

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

DAVID K. DECH
PLANNING DIRECTOR



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**WARREN COUNTY PLANNING BOARD
AGENDA
Monday, September 26, 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

SWEARING IN OF MEMBERS

Deborah Pasquarelli – Regular Member with term to expire 9/19/25

Nichole Meuse – Regular Member with term to expire 9/19/25

ROLL CALL

SALUTE TO THE FLAG

APPROVAL OF MINUTES OF PREVIOUS MEETING(S)

- o August 22, 2022

PUBLIC COMMENTS

SUBDIVISION & SITE PLAN REPORT

Subdivisions

21-002	Jaindl Land Company	White
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Site Plans

20-016-SP	Standard Street Alpha Property, LLC	Alpha	Time Ext. Request
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22-026-SP	PR Bridge I-78 Phase II Owner Urban Renewal	Phillipsburg
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21-006-SP	Jaindl Land Company	White
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21-007-SP	Jaindl Land Company	White
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CORRESPONDENCE:

- Agriculture Development Board – Minutes of July 21, 2022
- Letter in Support of Musconetcong Watershed Association's application to Together North Jersey Vibrant Places Program

DIRECTOR'S REPORT

Warren County Planning Dept. Project Report September 2022

COMMITTEE REPORTS

LIAISON REPORTS

OLD BUSINESS

NEW BUSINESS

OTHER BUSINESS

PUBLIC COMMENTS

ADJOURNMENT

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

Stevens & Lee

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Lawrenceville, NJ 08648
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August 30, 2022

**BY OVERNIGHT DELIVERY &
EMAIL rconklin@co.warren.nj.us**

RECEIVED

Warren County Planning Department
Ryan Conklin, PP, AICP, GISP
Wayne Dumont Jr. Adm Bld
165 County Route 519 South
Belvidere, NJ 07823

AUG 31 2022
20-016-SP
WARREN COUNTY
PLANNING BOARD

Re: Standard Street Alpha Property, LLC
File No. 20-016-SP

Dear Mr. Conklin:

The above referenced application was conditionally approved with a deadline to submit required revisions until September 10, 2021. The property owner did not submit revisions and this application entered disapproval status at that time. We have been told that this application will be deemed closed September 10th of this year if further action to extend the approval and application is not taken.

I represent the contract purchaser of the subject property, CRG Acquisitions, LLC. By this letter, I am requesting an extension of the approval and the application. My client and the current owner of the property are actively working on completing the necessary changes to the site plan to satisfy the conditions placed in the approval by Warren County. We anticipate completing these changes and submitting revisions to the application before the end of 2022.

Should you require any additional information to process this extension request, please contact me by email at christopher.costa@stevenslee.com or by phone at 609-987-6653. Thank you for your time and attention in this matter

Very truly yours,

STEVENS & LEE



Christopher K. Costa

Stevens & Lee

Warren County Planning Department

August 30, 2022

Page 2

CC: Warren County Planning Dept - planningdept@warren.nj.us
CRG Acquisitions
Jeffrey R. Rich, Esq. (jrich@genovaburns.com)
John Suwatson, Esq. (Jsuwatson@genovaburns.com)

SUBDIVISIONS & SITE PLANS
August 22, 2022

SUBDIVISIONS

Minor subdivisions not located on a county road were reviewed by the Warren County Engineer's Office and the Warren County Planning Department on the below listed dates. This report has been noted and accepted.

21-016 Belvidere Robert A. Blum 8/10/22

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 February 28, 2022. 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. Baker, seconded by Mr. Piazza. Motion carried.

22-007 (P & F)
Jade Hackettstown Associates, LLC
Hackettstown
Block 21, Lot 18.02
Stiger Street & Route 46

Description: Non-county road P/F Subdivision, for a mixed use development and the creation of 66 Townhouse units. The site is 11.72 acres in Block 21 Lot 18.02 fronting on Stiger Street & Route 46 in Hackettstown. The proposed subdivision will result in 2 new lots and a new street. This site is in the Planned Mixed Use Development Zone.

Disapproved for the following reasons:

1. The Preliminary Subdivision Plan, Drawing No. 5 of 40, will need to be submitted as a separate stand-alone subdivision plan per Planning Department requirements.

2. The reference to Preliminary & Final Site Plan shall be removed from the title block as this drawing is for Preliminary Major Subdivision only.
3. Add signature lines and statements per County standards and Map Filing Laws.
4. The phasing limits for the creation of lots as may be applicable shall be shown on the subdivision plan accordingly.
5. Ownership and responsibility for maintenance of the proposed stormwater management facilities shall be set forth on the subdivision plan.
6. Prior to the unconditional approval of the proposed subdivision, the applicant must provide the latest revised subdivision map to the County in an AutoCAD format.

COMMENTS

1. Final major subdivision plan and application will be required to be submitted once the Preliminary approval has been unconditionally approved.

