

## **Minutes**

The regular meeting of the Development Review Committee was held on February 6, 2024 in person and using Teams and conducted through electronic communications equipment to preserve the health, safety and welfare of the public conformance with N.J.S.A. 10:4-6, et seq. [the Open Public Meetings Acts]. Mr. Conklin called the meeting to order at 10:01 a.m.

### **Development Review Committee**

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:                 David Smith  
                              William Gleba  
                              Adam Baker  
                              Dave Dech

#### **Alternate Present:**

Also Present:           Ryan Conklin, Asst. Planning Director  
                              Krishna Jhaveri  
                              Linda Read

#### **SALUTE TO THE FLAG**

#### **MINUTES**

Mr. Conklin stated that with this meeting being the first Development Review Committee Meeting, there were no previous minutes to be approved.

#### **PUBLIC COMMENT**

The public comment portion of the meeting was opened on a motion by Mr. Dech, seconded by Mr. Baker. With no one coming forth to address the Development Review Committee, the public comment portion of the meeting was closed on a motion by Mr. Dech, seconded by Mr. Smith. Motion carried.

## SUBDIVISION & SITE PLAN REPORT

Mr. Conklin began this portion of the meeting by stating that there has been a significant change in that the Planning Board Resolution authorized the Development Review Committee to take on the powers of approval of subdivisions and site plans throughout the County. Mr. Conklin stated that moving forward, the Development Review Committee will meet twice a month, and that there will be a monthly report issued to the Planning Board as well as the Commissioners regarding submissions and statuses of applications. The meeting will also be an opportunity for Development Review Committee to consider waivers before they go to the Planning Board.

### Subdivisions

24-001          Franklin          Broadway Energy, LLC

### Site Plans

24-001-SP      Hackettstown    Jade Hackettstown Associates, LLC

23-029-SP      Pohatcong        St. James Property, LLC

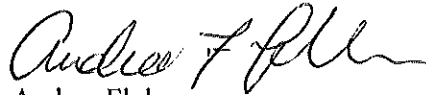
23-029-SP      Hardwick         Princeton-Blairstown Center

The Subdivision & Site Plan report was accepted by the Development Review Committee. Applications were acted on as noted in the attached report.

## ADJOURNMENT

There being no further business, the meeting was adjourned at 10:28 a.m. on a motion by Mr. Baker, seconded by Mr. Smith. Motion carried.

Respectfully Submitted,



Andrea Flohn

Recording Secretary

**SUBDIVISIONS & SITE PLANS**  
**February 6, 2024**

**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 28, 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. Dech, seconded by Mr. Baker. Motion carried.

**24-001**

**Broadway Energy, LLC**

Franklin

Block 16.01, Lot 10

Route 57

Description: NCR Final Major subdivision in Franklin Twp State Highway Rt 57 Block 16.01 Lot 10. Decalred a major from the municipality. Proposed is 2 new lots and remainder. Total acres is 11.66. Present use is Ag. The site is in the Highway Commercial (HC) zone.

Approved with conditions:

1. On both sheets of the Broadway Energy Major Subdivision, one of the proposed block numbers is inconsistent between the plan and Site Data Note #2.
2. Unconditional approval cannot be granted until the Preliminary Major Subdivision is unconditionally approved.

**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.

**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 Development Review Committee.

|           |          |                             |         |
|-----------|----------|-----------------------------|---------|
| 23-009-SP | Hardwick | Princeton-Blairstown Center | 1/31/24 |
|-----------|----------|-----------------------------|---------|

The following site plans were previously approved with conditions on or before August 28, 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. Smith, seconded by Mr. Baker. Motion carried.

**24-001-SP**  
**Jade Hackettstown Associates, LLC**  
Hackettstown

Block 21, Lot 18.02  
Stiger Street/Route 46

Description: P/F/ site plan in Hackettstown on Block 21 Lot 18.02,(9.52 Ac) located on Rt 46 and Stiger Street. Proposed is 66 units of Townhouses. Lot will have 145,055.8 sq ft of impervious surface. Site is in the Limited Manufacturing zone.

Approved with conditions:

1. Plan sheets 19 and 28 are inconsistent between the Index of Drawings on the Cover Sheet and respective drawing title block. The information shall be coordinated and revised accordingly.
2. The Drainage Area Maps shall be consistent with the proposed Grading and Utility plans. Coordinate and revise the Drainage Area Maps accordingly.
3. The newly Proposed Grading Plan allows for the 25 and 100 year storm event is overtop the Scour Hole into the Infiltration Basin. The Infiltration Basin calculations shall be revised in the Stormwater Management Report to account for the additional inflow of runoff from the Scour Hole.
4. The stormwater management plan and maintenance responsibility for the subject property need to be unconditionally approved by the Hackettstown Planning Board. 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.
2. 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.

#### **23-029-SP**

**St. James Property, LLC**

Pohatcong

Block 9.02, Lot 5

St. James Avenue (CR 519)

Description: County Road preliminary/final residential site plan. This application is proposing 5 multi-family units on Block 9.02 Lot 5 located on Saint James Ave and Foch Blvd in Pohatcong

Township. Total floor area is 6,270 Sq Ft, and 9 new parking spaces. This is in the R-4 Residential zone.

Approved with conditions:

1. The draft County Sight Triangle Easement was reviewed. In the title, the spelling of the word "triangle" should be corrected. The submitted copy of the plan showing the dedication was not to scale. The copy of the plan to be attached to the deed shall be to scale and signed and sealed by the professional. The legal description shall also be signed and sealed by the professional. The deed is to be recorded and returned to the Warren County Planning Department prior to approval.
2. The existing trees within the proposed County Sight Triangle Easement shall be noted for removal. The proposed County Sight Triangle Easement shall be shown on Sheet No. 5, Landscape Plan for evaluation with the proposed landscaping.
3. Provide a dimension to the drop service utility pole from the centerline of County Route #519 (St. James Avenue).

**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 any work within the County Route #519 (St. James Avenue) right of way.

**EXEMPT**

None

**TIME EXTENSIONS**

None

AF  
Proofread

