

**WARREN COUNTY PLANNING DEPARTMENT  
WAYNE DUMONT, JR. ADMINISTRATION BUILDING  
165 COUNTY ROAD 519, SOUTH  
BELVIDERE, NEW JERSEY 07823-1949**

DAVID K. DECH  
PLANNING DIRECTOR



Telephone: (908) 475-6532  
Fax: (908) 475-6537  
planningdept@co.warren.nj.us

**WARREN COUNTY PLANNING BOARD  
AGENDA  
Monday, April 25, 2022  
7:00 p.m.**

**In-Person  
and Via Electronic Communication for Public Viewing/Listening only**

**CALL TO ORDER**

**INTRODUCTORY STATEMENT:**

Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act by forwarding a notice of the date, time and location of the meeting to THE STAR-LEDGER, THE DAILY RECORD and the Warren County Clerk and by posting a copy thereof on the bulletin board of the Warren County Courthouse and Administration Building. The meetings will be conducted in person. The public may attend the meeting in person or view the meeting virtually 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]. Public comments may be made in person at the time of the meeting or submitted in advance by email or written letter. Formal action will be taken.

**SELECTED SUBDIVISION AND SITE PLAN MAPS TO BE ACTED ON AT THIS  
MONTH'S MEETING MAY BE VIEWED AT**

<https://experience.arcgis.com/experience/f05ecd4320cf44618854c6cf51b5e4cd/>

The public is invited to attend this meeting by calling:

**1-877-309-3457 (toll free) or 1-404-397-1516**

When prompted for Meeting Number (access code) press 2344 158 4462 and the # sign.  
When prompted for Attendee Number press the # sign.

**OR**

**JOIN WEBEX**

<https://warrencountynj.webex.com/warrencountynj/j.php?MTID=m8d7d89e71a1ff8da0d33f33783599bdf>

Meeting number (access code): 2344 158 4462

Meeting password: gQisnmHY334

**ROLL CALL**

**SALUTE TO THE FLAG**

**APPROVAL OF MINUTES OF PREVIOUS MEETING(S)**

- March 28, 2022

**PUBLIC COMMENTS**

**SUBDIVISION & SITE PLAN REPORT**

Subdivisions

20-013	Sara Pyskaty	Franklin	
22-004 (F)	RNJ Contracting, LLC (Washington Valley Estates)	Washington Twp.	
21-013 (F)	Asbury Farms Urban Renewal	Washington Twp.	Extension Request

Site Plans

21-036-SP	Levin Management Corp.	Washington Twp.	Extension Request
18-006-SP	LMR Disposal, LLC	Harmony	Extension Request
21-025-SP	Hope NJ Realty Group	Hope	Extension Request

21-040-SP (F)	Asbury Farms Urban Renewal	Washington Twp.	Extension Request
20-029-SP	Allentown SMSA d/b/a Verizon	Hackettstown	
22-008-SP	R&F Phillipsburg, LLC (Chipotle)	Pohatcong	
22-005-SP	Mansfield Dev, LLC	Mansfield	
22-009-SP	NJDRP, LLC	Independence	
22-010-SP	7 Route 57, LLC	Hackettstown	
21-042-SP	Reeder Property Solar Farm, LLC	Harmony	
21-034-SP	Paul Matinho/NJ Battery Energy Storage	Pohatcong	
21-024-SP	Greenwich Dumont Urban Renewal	Greenwich	
22-011-SP	Woodhill Alpha, LLC	Alpha	
21-037-SP	1603 Springtown, LLC	Alpha	

#### **CORRESPONDENCE:**

- Agriculture Development Board – Minutes of February 17, 2022
- Memo to Municipalities on Transportation Plan Public Hearing, May 23.

#### **DIRECTOR'S REPORT**

Warren County Planning Dept. Project Report April 2022

#### **COMMITTEE REPORTS**

#### **LIAISON REPORTS**

#### **OLD BUSINESS**

**NEW BUSINESS**

Morris Canal Greenway Trail Improvements [PowerPoint Presentation \(warrencountynj.gov\)](http://warrencountynj.gov)

**OTHER BUSINESS**

**PUBLIC COMMENTS**

**ADJOURNMENT**

**Members Who Do Not Plan To Attend the Meeting  
Please Notify the Planning Department**

April 13, 2022

*Via Email and Regular Mail*

Warren County Planning Department  
Wayne Dumont, Jr. Administration Building  
165 County Road 519, South  
Belvidere, New Jersey 07823-1949

*Attn: Ryan Conklin, Assistant Director of Planning*

CIVIL ENGINEERING  
ENVIRONMENTAL  
SURVEYING  
LANDSCAPE ARCHITECTURE

Re: Asbury Farms Urban Renewal Area 2  
Warren County PB application #21-013 (Final Major Subdivision Conditional Approval)  
Warren County PB application #21-040 SP (Final Major Site Plan Conditional Approval)  
Township of Washington  
Warren County, NJ  
E&LP Project #0120059

Dear Mr. Conklin:

Please accept this correspondence as a request to be placed on the 4/25/2022 agenda for a 90-day extension of time on each of the above referenced conditional approvals. Our project team is working on the outstanding conditions of the approvals dated 10/26/2021, and expect to satisfy the conditions as soon as possible.

If you have any questions, please contact me at 908-238-0544 x 119 or [jhansen@elp-inc.com](mailto:jhansen@elp-inc.com).

Very truly yours,



John Hansen, PE, PP, CME, LEED

cc: Asbury Farms  
Rob Moschello, PE  
Alan Lowcher, Esq.



Headquarters  
140 West Main Street | High Bridge, NJ 08829  
T: 908.238.0544 F: 908.238.9572

Clinton | Asbury Park | Denville | Philadelphia

## Theresa Nicolls

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**From:** Planning Department  
**Sent:** Thursday, April 7, 2022 11:17 AM  
**To:** Dave Dech; Ryan Conklin; Albert Krouse  
**Cc:** Theresa Nicolls  
**Subject:** FW: Hope NJ Realty Group, LLC - Inn at Millrace Pond (File No. 21-025-SP) - Resubmission Extension

**Importance:** High

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**From:** daviesengineeringllc@gmail.com <daviesengineeringllc@gmail.com>  
**Sent:** Thursday, April 7, 2022 8:51 AM  
**To:** Albert Krouse <akrouse@co.warren.nj.us>; Planning Department <planningdept@co.warren.nj.us>  
**Cc:** 'Jerry Frungillo' <gerald@frungillo.com>; 'Karan Goswami' <kgoswami@cpasurvey.com>; 'James D. Sens PLS, PP' <jsens@cpasurvey.com>; 'RAY OBRIEN' <RAY@REOBRA.COM>  
**Subject:** Hope NJ Realty Group, LLC - Inn at Millrace Pond (File No. 21-025-SP) - Resubmission Extension  
**Importance:** High

WARNING: This message originates from an external domain and may contain links harmful to your computer. Please do not click links or open attachments unless you recognize the source of this email and know the content is safe.

Albert & Planning Department

Per our phone call this morning with your department, we would like to request an extension for resubmitting documents for the Hope NJ Realty Group, LLC – Inn at Millrace Pond (File No. 21-025-SP) application.

We anticipate the required documentation will be submitted within the next 2 weeks.

Thank you.