NON COUNTY ROAD (MINOR)

None

COUNTY ROAD (MAJORS)

None

COUNTY ROAD (MINOR)

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

21-012

Washington Solar Farm II

Washington Township

Block 47, Lots 7.02 & 7.03

Washburn Avenue (CR 630) & McCullough Road (CR 651)

Description: County Road minor subdivision, located in Washington Township on McCullough Rd (CR 651) and Washburn Ave. (CR 630). The consolidation of two lots Block 47 Lots 7.02 and 7.03 in the proposed subdivision creates a new Lot 7.04, 131.14 acres. Location in IN zone.

Approved with conditions:

1. Ownership interest in Proposed Lot 7.04 shall be provided on the plans as Existing Lot 7.02 and Existing Lot 7.03 are under separate ownership.
2. A copy of the complete draft deed for the right of way dedication at the intersection of County Routes #630 and #651 shall be submitted to the County for review prior to recording. Only the metes and bounds description and Easement Exhibit were submitted. The deed is to be recorded and returned to the Warren County Planning Department prior to approval. The submitted Easement Exhibit was not to scale, signed or sealed by the professional.
3. A copy of the complete draft deed for the sight triangle easements for McCullough Road (County Route #651) and Washburn Avenue (County Route #630) shall be submitted for approval prior to recording. Only the metes and bounds description and Easement Exhibit were submitted. The County's standard sight triangle easement form is to be used. The deed is to be recorded and returned to the Warren County Planning Department prior to approval. In the first paragraph and second course of the description, "right of way" shall be revised to "sight triangle". The submitted Easement Exhibit was not to scale, signed or sealed by the professional.
4. Proposed improvements are shown on several plan sheets while complete information for the proposed minor subdivision is not reflected. The proposed minor subdivision information shall be shown on all applicable sheets. Improvements that are part of a future/site plan application should not be shown or shall be shaded back with notation that they are subject to future site plan approval.
5. On Sheet 3 of 12, Minor Subdivision Plan, provide a table for designated line and curve metes and bounds for the right of way and sight triangle easements.
6. The Sequence of Construction on Sheet 12 of 12 shall note removal of the existing dwelling, out buildings and all improvements (driveway accesses, retaining wall, stairs, walkway, well, septic system, underground tanks, etc. as applicable) within the County right of way.
7. Prior to the unconditional approval of the proposed minor subdivision, the applicant must provide the latest revised subdivision map to the County in an AutoCAD format.

COMMENTS

1. Future site plan application(s) for the subject parcel may necessitate revisions to the easement limits shown.
2. The stormwater management for the site will be reviewed under the future site plan application.
3. Existing septic system and potable well removals must be approved by the Warren County Health Department.

4. A Highway Access and Construction Permit will be required from the Warren County Engineer's Office for work within the County Route #651 right of way.

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 February 28, 2022. 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. Norton, seconded by Mr. Baker. Motion carried.

21-038-SP Alpha WIP Alpha, LLC

Description: Non-county road P/F site plan, for a proposed warehouse. The site is 33.67 acres in Block 100.01 Lot 10 fronting on Edge Road Alpha Borough. The proposed warehouse is 450,000 square feet, 230 new parking, and having a total of 20.20 acres of impervious surface. This site is in the Industrial Zone.

NON COUNTY ROAD

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

22-023-SP

Jade Hackettstown Associates, LLC

Hackettstown

Block 21, Lot 18.02

Stiger Street & Route 46

Description: Non-county road P/F Site Plan, for a mixed use development and the creation of 66 Townhouse units. The site is 11.72 acres in Block 21 Lot 18.02 fronting on Stiger Street & Route 46 in Hackettstown. The proposed site plan will result in 166,486 sqft of impervious and 172 parking spaces. This site is in the Planned Mixed Use Development Zone.

Disapproved for the following reasons:

1. The cover sheet title and all title blocks shall be revised to remove "and major subdivision" and reflect only the Preliminary/Final Site Plan per submission requirements.
2. Several plan sheet titles (9-11, 28, 29, 39) are inconsistent between the Index of Drawings on the Cover Sheet and the respective drawing title block. The information shall be coordinated and revised accordingly.

3. The Cover Sheet is numbered Sheet 1 of 41 whereas only 40 sheets were in the submitted plan set.
4. The subdivision application(s) for the subject property Lot 18.02 will need to be unconditionally approved prior to granting of site plan approval.
5. A traffic impact study has not been provided to show trip generations and distribution to the surrounding County road network. A study showing trip assignment percentages, site generated traffic volumes and total proposed traffic volumes is needed to ascertain and to evaluate any county road segment and intersection impacts where traffic is expected to be increased by 200 vehicles per day or more. A determination of any required contribution will be evaluated upon submission of the information.
6. 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.
7. Ownership and responsibility for maintenance of the proposed stormwater management facilities must be set forth on the final plan.

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. Hopkins. Motion carried.

