

Minutes

The regular meeting of the Warren County Planning Board was held on January 22, 2024 in person and using Webex 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. Norton called the meeting to order at 7:00 pm.

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

Laurel Napolitani – Regular Member with term to expire 9/19/25

Roll Call

Present: Adam Baker
William Gleba, County Engineer
James Kern, Commissioner
Nichole Meuse
Laurel Napolitani
Gerald Norton
Randy S. Piazza
David A. Smith

Alternate Present: Robert Hopkins

Also Present: Ryan Conklin, Asst. Planning Director
Dave K. Dech, Planning Director

SALUTE TO THE FLAG

REORGANIZATION

Report of Nominating Committee, Adam Baker gave the report of the Nominating Committee

o Election of Officers:

- Chairman – Gerald Norton
- Vice Chairman – Nichole Meuse
- Secretary – Adam Baker

Approved on a motion by Mr. Baker, seconded by Mr. Piazza. Motion carried.

o Appointment of Attorney Matthew C. Moench

Approved on a motion by Ms. Meuse, seconded by Mr. Norton. Motion carried.

o Appointment of Recording Secretary Andrea Flohn

Approved on a motion by Mr. Norton, seconded by Ms. Meuse. Motion carried.

o Committee Appointments:

- Development Review Committee (4)
 - Mr. Baker
 - Mr. Smith
 - Ms. Meuse
 - Mr. Gleba
 - Mr. Dech

o Liaison Designees:

- Municipal and Charitable Conservancy TF Committee – Mr. Urfer
- Lackawanna Cutoff Designee – Mr. Baker
- Morris Canal Committee – Warren County Planning Department
- Agriculture Development Board – Ms. Meuse
- Board of Recreation Commissioners - Tabled
- Solid Waste Advisory Council – Tabled
- Warren Heritage Scenic Byway – Mr. Piazza

MEETING SCHEDULE – FEBRUARY 2024 TO JANUARY 2025

Approved on a motion by Mr. Baker, seconded by Ms. Meuse. Motion carried.

MINUTES

The minutes of December 18, 2023 were approved on a motion by Ms. Meuse, seconded by Mr. Baker. Motion carried with Ms. Napolitani abstaining.

PUBLIC COMMENT

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

SUBDIVISION & SITE PLAN REPORT

Subdivisions

Site Plans

23-034-SP Washington Twp. Changewater Solar Farm, LLC

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

CORRESPONDENCE

- Correspondence Received 12/15/23 to 1/11/24
- NJ Planner – November/December

DIRECTOR'S REPORT

Warren County Planning Dept. Project Report January 2024.

9. I-80 Rockfall Projects/S Turns/Retaining Wall – Mr. Dech stated that he received notice that the DOT is looking to schedule a local officials briefing with the County, Hardwick and Knowlton Townships to discuss the project, and that the meeting should be scheduled for some time in February.

13. County Complete Streets Policy and Plan (NJTPA Subregional Study Program) – Mr. Dech stated that on Thursday, January 18, 2024, he and Mr. Conklin conducted interviews with two consultants and will now discuss with the Review Committee that is evaluating the consultant proposals to recommend who should be awarded the contract. The project will begin March 1st.

15. Lackawanna Cutoff – Mr. Dech stated that he received a resolution from Blirstown Township supporting the extension of a passenger rail from New York City to Scranton, and also supporting Blirstown as a station location.

26. GIS – Mr. Dech asked Mr. Conklin to discuss the new online application form. Mr. Conklin displayed a mock development review dashboard and stated that he envisions the new online application form to be in support of an interactive dashboard that applicants can use to monitor their application throughout the development review process. Mr. Conklin stated that there would be a 6-month beta test for the new application, and that he will be promoting more pre-application meetings moving forward.

32. State Development and Redevelopment Plan The new state plan will be released on approximately April 8, 2024. The County will serve as the negotiating entity between the Municipalities and the State. A public meeting must be held sometime between June and August. Mr. Conklin suggests that the public meeting be a joint Planning Board Meeting. The Highlands municipalities will have The Highlands Council negotiating on their behalf. Mr. Conklin stated that he will issue a correspondence to the municipalities asking for their participation in a self-assessment regarding their planning activities.

COMMITTEE REPORTS

None

LIAISON REPORT

None

OLD BUSINESS

NEW BUSINESS

Recognition of Deborah A. Pasquarelli made on a motion by Mr. Baker, seconded by Mr. Gleba. Motion carried.

RESOLUTION VESTING THE POWER TO REVIEW AND APPROVE SUBDIVISIONS AND SITE PLANS PURSUANT TO THE PROVISIONS OF N.J.S.A. 40:27-6.2 THROUGH 40:27-6.4 AND N.J.S.A. 40:27-6.6 THROUGH 40:27-6.7 WITH THE DEVELOPMENT REVIEW COMMITTEE OF THE WARREN COUNTY PLANNING BOARD

Accepted on a motion by Mr. Smith, seconded by Ms. Napolitani. Motion carried.

Mr. Norton requested a roll call:

Mr. Baker – Yes	Mr. Gleba – Yes	Mr. Kern – Yes
Ms. Meuse – Yes	Ms. Napolitani - Yes	Mr. Norton – Yes
Mr. Piazza – Yes	Mr. Smith – Yes	Mr. Hopkins – Yes

Mr. Conklin encouraged the Planning Board to begin focusing on more long-range planning activities. In addition to the State Plan, Mr. Conklin discussed preparing for the Complete Streets Study as it may be a long process.