Daniel S. Davies, P.E., C.M.E.  
Davies Engineering, LLC  
615 State Route 94 South  
Newton, NJ 07860  
(973) 300-0888  
[DaviesEngineeringLLC@gmail.com](mailto:DaviesEngineeringLLC@gmail.com)  
[www.DaviesEngineering.com](http://www.DaviesEngineering.com)

Office Hours

Mon. to Thurs – 8am to 5pm  
Fri. – 8am to 12pm  
Sat. & Sun. – Closed





STEINHARDT  
CAPPELLI  
TIPTON &  
TAYLOR LLC

60 West Broad St., Suite 201  
Bethlehem, PA 18018

o 610.691.7900  
f 610.691.0841

RECEIVED

Donald E. Souders, Jr., Esq. | Partner

610.691.7900 x 1026

dsouders@floriolaw.com

APR 11 2022

18-006-SP

WARREN COUNTY  
PLANNING BOARD

April 8, 2022

**VIA FEDERAL EXPRESS AND EMAIL**

David K. Dech, Planning Director

Warren County Planning Board

Wayne Dumont, Jr.

Administration Building

165 County Route 519 South

Belvidere, NJ 07823-1949

RE: LMR Disposal, LLC: Request for an Extension to Satisfy Conditions for Approval of Site Plan Application; File No. 18-006-SP

Dear Mr. Dech:

As you are aware, this Firm represents LMR Disposal, LLC ("LMR"). On September 24, 2019, LMR's preliminary/final application for site plan, File No. 18-006-SP, Block 4, Lot 3.02, located on Roxburg Station Road (CR 622) and South Foul Rift Road (the "Property") was reviewed and approved by the Warren County Planning Board (the "Board") by way of letter, with certain conditions ("Conditional Approval"). Most recently, LMR received Board approval of its February 24, 2022 request for extension of time on the Conditional Approval of its site plan application, which extended the deadline for application resubmission to May 10, 2022. LMR now submits this letter as a request to further extend its resubmission deadline by sixty (60) days, or until July 9, 2022.

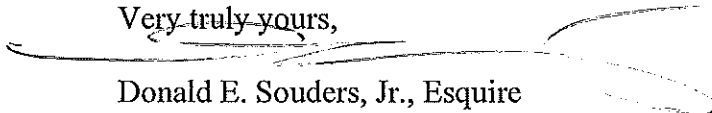
As of the date of this letter, approval of LMR's site plan application is conditioned upon the satisfaction of one remaining requirement, which is the provision of an agreement/easement between Block 4, Lots 3.01 and 3.02 related to stormwater management (the "Drainage Easement") to the County for review. As the Board is aware, LMR is the owner of neither Block 4, Lot 3.01 nor Block 4, Lot 3.02. Instead, LMR leases Lot 3.02 from RMK Associates LLC ("RMK"), the owner of both Lots 3.01 and 3.02. Therefore, LMR's ability to provide the Board with the Drainage Easement is contingent upon RMK's review, approval and execution of the same. My Firm prepared a draft easement for RMK's consideration in April 2021 and, despite repeated inquiries to RMK's Counsel regarding the status of the document, RMK has refused to execute, or even discuss, the easement with LMR.

As recently as March 2022, a representative for RMK stated that it, in conjunction with counsel, RMK would be drafting its own version of the required Drainage Easement. Counsel for RMK has failed to respond to my office's follow up requests for a copy of the new Drainage Easement. RMK's non-responsiveness to LMR's requests for the executed Drainage Easement likely stems from LMR's ongoing lawsuit against RMK for specific performance related to its exercise of an option to purchase Block 4, Lot 3.02 and 3.03 from RMK.

Despite LMR's best efforts and due diligence in acquiring the Drainage Easement, it has been unable to do so for reasons entirely outside its control. Since the Board is requiring that LMR acquire an easement that is solely contingent on a third party's approval and execution, LMR respectfully requests an additional sixty (60) days from its current resubmission deadline to fulfill the remaining condition for final site plan approval.

Please do not hesitate to contact me with any questions.

Very truly yours,



Donald E. Souders, Jr., Esquire

DES/skp

cc: David Dech, Planning Director  
Ryan Conklin PP, AICP, GISP (by email)  
Courtney Morrow, Deputy Registrar (by email)



# BOHLER //

30 Independence Blvd, Suite 200  
Warren, NJ 07059  
908.668.8300

March 23, 2022

Via Federal Express

RECEIVED

MAR 24 2022

21-036-SP  
WARREN COUNTY  
PLANNING BOARD

Mr. Albert Krouse  
Warren County Planning Board  
165 County Road 519 South  
Suite 111  
Belvidere, NJ 07823

**RE: Proposed Industrial Manufacturing  
Block 46, Lot 13  
349-353 NJ S Route 57 East  
Washington Township  
Warren County, State of New Jersey  
BENJ File No. J210572  
File No. 21-036-SP**

Dear Mr. Krouse:

This letter serves as our formal request for an extension on our County application submitted on August 13, 2021, with regard to the above referenced project. We are in receipt of the Conditional Approval dated September 28, 2021. Our office will resubmit the required documents to the County planning board in the near future.

Should you have any questions or comments concerning this or any other matter, please do not hesitate to contact our office.

Sincerely,

**BOHLER ENGINEERING NJ, LLC**



Robert L. Streker, P.E.

RS/gs G:\2021\J210572\Admin\Letters-OUT\County 02 - Krouse.docx  
Enclosures

cc:

## **WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD**

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

### **Meeting Minutes**

**February 17, 2022**

The regular monthly meeting was held virtually by the Department of Land Preservation via Webex. The meeting was called to order by Chairman Schnetzer at 7:33 p.m. An announcement was read as required by the Open Public Meetings Act, N.J.S.A. 10:4-6-21.

Members present: Tim Bodine, Bradley Burke, Matthew Hood, Rene Mathez, Jason Menegus, Joel Schnetzer, Melissa Watters

Members absent:

Others present: C. Tierney, T. Kaminski Staff, Aaron Culton, Substitute County Counsel; Anthony Sposaro, esq., Arie Van Vugt, Paul Sturbenz, Allamuchy; Jess Symonds, Ferriero Engineering; Jacob Tanis, Elizabeth Sands, Franklin; Timothy Willmott, SADC, Commissioner Ciesla.

**Minutes** of the meeting held on January 22, 2022 were approved on a motion by Mr. Burke and seconded by Mr. Mathez. Motion carries.

**Correspondence:** None

**Public Input (Non-agenda Items):**

**Old Business:**

**Deed of Easement Compliance**

➤ **Plainview Growers Update**

Mr. Tierney stated that there the title issues on the small triangle that was left out of the Division of Premises when Mr. Van Vugt purchased the property and the drainage issues are still outstanding, but that Mr. Van Vugt has made a commitment to resolved these and the details still need to be worked out.

➤ **Kero Update**

Mr. Tierney stated that there were no updates or further information from the landowner. The Township is still pursuing the soil issue themselves.

**Update to Target List**

TLC-NJ still working on the update and should have it ready for March's meeting.

**Brunkhorst**

Mr. Tierney stated that Katrina Campbell will prepare a donation agreement and work with TLC-NJ and the landowner.

**Krouse vs. Skoog RTF Complaint – White Township**

Mr. Tierney had stated that this matter be carried until next month as we are waiting for the resolution for approval from White Township which may resolve matters.

**New Business:**

**Resolutions**

➤ **Amended SSAMP Resolution #22-03 – Star D Farm, LLC, BL 7 L 1 & 1.03, Harmony Township**

Mr. Tierney stated that when the applicant had applied they stated that the setbacks were in the township zoning compliance, but when the plans were submitted to the Township Engineer for permits, the Township Engineer suggested that we clarify that the plan does not meet the general setback requirement for that zone. However, the applicant's Engineer pointed out that there is an exception to that requirement, so that it aligns with the existing buildings and the Township Engineer agreed that it does meet that exception. This needs to be clarified in the resolution for the Township to issue permits. Mr. Burke made a motion to approve the amended resolution with the change that the building meets the setbacks for that zoning in the subparagraph exception for the Township to issue permits. This was seconded by Mr. Hood.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Burke – yes; Mr. Hood – yes; Mr. Mathez – yes; Mr. Menegus – yes; Mrs. Watters – yes. Motion carries.