21-018-SP

Harmony Plains Solar

Harmony

Block 37, 38 & 44

Lots 4, 2, 2.05, 2.06, 9, 10, 14 & 23

Brainards Road (CR 621)

Description: County road site plan, Block 37 Lot 4, Block 38 Lots 2, 2.05, and 2.06, Block 44 Lots 9, 10, and 14, and Block 44 Lot 23, a 594-acre site in Harmony, for construction of a ground mounted solar facility. Access to the site is from a County Route #621 (Brainards Road), Harmony Station Road, and Garrison Road. The site is currently primarily agricultural use. The site plan includes 12.3 acres of new impervious surface for a total of 18.5 acres of impervious surface on the site. The site is located primarily within the AR-250 (Agricultural/Residential) Zoning District, with portions in the HD/AH (High Density Affordable Housing), LI-O (Light Industrial/Office), and I (Industrial) zones.

Disapproved for the following reasons:

1. In General Note #8 on Drawing No. 2 of 50, “excluding Township, State or Federal Holidays” shall be revised to “excluding Township, County, State or Federal Holidays”.
2. Clearly show and label the physical centerline of County Route 621 and dimension the right of way from the centerline.
3. The historical road return Sussex County, Book A, Page 238 for this portion of roadway indicating a four-rod road or 66 feet of right of way shall be referenced on the plan. The 66’ right of way for County Route #621 shall be shown at the correct width. The Metes and Bounds descriptions shall be corrected to indicate the 66’ right of way accordingly. Additional right of way dedication will be determined once all needed information is provided on all applicable site plan sheets.
4. The existing contours shall be labeled on the Grading and Drainage Plans and all applicable plan sheets. There are some proposed contours shown on the grading and drainage plan that do not connect in to existing contours that need to be addressed.
5. On Sheet 21, Intersection C on County Route #621 shall reference Sheets 24 and 29 for detailed information. The right of way is portrayed incorrectly in this detail and shall be corrected.
6. On sheet 23, the scale in the bottom right corner does not match 1”=40’ as indicated. The scale bar must be revised to convey this.
7. Outlet discharge from Basin 1 shows an elevation of the rip rap apron outlet higher than the pipe elevation of the outlet control structure. Elevations must be revised in order to ensure water discharge from Basin 1.
8. On Sheet 23, the 2, 10, and 100 year storm elevations shall be updated to reflect the newly calculated values in the stormwater management report for each basin respective to the different storm events.
9. Several plan sheets depict crossing of County Route #621 with electrical lines. An alternate alignment for crossing of the County highway needs to be explored. In the event a crossing

of the highway is required an agreement will need to be executed with the County Commissioners. Specific details shall be provided as to how a crossing would occur and the ownership of the installation.

10. The following shall be addressed for the sight line plan and sight line profiles for the proposed access drive to County Route 621:
 - a. The sight line profiles shall be provided at a horizontal scale of 1"= 30 feet and vertical scale of 1"=3 feet per County standards.
 - b. The right of way shown for County Route 621 is not consistent with the 66' right of way indicated elsewhere in the plans and shall be corrected. Dimension the right of way line from the centerline.
 - c. The locations of the speed limit posting signs shall be provided as the speed zone changes in this area from 40 mph to 45 mph.
 - d. The existing contours shall be labeled and the tie-in to existing grade shall be provided for the proposed 335 foot contour.
 - e. On the plan, stationing shall be provided along both sight lines consistent with the profiles.
 - f. The 22.5' dimension shall be adjusted so that it is legible.
 - g. A note shall be added to the plan indicating that sight lines 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 any lawn area, and twenty four inches (24") above all other vegetated areas along its entire length.
11. Since it is proposed to be used for site access, a sight line plan and sight line profiles for the existing driveway access opening onto CR 621 shall be provided in accordance with County standards.
12. For the proposed driveway access to County Route 621, the proposed driveway profile as shown does not meet County standards. Provide the station and pavement elevation at the centerline of the roadway, edge of pavement and gutterline. Label the slopes.
13. The lane widths and pavement radii for the proposed driveway access to County Route 621 shall be labeled for comparison to County standards. The driveway shall have twelve feet (12') wide lanes and fifteen feet (15') to twenty-five feet (25') pavement radii in accordance with County standards.
14. The existing driveway, proposed to be utilized for site access, is partially on Block 44, Lot 10.01. A minimum of ten feet (10') shall be provided from the end of the return radius and the extension of the property line to the edge of the pavement in accordance with County standards.
15. The profile of the existing driveway to be utilized for site access does not meet County standards. Provide the station and pavement elevation at the centerline of the roadway, edge of pavement and gutterline. Label the slopes.

