and sealed by the professional.
 - i. The deed is to be recorded and returned to the Warren County Planning Department prior to approval.
4. The ingress driveway from County Route #625 shall be reduced in width to twelve feet (12') in accordance with County Standards. A note stating "Pavement striping within County Route #625 right of way to be maintained by Owner per Agreement with Warren County" shall be added to the plan. Since the proposed driveway access is now ingress only, the County road sight lines and associated notes shall be removed from the plan. On Sheet #2, revise General Note #17 to reference Sheet #4 and to remove Axford Avenue.

5. The proposed 3' diameter concrete planters and "Do Not Enter" signs shall be relocated outside the proposed right of way.
6. Due to the proximity of the roadway, the building ingress/egress shall be relocated so that it is not on the south side of the building.
7. The stormwater management plan and maintenance responsibility for the subject property need to be unconditionally approved by the Oxford Township Land Use Board. Written confirmation of the approval needs to be provided to the County.

COMMENTS:

1. The abandonment of the on-site well shall be approved by the Warren County Health Department.
2. A Highway Access and Construction Permit will be required from the Warren County Engineer's Office for any work within the County Route #625 right of way.

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

23-033-SP**Fred Beans**

Washington Twp.

Block 66, Lots 20.01 and 20.11

Franklin Road (CR 634)

Description: NCR site plan car dealership adding 4,990 sq ft for work bays. Located on Block 66 Lots 20.01 and 20.11 in Washington Twp, Rt 31. No new parking spaces being proposed, existing 387. ^,611 SF of new impervious surface and a total of 211,559 SF of impervious surface. The site is in the Highway commercial zone.

Approved With Conditions

1. In General Note #1 on Drawing No. 2 of 13, the name of the owner does not match the owner listed on the Cover Sheet and shall be coordinated. In General Note #2 on Drawing No. 2 of 13, the name of the survey, the name of the surveyor and the date of the survey need to be provided.
2. Show and label the 30'x100' sight triangles at the intersection of County Route #634/Rymon Road.
3. Label Franklin Road as County Route #634 on all plans. The existing right of way for County Route #634 is to be shown on the plans, labeled and dimensioned from the centerline of the roadway.

4. Relocate the proposed tree shown within the County Route #634 right of way to be outside the right of way. The location of the proposed landscaping will be further evaluated once the existing sight triangle easements are shown.
5. The drainage culvert at the County Route #634 and Rymon Road intersection shall be shown, labeled as “Warren County Culvert #22062” and complete information provided. Provide the Inv. Out for the 12” CIP at County Route #634.
6. Notation on Drawing No. 10 of 13 indicates “Phase 1”. Clarification on phasing of the project is needed.
7. Provide the referenced documentation in the stormwater narrative to substantiate the narrative’s conclusion. Verification that the detention basin stage storage volume and outlet structure openings are consistent from existing conditions to the design reference is needed.
8. The stormwater management and maintenance responsibility for the development needs to be unconditionally approved by the Township of Washington Land Use Board. Confirmation of the approval needs to be provided to the County.

COMMENTS:

1. The proposed septic and removal/disposal of existing septic components must be approved by the Warren County Health Department.

EXEMPT

None

TIME EXTENSIONS

A time extension of 60 days was approved by the Warren County Planning Board for file number 22-010-SP on a motion by Mr. Baker and seconded by Ms. Meuse.

22-010-SP Hackettstown 7 Route 57, LLC

Description: Non-county major preliminary site plan for the development of 20 affordable housing apartments on Route 57 in Hackettstown on Block 129 Lots 23, 24, &25 consisting of .77 acres. The property currently contains 2 single family homes and the applicant is proposing to construct a 19,794 sqft apartment building along with the consolidation of the three lots. This site plan is located in the HC Highway Commercial Zone.

A time extension of 60 days was approved by the Warren County Planning Board for file number 15-018-SP on a motion by Ms. Meuse and seconded by Mr. Baker.

15-018-SP White Twp. Cheema Oil Corp.

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 _____