➤ **Division of Premises Resolution #22-02 – Oostdyk Preserved Farm, BL 57 L 23, 24, 25, 26, 27.02, Franklin Township**

Mr. Mathez made a motion to approve the Division of Premises resolution on the Oostdyk Farm in Franklin Township which was seconded by Mr. Menegus.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Burke – yes; Mr. Hood – yes; Mr. Mathez – yes; Mr. Menegus – yes; Mrs. Watters – yes. Motion carries.

**Certification of Commercial Farm**

➤ **Drake Farm, BL 201 L 11, BL 203 L 1, Allamuchy Township**

Keith Drake owner of the Drake Farms in Allamuchy Township has applied for a Certification of Commercial Farm on BL 201 L 11 & BL 203 L 1. Mr. Drake has provided to the Board for review, the required documents for farms that are 5 acres or more: (1) Current Farmland Assessment Form showing eligibility for differential property taxation pursuant to the Farmland Assessment Act of 1964 (2) Income from profit or loss from 2020 tax return showing a gross income of over \$2,500 from the sale of agricultural and/or horticultural products (3) Tax Map of subject property location that is in an area as of December 31, 1997 or thereafter where agriculture has been a permitted use under the municipal zoning ordinance and master plan.

Chairman Schnetzer stated that the applicant has supplied the sufficient documentation requested and met the criteria for Certification of Commercial Farm. A motion was made by Mr. Mathez to grant certification to Drake Farm, of Allamuchy Township as a Commercial Farm. Mrs. Watters seconded the motion.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Burke – yes; Mr. Hood – yes; Mr. Mathez – yes; Mr. Menegus – yes; Mrs. Watters – yes.

**SSAMP Right to Farm Hearing**

➤ **Plainview Growers, BL 105 L 8, 11 & 12, Allamuchy Township**

Mr. Tierney stated that as a preliminary matter, the Board should verify that this remains a Commercial Farm. The Board had previously certified it as a Commercial Farm and it should take testimony from the applicant that the additional lots that they included, that lots 8, 11 & 12 are farmland assessed and are within the RR zone, which permits agriculture and that they continue to meet the \$2,500 agricultural production requirement. Mr. Culton asked Attorney Sposaro to recertify the applicant for the RTF Hearing by asking a few questions and if the Board feels after the hearing that the Board wants additional submissions after the hearing for documentation would be fine, but for the purpose of tonight's hearing, we can just have Mr. Sposaro recertify it with his client.

Mr. Culton swore in Mr. Arie Van Vugt to give testimony. Mr. Sposaro asked Mr. Van Vugt if he is the owner or does he own or control the three properties that are the subject of this application? Mr. Van Vugt replied, yes. Mr. Sposaro asked if all three properties are farmland assessed. Mr. Van Vugt replied yes. Mr. Sposaro asked Mr. Van Vugt is he has in the past calendar year generated at least \$2,500 in agricultural output from what you grow on that property? Mr. Van Vugt replied, yes. Mr. Sposaro asked to the best of Mr. Van Vugt's knowledge is agriculture permitted use in the zoning district where these properties are located? Mr. Van Vugt replied, yes. Mr. Sposaro asked Mr. Van Vugt, to the best of your knowledge, do you believe that you are operating in accordance with the generally accepted agricultural management practices? Mr. Van Vugt replied, yes. Mr. Sposaro stated that he didn't have any additional questions. He asked Counsel if we wanted paper or backup of the income thresholds, it can be provided, but given the nature of the operation, there is no doubt that the \$2,500 threshold has been satisfied.

Attorney Sposaro gave a summary for SSAMP for construction of greenhouse addition to the properties in question. The buildings in total will be 5.6 acres in total and proposing to merge three lots, Lots 8, 11 and 12. Two are in farmland preservation and one is not, Lot 11. Looking at the zoning requirements for this property, all zoning and bulk standard requirements are satisfied except for the following as far as set back goes, there is a side yard requirement of 100 feet and an existing setback of 100 feet that will not change, but there is a new setback position of 52.8 feet which would be 41+ feet in violation of the side yard set back.

The other deviation from bulk standards is maximum building coverage. The ordinance permits a maximum of 8%. Applicant is proposing 10.1% which is maximum building coverage. Maximum improvement lot coverage, the ordinance permits a maximum of 20% and with the proposed improvements, Applicant is at 14.6% which is significantly less.

There are wetlands that are delineated on the property shown on sheet 2 of 8 done by a qualified professional. The dotted line that is close to the proposed Greenhouse which is hatched identifies what the buffer is from those wetlands. In conversation with the Municipal Engineer, Paul Sterbenz, he thought that a form of LOI was necessary, but Applicant is not sure that it is absolutely necessary given the distance from the proposed improvements to the buffer line. Applicant will defer to the Board's sound judgment on that issue.

The other issue that may of be concern for the Municipality is setback. Complying with the Township's setback ordinance can reduce the agricultural output activity on the farm operation. In the case of this Greenhouse, it takes land out of production. In looking at the proposed greenhouse configuration on Sheet 2 of 8, the proposed greenhouse has been situated in such a way as

to maintain a healthy distance from the wetland buffer line to the left or to the West of the where the Greenhouse is located and that is why it is tucked up so close to the property line to the East. The two buildings, the one that is existing and the one that is proposed will not actually be physically connected. It is very difficult to see, but the triangular or pie shaped piece of property has an access road in fee that goes out to Gibb's Road. And in order to avoid interfering with that means of egress and ingress, and in order to avoid taking of land out of production that otherwise can be placed into production, the building is interrupted there. There is a proposed concrete slab that will separate where the buildings are located and that slab will enable vehicular traffic to traverse the property without having to go inside the Greenhouse and without having to create a new means of ingress and egress.

Mr. Sposaro asked Mr. Van Vugt to tell the Board what he is proposing and why he is proposing regarding the SSAMP application. Mr. Van Vugt stated that is proposing to the 5.6 acre Greenhouse. The main reason is because they are out of growing space. The business has gone very well over the last couple of years and they need to expand just to maintain their customer base. They have been working with contract growers and rental facilities and this is not efficient or easy due to the 30-50 minute drive between these locations. As a company, they felt that they needed the business under one roof just for the efficiencies is the reason for needing the additional greenhouse facility.

Mr. Sposaro asked Mr. Van Vugt how many orchids can be grown in the 5.6 acres of greenhouses. Mr. Van Vugt stated that at one sitting can turn a greenhouse twice a year and generate 600,000 flowers.

Mr. Sposaro asked Mr. Van Vugt if he could add anymore additional testimony and he replied that he felt that Mr. Sposaro covered it all as it was straightforward, but said that it was a necessary build for the company and tried to do everything possible under farmland preservation to make sure that they are in compliance and do not plan on deviated from that. He stated that Mr. Tierney walked through the complex and found that a few little things were corrected.

Mr. Sposaro asked Mr. Van Vugt to explain the circles along the easterly side of the proposed green house on the site plan. Mr. Van Vugt stated that they were 8 water basins that are approximately 30 gallons each which will capture the rain water off the greenhouse and then that water is used for irrigation. The basins are 18 feet tall. The highest peak of the proposed greenhouse is 25-26 feet.

Mr. Sposaro stated that he has no more questions for Mr. Van Vugt.

Mr. Culton stated that the map shows 10 water tanks and asked, is it 8 or 10 for the water tanks? Mr. Van Vugt stated that there were 10. Mr. Sposaro confirmed. Mr. Culton stated that a revised zoning schedule was submitted this afternoon and will the map plan be revised to include that? Mr. Sposaro stated that it will, but need to look at both zoning tables to make sense of it.