16. The lane widths and pavement radii for the existing driveway access to be utilized for the site shall be labeled for comparison to County standards. The driveway shall have twelve feet (12') wide lanes and fifteen feet (15') to twenty-five feet (25') pavement radii in accordance with County standards. The driveway access shall be paved for a minimum distance of twenty five feet (25') from the proposed County road edge of pavement in accordance with County standards.
17. On Sheet 28, items will need to be addressed as follows:
 - a. The title of the detail for Turning Template for Entrance "A" shall be corrected to indicate Harmony Station Road, not County Route 621.
 - b. Turning Template Entrance B needs to show the other ingress and egress turning movements. Vehicles shall be shown in their respective travel lanes.
 - c. Turning Template Existing Entrance G needs to show the other ingress and egress turning movements. Vehicles shall be shown in their respective travel lanes. Pavement widening in accordance with County standards will be required to ensure vehicles can make the turning movement while staying within their respective lanes and pavement limits.
18. County road widening will need to be provided in the vicinity of the existing driveway in accordance with County standards for a minor driveway to allow for vehicle turning movements. A centerline plan, centerline profile and cross sections at fifty foot intervals of the County road in accordance with County standards are needed for the extents of the County road pavement widening.
19. A turn around area outside the limits of the fence and outside the right of way shall be provided for the proposed driveway access to County Route 621.
20. In the vicinity of the proposed driveway access to County Route 621, the cross sections provided for the extents of the County road widening shall be to a scale of 1"=5' (horizontal and vertical). Elevations shall be provided at the centerline of the roadway, at the edge of the existing pavement and at the edge of the proposed pavement. Cross slopes shall be provided for the existing and widened pavement sections.
21. On Sheet 29, elevations shall be provided along the centerline profile at each 50 foot station for comparison to the centerline plan and roadway cross sections. The existing contours shall be labeled on the centerline plan and the tie-in to existing grade shall be provided for the proposed 335 foot contour. The right of way shown for County Route 621 is not consistent with the 66' right of way indicated elsewhere in the plans and shall be corrected. Dimension the right of way line from the centerline.
22. A typical section shall be provided for the County road widening. The joint between the existing pavement and widened section shall be noted to receive a hot tar joint sealer including a sealing of the top surface of the joint (Polyflex Type 2 Plexi Melt by Crafcoc) for the entire length of widening.

23. Areas of sufficient size to accommodate the construction work force and activities (staging, storage, parking, etc.) shall be delineated on the plans for review.
24. As there is a minor subdivision proposed for Block 38, Lot 2 and associated with the project, that application must be submitted for review. Disposition of subdivision application(s) will be needed before any conditional approval may be considered on the subject site plan application.
25. The stormwater management and associated maintenance for the development needs to be unconditionally approved by the Township of Harmony 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 on or with proposed improvements within the County Route #621 right-of-way.
2. 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.
3. The detention basin berms 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 of the N.J.D.E.P.

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

21-033-SP

Washington Solar Farm, LLC
Washington Township
Block 47, Lots 7.02 & 7.03
Washburn Avenue (CR 630) and
McCullough Road (CR 651)

Description: Preliminary/final site plan and minor subdivision plan of Washington Solar Farm II, LLC, known as Washington Solar Farm-Phase II, Block 47, Lots 7.02 and 7.03, consisting of two lots, located on McCullough Rd(CR 651) and Washburn Ave(CR 630). The application is for the construction of a solar farm and associated access off of Washburn Avenue inclusive of 5,72 sq. ft. of impervious coverage.

Approved with conditions:

1. Unconditional approval of the associated subdivision is required prior to approval. The site plans shall be updated to show the subdivision once perfected. The Cover Sheet and Title Blocks will need to be updated accordingly.
2. The site plans shall show the right of way dedication and sight triangle easements proposed in the associated subdivision application on all applicable sheets. Once recorded, provide the deed book and page on the plans.
3. Clearly show and label the physical centerline of McCullough Road (County Route 651), Washburn Avenue (County Route 630) and Changewater Road (CR 645) on all applicable plan sheets. Dimension the right of way line from the centerline.
4. The description of Sheet numbers 2-8 is inconsistent between the Index of Sheets and the title blocks and shall be coordinated.
5. Provide a sheet location legend on all applicable sheets indicating the location within the site being shown on the sheet.
6. Remove the text "Lot line to be removed" from Sheets 9, 11 and 15. Remove the former lot line text from Sheets 16, 18, 19, 22, 30, 33 and 36.
7. Label Sight Triangle Easement "A" on Sheets 9, 16 and 23 and provide the area.
8. The legend on sheet 21 is blocking information regarding the sight triangle easement and R.O.W. easement. Revise so all necessary information is shown on the plan.
9. The match lines are labeled incorrectly on various sheets throughout the plan set. Revise so match lines are consistent on each applicable sheet.
10. On several sheets "Per Ref. Map #5c" appears to be incorrect. The correct reference notation shall be provided.
11. On Sheet 40, detail "Refusal Remedy Procedure", is not readable with overlapping text which shall be corrected.
12. The stormwater management plan and maintenance responsibility for the development needs to be unconditionally approved by the Washington Township Land Use Board. Confirmation of the approval needs to be provided to the County.
13. The construction and restoration sequence for the areas of the solar panels shall be provided in greater detail to address the 41.43 acres of disturbance. Panel installation and vegetation restoration shall 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 Routes #645 (Changewater Road) and #651 (McCullough 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. The County has received complaints regarding the amount of stormwater discharging from this property previously developed.