OTHER BUSINESS

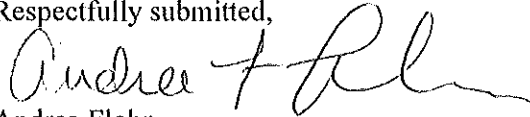
PUBLIC COMMENTS

The public comments portion of the meeting was opened for the record by Mr. Norton. With no one else coming forth to address the Board, the public comment portion of the meeting was closed for the record by Mr. Norton.

ADJOURNMENT

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

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Andrea Flohn". The signature is written in black ink and is positioned above the printed name and title.

Andrea Flohn
Recording Secretary

SUBDIVISIONS & SITE PLANS
January 22, 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 July 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.

20-013 Franklin Twp. Sara Pyskaty

NON COUNTY ROAD (MAJORS)

None

NON COUNTY ROAD (MINOR)

COUNTY ROAD (MAJORS)

None

COUNTY ROAD (MINOR)

None

SITE PLANS

Site plans previously approved with conditions were submitted and approved on the following dates.

21-037-SP	Alpha Borough	1603 Springtown, LLC	12/22/23
21-038-SP	Alpha Borough	WIP Alpha, LLC	12/22/23
20-029-SP	Hackettstown	Allentown SMSA d/b/a Verizon Wireless	1/5/24

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

22-014-SP Washington Twp. Washington Storage Group, LLC

NON COUNTY ROAD**COUNTY ROAD**

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

23-034-SP**Changewater Solar Farm, LLC**

Washington Twp.

Block 82, Lot 16

East Asbury Anderson Road (CR 632)

Description: CR Non-residential preliminary/final site plan in Washington Township on CR 632. Proposed is ground mounted solar panel development on Block 82 Lot 16 108.682 acres. Solar filed is on 74.61 Acres, with 67,696 total modules consisting of 33,66 KW. Located in the Valley Residential zone.

Disapproved for the following reasons:

1. Per Warren County Development Review Regulations, Appendix E, Section 4.01b, all plans of County road, drainage, and/or bridge facilities shall be kept together as a set within the plan submission.

2. Clearly show and label the existing physical centerline and right of way line for County Route #632 (East Asbury Anderson Road). Dimension the right of way from the centerline.
3. Dimension the edge of the proposed pavement twenty two feet (22') from the centerline of the roadway.
4. A typical section of County Route #632 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 Crafcoc) including a sealing of the top surface of the joint.
5. A profile for the proposed driveway is required in accordance with County standards.
6. Provide a detail for the proposed stop sign. Note that the post is to be NJDOT approved break away sign post.
7. The posted speed limit, minor driveway classification and minimum sight distance for County Route #632 shall be noted on the plan.
8. The driver's eye at the driveway shall be shown and dimensioned eight feet (8') behind the stop bar. Provide stationing along the sight lines for analysis of the sightline profiles.
9. Sight line profiles in accordance with County standards shall be provided.
10. Add a note that the sight line areas shall be kept clear in accordance with County standards. The line of sight shall be a minimum of six inches (6") above any paved area, twelve inches (12") above lawn areas, and twenty four inches (24") above all other vegetated areas.
11. For the cross sections, it appears the property line is labeled "existing R.O.W." and shall be corrected. The proposed driveway access shall be shown for the cross section at Station 22+00.
12. A copy of the draft deed for the right of way dedication for County Route #632 shall be submitted to the County for review prior to recording. An 8 1/2" x 14" copy of the plan showing the dedication shall be attached to the deed. The deed is to be recorded and returned to the Warren County Planning Department prior to approval.
13. The construction and restoration sequence for the areas of the solar panels shall be provided in greater detail to address the 81 acres of disturbance. Panel installation and vegetation restoration should be staged to avoid disturbance of the entire project all at once to avoid adverse stormwater runoff and/or soil erosion and sediment impacts, in particular to County Route #632 (East Asbury Anderson Road). An interim stormwater mitigation plan with a staging plan, time of year of work, detailed sequence of construction and temporary measures to address adverse impacts during construction will need to be provided on the plans. A meeting should be scheduled with the County Engineer's Office and Planning Department to address this element of the project.

14. Information and additional detail for the interconnection route and point of interconnection is needed.

15. Once the project elements are approved, the system owner(s) will need to execute a utility agreement with the County for the proposed overhead electrical transmission wires depicted within the County Route #632 (East Asbury Anderson Road) right of way. The agreement will need to be executed and recorded prior to approval.

16. Verify and confirm that Existing Drainage Area 1B has been modelled correctly in the Stormwater Management Report. Pervious and Impervious Areas shown on the Existing Drainage Area Map are inconsistent with the associated subcatchments designed in the Stormwater Management Report. Revision shall be made in all applicable locations.

17. Comparison hydrographs shall be resubmitted at a larger scale to allow for adequate review of the Water Quantity Control being followed from the NJDEP Stormwater Management Regulations.

18. The stormwater management plan and maintenance responsibility for the subject property need 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. A Highway Access and Construction Permit will be required from the Warren County Engineer's Office for any work within the County Route #632 right-of-way.

EXEMPT

None

TIME EXTENSIONS

None

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