Chairman Schnetzer asked Mr. Sposaro is he seeing any amount of concern with the SADC for the soil disturbance on the properties. Page 7 & 8 has a 251 plan from the Soil Conservation District. Mr. Sposaro stated that the answer is rather interesting and have had extended discussions with SADC Staff and conceded to him that they have looked at a number of different farms and tried to identify those farms with their farms where more soil disturbance was permitted and they have identified a few, but have never looked at this farm. They did after Mr. Sposaro brought it to their attention. The conversations were with Chuck Roohr at the SADC and stated they had not checked on this particular farm and that Mr. Van Vugt is a poster child of what farming should be and runs a first class operation. They probably would not openly consent to the application, but will not do anything to stand in his way. Mr. Van Vugt understands that he is taking his chances of the construction if it is approved that the SADC may say that the proposal is in excess of what they ultimately approved. But it is also unclear as the jury is still out on what the SADC may do here and it is equally uncertain as to what those numbers will be. One of the critical issues that the SADC will have to decide is whether they include all properties as a farm management unit and the computation of the amount of soil that can be disturbed. In this case, these are not the only three properties that Mr. Van Vugt owns and that are part of his farm management unit. When those other properties are factored in, he may be well below. The SADC response is that they need to get the standards in place and then will deal with the farm management issue later. The response by the farming community has been nonsense as if it is not done now, it may never be done and can't sit around for action taken.

Chairman Schnetzer asked Mr. Hood if he had any questions regarding the submitted site plan map. Mr. Hood stated that he did not see anything that he thought that was important to bring up and looks good to him.

Mr. Sposaro stated that he forgot to recognize that this is a major development for purposes of storm water management and proposing that these plans be submitted to John Showler who is a PE with the Department of Agriculture for his review to confirm compliance with the storm water regulations and have made Mr. Sterbenz aware of the plan, but not sure of what the Municipality's plan is on that and recognize that the County may not have the resources to deal with that and are prepared to go elsewhere.

Mr. Sterbenz, Allamuchy Township Engineer and also serving as the acting Zoning Officer for the Township stated that the Township does not have a problem with the plan. The storm water management plan is a major project for storm water

development and is not exempt from Municipal Storm water control ordinance, however, in the Ordinance, it does indicate that for agricultural development that it be sent to either the USDA or the Soil Conservation District. The Township would just ask that the Board, if they decide to approve this matter tonight, that it is indicated as a condition that any filings with Mr. Shalor be also provided with to the Township so that they are aware of the submission and have a copy of that submission. Mr. Sposaro stated that they would provide a copy.

Mr. Sterbenz stated that he was pleased to hear that there is an agreement on condition to merge the lots together and thinks that is the right thing to do and thinks that it helps with zoning ordinance compliance and just wanted to clarify with Mr. Sposaro as to when the lot merger will be accomplished in regards to applying for permits. Mr. Sposaro stated that it would take place if this application is approved and then there is no appeal to it and conditioned to the issuance of any construction permits. Mr. Sposaro will run the proposed deed of merger to Mr. Culton but also provide it to Mr. Sterbenz.

Mr. Sterbenz wanted to know if there were any plumbing fixtures on this greenhouse to necessitate a septic system? Mr. Van Vugt replied no. In 2016 they upgraded all of their infrastructure and all the plumbing. Any infrastructure needed for this greenhouse is already in place. This greenhouse is just a growing facility and will become fully automated with just a few people in the facility and additional employees to be very limited. Mr. Sterbenz asked if employees in this greenhouse will go to a different building to use the bathroom or get water. Mr. Van Vugt replied that the employees would cross the driveway to the main building to use the bathroom and that he could put a water cooler in the proposed facility.

Mr. Sterbenz wanted to clarify the side setback to the salvage yard property. The setback appears to be 40 feet. The tanks between the property line and greenhouse are closer. There is mention of a 58 foot setback. Mr. Sposaro stated that he was reading off of the zoning schedule on the original plans and could be wrong and referred to Jess Symonds from Ferriero Engineering to address the issue.

Mr. Culton swore in Jess Symonds. Mr. Symonds stated that they had a meeting with the applicants this afternoon and they actually need more water storage than what is shown on the plan. Those tanks will be moved to the South side of the building because the gutters run in that direction and the building will be moved slightly towards there and will maintain a 30 foot setback from the rear of the salvage yard. The salvage yard has existing vegetation growth and a fence between the two properties. The salvage yard is North East of the greenhouse and has access to Gibbs Road, noted on Page 3.

Mr. Sterbenz asked Mr. Symonds if they were moving the building 10 feet closer to the property line. Mr. Symonds wants to increase the diameter of the tanks to 38 feet because they need to use 26,000 gallons of water a day to irrigate their greenhouse. There will be 7 days of tanks, 38 feet in diameter which will be screened by the greenhouse on the South side. There is limited area because of the Wetlands Buffer.

Mr. Sposaro asked what will the distance be of the relocated tanks from the Easterly edge of the greenhouse to the property line to the East? Mr. Symonds responded that the setback could be maintained at 40 feet where it is planned, was hoping to move it closer, but if there is a concern, can leave it right at 40 feet.

Mr. Sterbenz stated that looking at the plan, it looks like the building could be slid South West by 20 feet and still be out of the transition area. Is that a possibility and would increase the setback to that property line? Mr. Symonds stated that it could be done as they think that they are going to abandon that detention basin on that side because the gutters of the greenhouses run from North West to South East and just became aware of that so all collected water will be done on the South side of the building. It will collected to the large tanks first, then the overflows will go into the basin and will probably extend the basin further towards Gibb's Road which is an unused portion of the property.

Mr. Sterbenz stated that the wetland line has been delineated by a professional with a 150 foot buffer, but that it has not been verified by the Department of Environmental Protection and Mr. Sposaro responded that was correct. Mr. Sterbenz asked that it would still need to be done before building permits are issued? Mr. Symonds stated that he was not a wetlands expert, but that it was quite clear that where the wetlands are because it is farmed right up to that limit and does not see that line moving at all. He understands that you need an LOI, but does not see that line moving.

Mr. Burke asked for clarification between the wetlands line and the buffer line. Mr. Symonds stated that the 150 foot line is the buffer line. They thought that it would be 50 feet, but according to the Wetlands Consultant, there were some endangered species which is why it is now 150 feet, the maximum buffer, which is conservative.

Mr. Sterbenz addressed the Board on the wetlands location issue that the Township has been requiring all applicants on land development to verify their wetlands to a letter of interpretation and they are not picking on Mr. Van Vugt in any way as they are also asking other people to address this. If Board approval, this will end up at the Town for a building permit.

Mr. Sposaro was trying to be sensitive to his client's timing and the Township's timing. Mr. Van Vugt wanted to know what kind of timing it would take to get that delineated again? Mr. Van Vugt stated that they are struggling with trucking, freight and orders that timing is such an issue on his project and wondered how much longer that it would take.

Mr. Sterbenz stated that the State doesn't have any time frame on preparing a wetlands delineation or expediting LOT's which is frustrating to the applicants. One of the advantages is the conservative 150 foot buffer on the plan and that the State would need to verify the width and that was a potential benefit.

Chairman Schnetzer asked if Mr. Sterbenz had any other comments or questions. He commented that he thinks that the Plain View Growers team has answered everything right now. As he understands it, the Town copied on the submission to John Showler, on the deed of merger which will take place before a building permit is issued, and there will be a plan change to move the tanks to the South side of the building and the building will be slid another 20 feet to the South West side almost touching the transitional line effectively creating about a 60 foot setback instead of 40 foot setback shown on the plan. Mr. Sterbenz ask that the Board incorporate these changes into any of their actions taken tonight and thanks the Board to listening to Allamuchy Township.