14. The location for staging and parking areas during construction for the project shall be shown. A note shall be provided indicating that the County roadways and right of ways shall not be utilized for these operations. No parking on the Norfolk Southern Railroad property shall also be noted.
15. All improvements (ie. driveway access openings, walls, stairs, etc.) within the County right of way associated with the existing dwelling shall be noted to be removed and the area regraded and restored to the satisfaction of the County.
16. The Sequence of Construction on Sheet 38 of 41 shall note removal of the existing dwelling, out buildings and all improvements (driveway accesses, retaining wall, stairs, walkway, well, septic system, underground tanks, etc. as applicable) within the County right of way.

COMMENTS

1. Approval from the Upper Delaware Conservation District needs to be provided. The County shall be notified of any preconstruction meeting to be scheduled.
2. 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.
3. The overall site improvement plan will be reviewed with the County Engineer's Office at the preconstruction meeting and on-site to ensure interim measures are adequate and that when the removal of tree rows and resultant disturbance occurs they will not alter the drainage patterns and create unintended impacts upon County Routes #645 and #651.
4. Existing septic system and potable well removals must be approved by the Warren County Health Department.
5. A Highway Access and Construction Permit will be required from the Warren County Engineer's Office for work within the County Route #651 right of way.

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

21-008-SP**Jay Mena (Buck Hill Brewery)**

Blairstown

Block 2001, Lot 1.01

Hope Road (CR 521) and Route 94

Description: County road preliminary/final site plan to construct a new parking area at an existing restaurant known as the Buck Hill Brewery located at Block 2001, Lot 1.01 in Blairstown Township. The site is a 1.753-acre lot located on County Route #521 (Hope Road) and NJ Route 94. The proposed new parking area would contain 17 spaces and be located over the existing septic disposal field area. With the proposed new parking, the total parking on site would be 62 spaces. The upgrade would replace piping of the septic system and cover with a grass paver system for the parking area. Vehicular access to the site is from County Route #521 (Hope Road) and NJ Route 94. The project would increase impervious coverage on site by 2,477 square feet, for a total of 30,515 square feet of impervious coverage on site. The site is in the R-5 Zone.

Disapproved for the following reasons:

1. Traffic circulation and access at Route 94 is shown as an ingress only when prior uses and prior County approval were documented as full movements. The previously approved full access movement shall be shown. The County has not consented to or approved this restriction resulting in a limitation to egress from the site.
2. The sole proposed egress from the site is to County Route #521 whereas prior County approval showed egress to both Route 94 and County Route #521. Modification to and/or at the existing driveway access at County Route #521 will need to be investigated to minimize conflicts of turning movements.
3. Comments on the sight line plans and profiles include:
 - a. On Drawing No. SD-1, the detail titles shall be revised to indicate the sight line shown in the respective detail (ie. "State Route 94" and "State Route 80" shall be reversed).
 - b. Looking towards State Route 94, the sight line shall be drawn to the the maximum sight distance attainable (ie, the intersection with State Route 94), not the minimum required sight distance of 553'. The profile on Drawing SD-2 shall be updated accordingly.
 - c. In both detail titles on Drawing No. SD-2, "sight distance plan" shall be revised to "sight distance profile".
4. The classification of the driveway access to County Route #521 based on the submission indicates a major driveway. County road widening extents associated with the major

driveway access may be limited. If the required roadway widening improvements cannot be provided to the full extents, then limited improvements will need to be provided in conjunction with modifications to the access.

5. Since parking along the County roadway is being reported, a similar restriction of the existing No Stopping or Standing along Route 94 will need to be provided along County Route 521. The limits of a similar restricted zone along County Route 521 should be presented to the Township for enactment and enforcement. Consent by the County will be provided for a restriction of this nature along the roadway frontage at this location.
6. The submitted request to NJDOT to provide a Letter of No Interest (NJDOT Letter of No Interest Determination prepared by Dynamic Traffic, dated October 26, 2021) indicates "Access to the site will continue to be provided via an enter-only driveway along Route 94 and a full movement driveway along Hope Road". However, prior County approval indicates a full movement driveway access from both Route 94 and County Route #521. Clarification is needed why the plans submitted to the NJDOT with the request for a Letter of No Interest are not consistent with site plans previously approved by the County. Documentation on the change of a full access movement to a limited access will be required for the County to review.
7. A review of existing traffic circulation indicates the need for a standard yield condition of the Route 94 right turn movement onto County Route 521 South.