Chairman Schnetzer opened up to the Board for questioning.

Mr. Menegus asked Mr. Tierney how the impervious coverage works with the preserved farmland. Mr. Tierney stated that there currently was no set numerical limitation on soil disturbance on a preserved farm. The SADC has informally proposed rules and is in the process of formally proposing those rules, going through the administrative rule making process for that, but at present, there is no current numerical limitation. The best guidance is the Quaker Valley Farms case in Hunterdon, which is a bit vague and subject to interpretation and the guidance that the County receives from SADC staff. With Federal funding there is a determined numerical percentage for impervious surface coverage in the Deed of Easement, but not for farms preserved without that funding and not for this case. The figures that the SADC is proposing has a few nuances to it and they are still subject to change, but the upper limit that they were looking at is 15%, and most cases a 12% limitation. Mr. Tierney is not sure if the SADC will consider other land owned by the owner or just the preserved farm which might be part of that farm management unit. The deed of merger was to address the Township's limited impervious coverage. There may be a grandfathering of the SADC proposed rules regarding soil disturbance or coverage on a preserved farm basis. Preserved Lot 8 may benefit from the grandfathering. The adjoining preserved Lot 12 currently does not have much, if any, coverage and with the addition, it would still be a small percentage. Mr. Tierney is not sure, for the landowner's edification, if merging those together might become a problem depending upon how the SADC rules are written. Mr. Sposaro stated that he does not think that it will be a problem as Lot 11, 12.6 acres is not preserved but has been active discussion with the SADC as preserving that by donating the development rights to the SADC. Mr. Van Vugt stated that the approximate size of his total land holdings are 340 total acres and 60 acres of those are not preserved on the North side of Lot 8.

Mr. Burke asked if they were contiguous acres and Mr. Van Vugt replied that they were not, only the properties that are presented tonight as Gibbs Road is in the middle of the properties.

Mr. Menegus asked if there was an exception area on this property or was there an exception area on this property when it was preserved? Mr. Van Vugt stated that he did not know.

Mr. Menegus wanted to know who approves the merger of farmland preserved lots, is it at the SADC level? Mr. Tierney stated that there were no formal SADC rules for merging lots, as they have with the Division of Premises. Mr. Sposaro confirmed that there was nothing in the Deed of Easement that addresses the merger issue. Mr. Tierney stated that the farms that were merged together were originally part of one large preservation (Gibbs) that was later divided several times.

Mr. Menegus wanted to know if all the topsoil was going to be removed prior to the construction and are there footers, concrete or gravel being put down for the building. Mr. Van Vugt stated that the topsoil will be stripped that there is enough fill there as stated by Joe Kozalski. There is enough there to do the actual construction site. There will be concrete footing, the spacings are 42 feet wide by 12 feet. The only other concrete to be in the greenhouse besides the footings are a 21 foot wide aisle around the perimeter inside the greenhouse, the rest of the growing floor will have no concrete at all. The greenhouse will operate on an ebb and flood system where the water will come out of the ground, water the plants from underneath and then drain. It is a Dutch system called ebb and flood. When the plants call for water, the entire 5 acres will flood and seeps back into the piping system to the tank and recycles the fertilized water according to what is needed. There will be smaller basins inside the greenhouse that will hold that water. Mr. Burke asked if there would be an impermeable surface that hold the water in the floor for the plants. Mr. Van Vugt explained that it was like a weed mat, a porous polyester cover. The water comes through the system and permeates through that cloth, the potted plants are sitting on that cloth, it absorbs what it needs and then gets drained back and none gets drained into the soil.



Mr. Menegus wanted to know how thick the top soil is and what is to be done with it. Mr. Van Vugt stated that he was going to stock pile the top soil on the farm and use the fill from there to level it out. Mr. Symonds said that there was a variation of the soil that runs from 12 inches to 24 inches of top soil going further down the field in a down gradient. The top soil will be stock piled temporarily and then will return to the slopes and the basins and around the building. The excess top soil will be spread in the farm fields and within the wetlands transition area which they are allowed to do regarding the farming process. No top soil will be removed from the property, it will all be returned. There is an impervious mat under the greenhouse using approximately 10,000 gallons a day at the greenhouse returned to the pump tanks in the building that will be reused and added to the outside tanks to collect the rain water.

Mr. Menegus asked how much fill will the site be raised up after the top soil is removed. Mr. Symonds stated that the proposed greenhouse is almost exactly the same level as the existing greenhouse. The top of the site is elevation 340 so will only be cutting a little bit off. They will be removing some of the material from the detention basin which will be used to fill the lower areas of the greenhouse. It is basically a balanced site right now and the excess will be redistributed to the farm fields.

Mr. Mathez stated that he was a little uneasy about preempting the Township Ordinance for coverage. It is 25% more than the 8% allowed by the ordinance and asked Mr. Sterbenz if he sees that as an issue with the Township's Land Use Board that they may be concerned about. Mr. Sterbenz stated that the building coverage is as big of an issue as the overall coverage. The overall coverage is well less than 20%, but this project is 14.6%. The Township is very concerned about keeping the rural environment on the North end of Town. It is an area of 10 acre lot and there are a lot of agricultural property and want to keep that character going. It is the more important of the two coverages. With this type of development for greenhouse, there will be a greater percentage of building coverage out of the overall coverage on this type of development as you normally would have for a strip mall for example, because you would need all the parking.

Mr. Menegus proposed that 30 years from now, if the greenhouse would to be torn down to put back into a field, how much work would that be for removing the concrete and other structures? Mr. Van Vugt stated that one option is deconstructing the greenhouse but the rest is anchor pins in a 3 feet by 4 feet concrete hole. This is different concept than what was done in the past, where the entire facility was concreted. Mr. Hood stated that the top soil would still have to be redistributed which is now spread all over the adjacent field. Mr. Van Vugt stated that he did not think that it would be an issue.

Mr. Hood asked if the only other access point to the greenhouse is the concrete slab on the North side of the building. Mr. Van Vugt replied yes and that there were no other access points to the building, but that there will be fire escape doors available, but does not need any other access besides that pad.

Mr. Mathez asked what the land use is in the Lot with the setback that isn't enough, where the tanks are shown now. Mr. Van Vugt replied junk yard.

Chairman Schnetzer wanted to confirm a few things with Mr. Sterbenz, Mr. Sposaro, and Mr. Culton. Storm water management to be done by John Showler which was confirmed by Mr. Sposaro. Chairman Schnetzer asked the Mr. Culton if the Board were to approve, does the Board need to address the Wetlands LOI and Mr. Culton stated that it was the Board's prerogative to make it a condition or waive it but heard the Township's position that it should be acquired as part of the process. The applicant is seeking the relief to not have to do it. Mr. Sposaro stated that the Board may have a right to waive it but that it cannot force the Municipality to balk at issuing construction permits until an LOI is provided. Mr. Culton stated that the SADC had expressed some concerns that the applicant's compliance with the Deed of Easement being that the last approval for this applicant was conditioned upon the satisfaction of the SADC that he is in compliance with the Deed of Easement and believes that that condition is still open on that particular resolution and the Board should include that in this determination as well. Mr. Sposaro stated that there was no objection to carrying that condition forward.

Chairman Schnetzer opened it up to the public, but there were no comments or questions.

Mr. Mathez made the motion for Plainview Growers, LLC to approve the construction of additional greenhouse on property with the following conditions 1) approval of storm water management design submitted to John Showler; 2) the Wetlands LOI compliance; 3) the Deed of Easement compliance carried from Resolution #21-08 dated September 16, 2021 ; 4) shifting the greenhouse 20 feet and relocating the water basins; 5) updated plans with zoning table consistency and location of greenhouse; and 6) filing deed of merged lots copied to CADB and Township before issuance of construction permit. Mr. Sterbenz to be copied on any proposals to State. Mr. Sterbenz requested that the Township get a draft copy of the SSAMP Resolution. Mr. Menegus seconded the motion.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Burke – yes; Mr. Hood – yes; Mr. Mathez – yes;  
Mr. Menegus- yes; Mrs. Watters – yes. Motion carries.