COMMENTS

1. A copy of the access permit or Letter of No Interest from the New Jersey Department of Transportation for the Route #94 driveway access shall be provided.
2. A Highway Access and Construction Permit will be required from the Warren County Engineer's Office for any work within the County Route #521 right of way.
3. The Warren County Health Department should be provided with a copy of documentation of the proposed parking/septic and its construction.

EXEMPT

None

TIME EXTENSIONS

A time extension of 60 days was approved by the Warren County Planning Board for file number 20-002-SP on a motion by Mr. Baker, seconded by Mr. Piazza. Motion carried with Ms. Reed abstaining.

20-002-SP

White

Beckett of White Township

Description: County road site plan to construct 83,600 square feet of new retail space for a proposed shopping center on an 11.71-acre site, Block 62 Lots 15, 17 and 17.01, in White Township. The site is located on County Route 618 (Sarepta Road) and NJ 46. The proposed project will include construction of a 70,000 square foot retail building, a 13,600 square foot retail/restaurant building, and associated site improvements. The existing restaurant, Luigi's Rancho, on Lot 15 and the existing single family home on 17 will remain. The proposed project includes approximately 445 new parking spaces and 5.61 acres of new impervious surface. Access to the site is from NJ 46. The site is located in the HD Highway Development Zone District.

A time extension of 60 days was approved by the Warren County Planning Board for file number 18-006-SP on a motion by Mr. Baker, seconded by Mr. Piazza. Motion carried.

18-006-SP

Harmony

LMR Disposal, LLC

Description: County road site plan to construct recycling center on a 10.17 acre site located in Block 4, Lot 3.02 in Harmony. The site is located on County Route 622 (Roxbury Station Road Road) and South Foul Rift Road. Proposed access to the project is from County Route 622 (Roxbury Station Road Road) utilizing an existing driveway. The project will add 11,940 square feet of building area on the site. The proposed recycling center will operate out of the existing 26,722 square-foot building and will also construct a 4,400 square-foot (60' x 74') open front storage shed that will provide additional storage of recycling materials. The project proposes 54 parking spaces. Impervious surface on the property with the proposed project will be 31,122 square feet. The site is currently in use as a thirty (30) truck facility and is proposed to be expanded to a fifty (50) truck facility. The site is located in the Light Industrial I-1 Zone.

TN

Proofread *RL*

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

Meeting Minutes

July 21, 2022

The regular monthly meeting was held at the Department of Land Preservation offices. The meeting was called to order by Chairman Schnetzer at 7:40 p.m. An announcement was read as required by the Open Public Meetings Act, N.J.S.A. 10:4-6-21.

Members present: Bradley Burke, Matthew Hood, Rene Mathez, Joel Schnetzer, Melissa Watters

Members absent: Tim Bodine, Jason Menegus

Others present: C. Tierney, T. Kaminski, Staff; Aaron Culton, County Counsel; Alex Ferri, Mike Ferri, Washington Township; Linda Stettler, Gene Farber, Belvidere; Timothy Willmott, Dave Zaback, SADC.

Minutes of the meeting held on June 16, 2022 were approved on a motion by Mrs. Watters and seconded by Mr. Burke with addition of "at least" added to 1st paragraph on second page before the word 75. Mr. Mathez abstained. Motion carries.

Correspondence: Noted, no comment.

Public Input (Non-agenda Items): no comments

Old Business:

Deed of Easement Compliance

➤ **Plainview Growers Update, Allamuchy Township**

Mr. Tierney stated Plainview Growers had fulfilled all of the SSAMP conditions except for two items, the merger deed for the one lot that was left out of acquisition when the property was subdivided under the Division of Premises and is under different ownership and the outstanding deed of easement violations. Plainview Grower's attorney is in touch with the SADC regarding these matters.

➤ **Kero Update (Brugler #1), Knowlton Township**

Mr. Tierney stated that the DEP responded to the Mr. Kero's remediation plan and the DEP responded with a corrective action work plan to Mr. Kero. His professionals will need to conduct additional investigation and provide a more detailed report which is still ongoing, but they have a limited period of time to provide that information to DEP. Mr. Kero pointed to the third party that brought in the soil/fill material to the property, but DEP's response was that it was the landowner's responsibility. DEP is pursuing a separate investigation into the party that delivered the soil/fill material to the farm and does not absolve Mr. Kero of his responsibility. The soil on the property has not yet been tested, but there was limited visual inspection and the DEP's response was that more investigation and testing on the property is needed. No determination has been made by the DEP if the soil/fill material will be removed from the property.