**Administrator's Report:** Mr. Tierney stated that Thompsen is closing next week and they are working with the SADC to close the Riggs farm soon and also that Haydu is set to close soon and are resolving some issues on Dykstra.

New Applications:

*None at this time*

Awaiting Green Light Approval:

*County Applications*

**Total Applications: 0      Total Acres: 0**

Received Green Light Approval:

*County Applications*

- **Ferri** – Washington Township (Approx. 65 acres) Landowner accepted CMV offer. Contract sent out.
- **McEvoy #1** – White Township (Approx. 102 acres) Appraisals received. Sent to SADC for CMV.

**Total Applications: 2      Total Acres: 167**

*Municipal Applications*

- **Hoh** – Knowlton (Approx. 31 acres) Received Green Light Review Letter.
- **Rick Smith Farm** – White (Approx. 25 acres)

**Total Applications: 2      Total Acres: 56**

*Non-profit applications*

- **Shotwell Family Partnership, LP** – Blairstown Township (Approx. 154.5 acres)
- **Silver Pine Farm, LLC** – Frelinghuysen Township (Approx. 33.23 acres)
- **Watercress** – Frelinghuysen Township (Approx. 117 acres)

**Total Applications: 3      Total Acres: 304.73**

Received CMV & Offer Made:

*County Applications*

- **McEvoy #2** – White Township (Approx. 20 acres) \$5,200. Received SADC final approval on 12/2. SADC staff requested another confirmation from landowner regarding exception area being located in wetlands buffer area.

**Total Applications: 1      Total Acres: 20**

*SADC applications*

- **Gardner** – Franklin Township (Approx. 91.5 acres)

**Total Applications: 1      Total Acres: 91.5**

*Non-profit applications*

- **Giordano** – Frelinghuysen Township (Approx. 33.98 acres) CMV \$4,000. Received contract.
- **Mt. View Farms** – Franklin Township (Approx. 55.30 acres) \$4,250 CMV.
- **Santini Home Farm** – Franklin Township (Approx. 39.905 acres) \$4,750 CMV.
- **Stecker** – Harmony Township (Approx. 18.988 acres) \$5,175 CMV

**Total Applications: 4      Total Acres: 148.173**

Under Contract (Title Search & Survey):

*County Applications*

- **Anema, Ralph** – Washington Township (Approx. 123 acres) Landowner proceeding with Township to subdivide 6 acres severable exception. Received signed contract. Survey underway. Landowner did not apply for subdivision yet.

**Total Applications: 1      Total Acres: 123**

*Municipal Applications*

- **Gugel** – Hope Township (Approx. 48.5 acres) CMV \$4,000.

- **Vass** – Knowlton Twp. (Approx. 100 ac.) CMV \$4,700. Landowner confirmed location of exception area to 3.3 acres. Received contract. Surveyor working on reaching Engineering compliance on survey.

**Total Applications: 2          Total Acres: 148.5**

*Non-Profit Applications*

- **Campgaw Farm** – Hope/Blairstown Townships (Approx. 135.54 acres) Received title work.
- **Kimball** – White Twp. (Approx. 45 ac.) CMV \$4,200. TLC-NJ has signed contract, draft survey and title. Sent draft survey and title to Engineering for their review. Waiting to receive from surveyor Engineering's requested revisions.
- **Promised Land (M. Santini)** – Franklin Twp. (Approx. 58 ac.) CMV \$4,650. Received title and survey.

**Total Applications: 3          Total Acres: 238.54**

*SADC applications*

- **Moyer** – Pohatcong Township (Approx. 128.3 acres)

**Total Applications: 1          Total Acres: 128.3**

Waiting to Close (Final Legal Review):

*County Applications*

- **Beatty South** – Greenwich Twp. (Approx. 57 ac.) CMV \$9,500. Mrs. Beatty has died, estate being settled.
- **Beatty North** – Greenwich Twp. (Approx. 86 ac.) CMV \$8,800. Mrs. Beatty has died, estate being settled.
- **Dykstra** – Mansfield Twp. (Approx. 209 ac.) CMV \$3,900. Received completed survey revisions and sent to SADC.
- **Haydu** – Harmony Twp. (Approx. 46 ac.) CMV \$4,900. Waiting to close.
- **Khan (7 Old Orchard Road)** – Hardwick Twp. (Approx. 75 ac.) CMV \$3,400. Hardwick Township to cost-share at \$600/acre.

**Total Applications: 5          Total Acres: 473**

*Municipal Applications*

- **Dokie's Acres (Thompson)** – White Twp. (Approx. 43 ac.) CMV \$6,000. SADC payment documents received.
- **McLain** – Harmony Twp. (Approx. 140 ac.) CMV \$5,700. On hold pending resolution of erosion issue with SADC.

**Total Applications: 2          Total Acres: 183**

*SADC applications*

- **Riggs** – Franklin Township (Approx. 34 acres)
- **Shen** – Mansfield Township (Approx. 222 acres) Coordinating with SADC, County Engineering, and County Counsel to facilitate drainage easements requested by Engineering.

**Total Applications: 2          Total Acres: 256**

Recent Closings:

- **None**

Pohatcong Contamination Area Projects:

*Seeking Highlands Council Open Space Funding cost-share*

- **Pear Tree Realty** – Franklin Township (Approx. 62 ac.) Waiting for update to title to move forward to close. BCC approved 100% County funding.
- **Pereira** – Franklin Township (Approx. 30 ac.) Waiting for update to title to move forward to close. BCC approved 100% County funding.
- **Myers/Toretta #1** – Franklin Township (Approx. 38 acres) Waiting for update to title to move forward to close. BCC approved 100% County funding.
- **Noel** – Franklin Township (Approx. 44 ac.) Waiting for update to title to move forward to close. BCC approved 100% County funding.
- **Oberly** – Franklin/Greenwich (Approx. 96 ac.) Received appraisals. CADB recommended 100% County funding. Sent out offer letter.
- **Santini (O'Dowd South)** – Franklin & Greenwich Township – (Approx. 132 ac.) CADB Recommended 100% County funding. Waiting for applicant to sign application and other documents for updated appraisals to determine development easement value.

**Total Applications: 6          Total Acres: 402**

2021 Closings YTD: 12 farms totaling 856 acres

Program Totals: 313 farms totaling 27,277.6944 acres

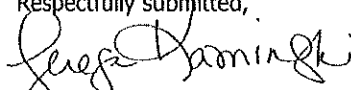
**Public Comment – none**

**SADC Update**

Mr. Willmott stated that the SADC is currently drafting rules for standards on Soil Protection and then it will go to the subcommittee for review then go to review with the full committee then for a public meeting and discussion. They are still writing up the language for the rules. There are soil and water and cost-share grants for funding and also deer fencing.

**Adjournment:** A motion for adjournment was made by Mr. Mathez and seconded by Mr. Burke. Motion carries. Chairman Schnetzer adjourned the meeting at 8:53 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Teresa Kaminski". The signature is fluid and cursive, with the first name "Teresa" being more prominent than the last name "Kaminski".

Teresa Kaminski

**WARREN COUNTY PLANNING DEPARTMENT**  
**WAYNE DUMONT, JR. ADMINISTRATION BUILDING**  
**165 COUNTY ROAD 519, SOUTH**  
**BELVIDERE, NEW JERSEY 07823-1949**

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TO: Municipal Clerks  
Municipal Planning Boards and Land Use Boards

FROM: David K. Dech, Planning Director

DATE: April 8, 2022

SUBJECT: Public Hearing on Warren County Transportation Plan

The Warren County Planning Board will hold a public hearing on May 23, 2022 at 7:00 p.m. in the County Commissioners' Meeting Room at the Wayne Dumont Jr. County Administration Building, 165 County Route 519, to hear comments on the proposed Warren County Transportation Master Plan. Action may be taken at this meeting to adopt the plan.

A printed copy of the Warren County Transportation Master Plan is available for inspection at the Warren County Planning Department office during normal business hours, 8:30 a.m. to 4:30 p.m. Monday through Friday. In addition it is available on the Warren County website at <https://www.warrencountynj.gov/home/showpublisheddocument/3719>

Information about the process and project is available on the project website located at <https://www.wctransportationplan.com/>

Written comments may be submitted to the Warren County Planning Department, 165 CR 519, Belvidere, NJ 07823, by fax at 475-6537, or email at [planningdept@co.warren.nj.us](mailto:planningdept@co.warren.nj.us) prior to the May 23<sup>rd</sup> hearing.

## Warren County Planning Dept. Project Report March- April 2022

### 1. Development Applications Submitted 3/14/2022 to 4/8/2022 (Board Meeting Cut-Off)

Application #	Applicant	Municipality	Road	Use
21-006	Meadows at Mansfield	Mansfield	Route 57	Residential
20-013	Sara Pyskaty	Franklin	Bloomsbury Road	Residential
21-023-SP	GTI Hackettstown, NJ wholesale Mfg. Facility	Hackettstown	105 Bilby Road	Industrial
22-007-SP	Larkin Associates, LLC	Pohatcong	High Street	Residential
20-029-SP	Allentown SMSA d/b/a Verizon Wireless	Hackettstown	Bilby Road	Industrial
22-008-SP	R & F Phillipsburg, LLC / Trevor Edkin (Chipotle Restaurant)	Pohatcong	Route 22	Commercial
22-005-SP	Mansfield Dev, LLC (Popeye's)	Mansfield	NJSH Route 57	Commercial
21-026-SP	Skoog Holdings, LLC	White	Upper Sarepta Road	Industrial
21-036-SP	Levin Management Corp	Washington Twp	Route 57	Commercial
22-009-SP	NJDRP LLC	Independence	Route 46	Industrial
22-010-SP	7 Route 57, LLC	Hackettstown	Route 57	Residential
21-045-SP	PMG New Jersey, LLC	Knowlton	Route 46 & Walnut Street	Commercial
21-042-SP	Reeder Property Solar Farm, LLC	Harmony	Hutchinson Station Road and Reeder Road	Industrial
21-043-SP	Harmony Sand Solar Farm, LLC	Harmony	Belvidere Road	Industrial
21-045-SP	PMG New Jersey, LLC	Knowlton	Route 46 & Walnut Street	Commercial



Application #	Applicant	Municipality	Road	Use
22-004 (F)	RNJ Contracting, LLC (Washington Valley Estates)	Washington Twp	Mine Hill Road & Plane Hill Road	Residential
21-034-SP	Paul Matinho/NJ Battery Energy Storage Project	Pohatcong	Route 519	Industrial
21-024-SP	Greenwich Dumont Urban Renewal	Greenwich	Greenwich Street	Residential
22-011-SP	Woodhill Alpha, LLC	Alpha	Industrial Drive, Edge Road & New Brunswick Avenue	Industrial
21-025-SP	Hope NJ Realty Group, LLC	Hope	Johnsonburg Road	Commercial
21-037-SP	1603 Springtown, LLC	Alpha	CR 519	Commercial
18-006-SP	LMR Disposal, LLC	Harmony	Roxburg Station Road & South Foul Rift Road	Industrial
21-040-SP (F)	Asbury Farms Urban Renewal Area 2	Washington Twp	Route 31, Rymon Road & Asbury-Anderson Road	Residential
21-013 (F)	Asbury Farms Urban Renewal Area 2	Washington Twp	Route 31, Rymon Road & Asbury-Anderson Road	Residential

## 2. Municipal Ordinance Review & Update Report

**3/21/22 White Twp.** Comprehensive Farmland Preservation Plan Update, Adopted February 8, 2022.

**3/22/22 Hope Twp.** Comprehensive Farmland Preservation Plan Update, Adopted March 7, 2022

**4/4/22 Washington Borough,** Notice of Special Meeting and Hearing on Master Plan Reexamination Report. Hearing April 11.

**4/6/22 Alpha Borough,** Notice of Hearing , Amendment to the Highlands Master Plan Element of the Borough of Alpha Master Plan

**4/14/22 Lopatcong Township-** Second notice of Ordinance to Amend and Revise Chapter 243 Entitled "Zoning and Land Use" to Amend Sections 243-5, 243-65.3 and 243-77 to Prohibit Truck Stops within the Township of Lopatcong. Adopted April 6, 2022.

**Stormwater Control Ordinances** - The County is responsible for reviewing and approving municipal stormwater control ordinances (SCO) as they are updated pursuant to NJDEP revised rules. One (1) municipality has not submitted an ordinance.

**3. Development Review Online Applications** – April 2022 development applications are in process of being uploaded into the story map. Story map is being phased out and ArcGIS Experience Builder will be used to show case Development Review applications. The new link is <https://experience.arcgis.com/experience/f05ecd4320cf44618854c6cf51b5e4cd/>

**4. Public Information Requests** – Addressed/processed four requests from March 12<sup>th</sup>, 2022- April 18<sup>th</sup>, 2022

**5. Demographics/US. Census** –The New Jersey 2020 Census data is on the NJ Data Center web page at [https://nj.gov/labor/lpa/census/2020/2020census\\_index.html](https://nj.gov/labor/lpa/census/2020/2020census_index.html) . The Board of County Commissioners approved a resolution requesting the Office of Management and Budget to classify Warren County in the New York-Newark Metropolitan Statistical Area instead of the Allentown-Bethlehem-Easton MSA. The OMB replied and said that by current definition Warren County is a central county in the ABE Urban Area and that it would be classified in the ABE MSA. The OMB stated that it will be revising the MSA classifications in 2023 based on the 2020 Census Data. When OMB's response was discussed at the March Planning Board meeting, Matt Moench and Dave Dech said that they will see if there is an appeal process in place.

**6. Open Space and Trails** –

**7. Warren Highlands Trail-** A spur of the trail is being blazed through Harmony Township. Signage is being considered on CR 519 in Harmony Twp where the trail will cross.

**8. Morris Canal** – French and Parrello was contracted for engineering services for the design for construction of trails on six segments of the Morris Canal owned by the County. The virtual public information meeting was held on April 6, 6pm to 7pm. The presentation can be viewed here. [PowerPoint Presentation \(warrencountynj.gov\)](https://warrencountynj.gov/PowerPoint%20Presentation) It is posted in the Public Notice section and the Planning Department's, Plans and Studies section of the website. The public in attendance asked questions about access, construction staging, and timing.

It is undetermined when the project will go out for bid and construction. Spring of 2023 is now the projected date for start of construction.

**9. Warren Heritage Scenic Byway** – At its March 29 meeting, Alpha Borough endorsed the extension that begins at the intersection of CR 519 and NJ 122 and follows CR 519 through Alpha Borough to CR 627 to Riegelsville. Then it will continue north on River Road to Snyders Road to Oberly Road to Carpentersville Road to NJ 122 at Greens Bridge. A Scenic Byway Committee Meeting was held on April 4 in Pohatcong Twp. The committee discussed a number of items including website development, promotion, membership, grants, and the application process to officially nominate the northern and

southern extensions as part of the Warren Heritage Scenic Byway. The northern extension application draft was distributed to the Scenic Byway Committee for review. When approved by the Committee it will be sent to the NJDOT for approval. The southern extensions are being drafted now. The County Commissioners will need to approve a resolution to endorse the southern loop through Alpha and Pohatcong.