New Business:

Resolutions

➤ **McEvoy #1 Cost-Share Funding#22-08, BL 13 Lots 11 & 17.01, BL 18 L 58, White Township, 84.33 acres**

This application is a County PIG with cost-share from the SADC. The CMV value is \$4,800/acre, the total cost to purchase the development easement is \$404,784.00 and WC's cost share is \$1,520/acre and SADC is \$3,280/acre. There are three exceptions: 1) one 4.75 acre severable exception on BL 13 L 17.01 around existing single family residence, garage and outbuildings and future flexibility restricted to one single family residential unit; and 2) one 7 acre non-severable on BL 13 L 11 around existing single family residence, three existing recreational cabins and for future flexibility restricted to one single family residential unit; and 3) one 2.5 acre non-severable on BL 18 L 58 around exiting single family residence and outbuildings, for future flexibility restricted to one single family residential unit. There are no existing structures or ag labor building on the premises; no RDSO's; possible access easement from BL 18 L 58 to adjoining BL 18 L 59 and no proposed

trails. Mr. Mathez made a motion to approve the cost-share funding resolution as presented and to recommend to the Commissioners for approval which was seconded by Mr. Burke.

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

SSAMP RTF Hearing (carried from 6.16.22 meeting)

➤ **SueEd Farms, LLC (Alex & Ashley Ferri), BL 48 L 69, Washington Township**

Attorney Culton stated that the applicant adequately noticed their SSAMP RTF Hearing. Attorney Culton swore in Alex Ferri and asked him to state his full name. Mr. Ferri testified that he would like to put up a 110' L x 40' W x 29' H tarp building with gravel floor and the Township had referred him to the CADB because there is no primary residence on the property and the Zoning Ordinance 123-15 (b) does not allow accessory buildings on the property without a primary building. Mr. Ferri is seeking relief from Washington Township Ordinance 123-15 (b). Mr. Ferri stated that he would keep the building within the Township setbacks and near an existing driveway and that the purpose of the building is to store his agricultural equipment and sod that is used on the property for ag production. Mr. Ferri stated that this farm is currently under farmland preservation application, that there is a two acre non-severable exception area for future single family residence and that this proposed ag building will not be in the exception area, but located on the premises to be preserved.

Mr. Tierney noted that since there are issues with run-off from surrounding properties including a nearby large solar panel facility, issues with run-off onto an adjacent farm, and a large drainage ditch on applicant's farm, that the applicant, Mr. Ferri, should contact the NRCS for a conservation plan. Mr. Mathez made a motion to approve the SueEd Farms, LLC, BL 48 L 69, Washington Township SSAMP RTF request to grant relief from the Washington Township Zoning Ordinance 123-15 (b) for the proposed construction of the 110' L x 40' W x 29' H tarp building with gravel floor for the purpose of storing agriculture equipment and that the proposed construction adhere to the Township's setback of 100 feet and also with the condition that the applicant obtain a conservation plan from the NRCS. Mrs. Watters seconded the motion.

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

Certification of Commercial Farm

➤ **Gene's Farm, BL 48 L 8, Belvidere**

Mr. Farber provided his 2021 Schedule F showing income of \$2,500 from agricultural production and his FA-1 forms from all the properties that he farms in Knowlton and White Townships. The property in which he has applied for Certification is not 5 acres or more and does not allow agriculture use and is zoned for Light Manufacturing. Mr. Farber stated that he was applying for Certification because he has to park his equipment on the subject parcel which is his residence to work/repair the equipment and that equipment has been stolen on the parcels that he farms when left there. He has lived on the parcel all his life and has always had ag equipment there. He stated that Mr. Steinhart, esq., had stated that he was grandfathered in for ag use on that property. The Board and Mr. Tierney advised Mr. Farber to seek counsel for the violations from the Town and its concerns/issues on the property. Mr. Culton stated that this parcel, BL 48 L 8, Belvidere, does not qualify for the Certification requirements because there was no agriculture activity taking place on this parcel, was less than 5 acres, ag not a permitted use in zoning, and that it was not contiguous with any other parcel that Mr. Farber operates. Mr. Burke made a motion to deny Gene' Farm, BL 48 L 8, Town of Belvidere based on the parcel not meeting the RTF legislation minimum requirement for qualifications, less than 5 acres, ag not permitted use in zoning which was seconded by Mr. Hood.

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

➤ **Hill Top Farm (Brink), BL 601 L 62, Blirstown Township**

This has been carried until next month

➤ **Montalvena Farms, BL 5200 Lot 600, Hope Township**

This has been carried until next month

Administrator's Report: Mr. Tierney stated that we closed a number of farms last month and are going to be closing more soon.

New Applications:

County Applications

- **Brunkhorst Land Donation** - Mansfield (Approx. 49.83 acres)

Total Applications: 1 Total Acres: 49.83

Non-profit applications

- **Delaware Road** – Hope (Approx. 125 acres)

Total Applications: 1 Total Acres: 125

Awaiting Green Light Approval:

- **Waters** – Harmony Township (Approx. 78.28 acres)

Total Applications: 1 Total Acres: 78.28

Received Green Light Approval:*County Applications*

Total Applications: 0 Total Acres: 0

Non-profit applications

- **Shotwell Family Partnership, LP** – Blirstown 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 #1** – White Township (Approx. 102 acres) CMV \$4,800. Offer accepted, on meeting tonight for cost-share.