A presentation to the Musconetcong River Management Council was given on April 19<sup>th</sup> on the applications for both the Northern and Southern extensions of the Scenic byway.

**10. Rt 57/CR 519** -A letter was emailed to NJDOT requesting a status update meeting on a number of roadways under NJDOT jurisdiction affecting Warren County. Projects of interest are; Rt 22/CR 519, Rt 57/CR 519, Rt 46/CR 519, the I-80 Interchange in Columbia, the Rockfall and Fix the S Curve projects, and NJDOT funding for local projects. Despite follow up requests, no meeting has been set up yet.

**11. I-80 Rockfall Project** - The current schedule projects construction to start in 2025 and complete 2029.

**12. Pilot Freight Concept Development Program- Drainage Culvert Replacement Project in Hackettstown –**

**12a. Freight Rail Grade Crossing Assessment Study** - Planning Staff has been asked to participate on the Technical Advisory Committee for the NJTPA's [Freight Rail Grade Crossing Assessment Study](#). The first study was completed in 2008 to address the impacts of increased freight rail traffic along the region's major freight rail lines. This traffic creates increased delays at grade crossings and raises issues of safety and quality of life in those communities where these crossings are located. The study assessed these impacts and identified potential remedies to improve traffic flow and increase safety at critical locations along major freight rail lines.

The conditions have changed since the completion of the original study. Freight rail traffic continues to increase in the number and length of daily trains. Additionally, many of the grade crossings evaluated during the previous study have undergone significant improvement. The purpose of this study is to update the original study to document the current conditions and to develop recommendations for addressing issues at the top 10 grade crossings in need of improvement. The study is scheduled for completion by June 2023.

**13. Transportation Plan –** The Plan is scheduled for public hearing at the Planning Board's May 23, 2022 meeting.

**14. County Transportation Advisory Council-**

**15- NJTPA** - Attended the April 18 Project Prioritization/Planning and Economic Development meeting and the Freight Initiatives meeting. On a project affecting Warren County the PPC approved a minor amendment to add the Route 57/182/Hackettstown Mobility Improvement Project for \$5.89 million and to add funds \$50.49 million to the Lackawanna Cutoff MOS Project to the FY 2022-2025 Transportation Improvement Program. The Hackettstown Mobility Project will help relieve congestion at four intersections. Substandard ADA features at each intersection will also be upgraded. The intersections are:



US 46 and East Ave. - Curb radius will be widened on the Southeast quadrant of the intersection and revise signal phasing to provide a right turn overlap phase for the Northbound East Ave. approach right turn movement onto US 46.

US 46 and NJ 182 (Mountain Ave.)/Willow Grove St./Warren St. - Traffic signals will be retimed.

US 46 and High Street/Grand Ave. - Realign the High St. Southbound approach to improve traffic flow.

NJ 57 and NJ 182 - Will be reconfigured to allow a left turn lane and a shared left/through/right turn lane on the Eastbound NJ 57 approach to the intersection

The Lackawanna Cutoff MOS project is to extend the line 7.3 miles from Port Morris to Andover.

At the Freight Committee meeting it was reported that US ports are operating at capacity and their goal is to expand capacity.

Sent information and notice about NJTPA's no match grant for Emerging Centers Program to Municipalities facilitating the following types of planning projects:

- Integrated Land Use/Mobility Plans
- Transit Area and Transit Supportive Planning
- Complete Streets Policy and Implementation Plans

**16 EV Vehicles** - Working with NJTPA to locate more Electric Vehicle chargers throughout the county. We are assisting the County's Public Works Director is exploring the possibilities of converting the County motor pool to EV and identify locations throughout the county where charging stations may be installed for county and for public use. Ideally they should be installed in locations throughout the county to ensure adequate coverage and reliability.

**17. Lackawanna Cutoff-** NJTRANSIT announced that funding has been allocated for the continued expansion of the project and that the Andover station is nearing completion. See NJTPA #15 above for more information.

**18. Raritan Valley Line-**

**19. Transportation Improvement Program** - See NJTPA #15 above for more information.

**20. CR 519/521 Weight Restriction** – Under review by NJDOT.

**21. Economic Development Council** – Attended the April 14 2022 meeting. The Council discussed a number of items. Of note was the possibility of conducting a survey at the Farmers Fair concerning the type of economic development that Warren County residents would like to see. It was suggested that the survey be available on the internet as well.

**22. Musconetcong River Management Council** – Next meet will be April 19, 2022 and we are presenting on the Warren Heritage Scenic Byway.

**23. Solid Waste and Recycling -** Weekly education advertisements about recycling continue to run in the Express Times and/or Warren Reporter. Solid Waste Advisory Council will be meeting on April 7.

The REA Grant Application was submitted in SAGE on March 31.

Attended the virtual Annual Recycling Conference on April 5. Notable topics discussed were proposed legislation that is title Extended Producer Responsibility where producers of goods would be required to reduce its packaging, make it free of toxics, recyclable, reusable, and that the cost of disposal/recycling should be borne by the producer rather than the taxpayer. The NJDEP reported that they are working on five rule proposals that will deal with plastic, dirty dirt, electronic waste, food waste, and package reduction. Stakeholder meetings on the rule proposals will be held in the summer.

A Warren County Recycling Coordinator meeting was held on April 12. The April 12 meeting featured a presentation from the NJDEP on how to complete the Municipal Tonnage Grant application. Other topics we discussed were the trends in recycling in Warren County, the plastic bag ban, electronic waste and battery recycling, elementary school presentations and the Class A recycling facility tour. Reusable bags have been received and will be distributed.

Paper shredding event is scheduled for June 11, 8am to 11am.

**24. County Road Map-** The narrative and photos need to be added to the backside of the map. Narrative is being revised and modernized.

**25. Park Locator App and Parks Story Map-** The app is still a work in progress and will be able to deploy from any mobile device. The link for "Warren Parks Locator and Story Map" is <https://warrencountynj.maps.arcgis.com/apps/Shortlist/index.html?appid=493ae0539bc84ede9dcedab2e0ac8b84>.

**26. North Jersey Resource Conservation and Development –** Next Council meeting is April 27, 2022. <https://www.northjerseyrcd.org/>

**27. Assisting other Departments–** Mapped agriculture assessed farms with zoning and created a corresponding table.

**28. GIS –** Attended a one day session hosted by ESRI, "Get Started with ArcGIS Dashboards" on March 31. Added GIS Homepage to County website

**29. County Planners Association –** Attended the April 1, County Planners Association. Focus of the meeting was freight movement and some of the planning efforts that the NJTPA, DRPC, and SJTPO are conducting. In addition several counties gave presentations on their freight planning efforts.

**30. Hazard Mitigation Plan –** The Hazard Mitigation Plan update has been prepared through the WC Public Safety Department and is now approved by the Board of County Commissioners.

**31. Highlands Sustainable Economic Plan –** The Steering Committee is meeting on April 19 to discuss how the Sustainable Plan will be implemented through the County Coalition. The Plan is available at: <https://www.nj.gov/njhighlands/master/economic-sustainability/>

**32. Regional Planning Meetings -**

**33. Highlands Plan Conformance -**

**34. County Website Update-** The new website is now live. County Departments are responsible for adding their own content to the site. This will allow us to provide the public with access to documents and links relevant to the planning and the department. The new web address to the County home page is <https://www.warrencountynj.gov/>

**35. Bylaws -** The Bylaws were approved by the Board of County Commissioners on March 23, 2022.

**36. Other Seminars, Workshops, meetings**