Total Applications: 1 Total Acres: 102

Municipal Applications

- **Hoh** – Knowlton (Approx. 31 acres) CMV \$4,800.
- **Rick Smith Farm** – White (Approx. 25 acres) CMV \$4,800.

Total Applications: 2 Total Acres: 56

Non-profit applications

- **Mt. View Farms** – Franklin Township (Approx. 55.30 acres) \$4,250 CMV.
- **Santini Home Farm** – Franklin Township (Approx. 39.905 acres) \$4,750 CMV.

Total Applications: 2 Total Acres: 95.205

Under Contract (Title Search & Survey):*County Applications*

- **Anema, Ralph** – Washington Township (Approx. 123 acres) Survey at Engineering for review. Requested subdivision resolution from Township.
- **Ferri** – Washington Township (Approx. 65 acres) \$4,200 CMV. Under contract. SADC final approval in June conditional upon exception area moving to border with adjacent lot line. Received title and survey underway.
- **McEvoy #2** – White Township (Approx. 20 acres) \$5,200 CMV. Received SADC final approval on 12/2. SADC staff requested another confirmation from landowner regarding exception area being located in wetlands buffer area. Put out RFP's on survey and ordered title. Issue with exception area location will be addressed by SADC again.

Total Applications: 3 Total Acres: 208

Municipal Applications

Total Applications: 0 Total Acres: 0

Non-Profit Applications

- **Giordano** – Frelinghuysen Township (Approx. 33.98 acres) CMV \$4,000. Received contract. Issue with driveway and improvement permits for survey review.
- **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. This is in preliminary review by SADC. Still waiting for Engineering to sign off with compliance.
- **Promised Land (M. Santini)** – Franklin Twp. (Approx. 58 ac.) CMV \$4,650. Received title and survey.
- **Stecker** – Harmony Township (Approx. 18.988 acres) \$5,175 CMV

Total Applications: 4 Total Acres: 155.968

Waiting to Close (Final Legal Review):

County Applications

- **Beatty South** – Greenwich Twp. (Approx. 57 ac.) CMV \$9,500. Requesting title be transferred from Investment Title. SADC wants to close by June 30th.
- **Beatty North** – Greenwich Twp. (Approx. 86 ac.) CMV \$8,800. Requesting title be transferred from Investment Title. SADC wants to close by June 30th.

Total Applications: 2 Total Acres: 143

Municipal Applications

- **McLain** – Harmony Twp. (Approx. 140 ac.) CMV \$5,700. On hold pending resolution of erosion issue with SADC.
- **Gugel** – Hope Township (Approx. 48.5 acres) CMV \$4,000. Engineering cleared survey for closing.
- **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. Engineering Department comments sent out to surveyor again.

Total Applications: 3 Total Acres: 288.5

SADC applications

Total Applications: 0 Total Acres: 0

Recent Closings:

- **Shen** – Mansfield Township (Approx. 153 acres) Closed on 6.22.22!
- **Dykstra** – Mansfield Twp. (Approx. 286 ac.) Closed on 6.23.22!
- **Campgaw Farm** – Hope/Blairstown Townships (Approx. 125 acres) Closed on 6.24.22!
- **Khan (7 Old Orchard Road)** – Hardwick Twp. (Approx. 70 ac.) Closed on 6.27.22!

Pohatcong Contamination Area Projects:

Seeking Highlands Council Open Space Funding cost-share

- **Pear Tree Realty** – Franklin Township (Approx. 62 ac.) BOCC approved 100% County funding. Survey updates, waiting for County Counsel to review them for closing.
- **Pereira** – Franklin Township (Approx. 30 ac.) BOCC approved 100% County funding. Received survey updates, waiting for County Counsel to review them for closing.
- **Myers/Toretta #1** – Franklin Township (Approx. 38 acres) Transferred title to Title Lines. BCC approved 100% County funding.
- **Noel** – Franklin Township (Approx. 44 ac.) BOCC approved 100% County funding. Received survey updates, waiting for County Counsel to review them for closing.
- **Oberly** – Franklin/Greenwich (Approx. 96 ac.) BOCC approved 100% cost-share. Requested changes to contract. County Counsel reviewing.
- **Santini (O'Dowd South)** – Franklin & Greenwich Township – (Approx. 132 ac.) CADB Recommended 100% County funding. Updated appraisals underway.

Total Applications: 6 Total Acres: 402

2022 Closings YTD: 9 farms totaling 975.616 acres
Program Totals: 322 farms totaling 28,253.3104 acres

Public Comment – none

SADC Update

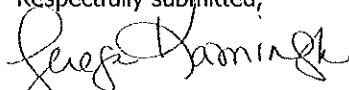
Timothy Willmott, SADC, stated that the next SADC meeting is in person on Thursday, July 28th via livestream. Mr. Willmott stated that the Soil Protection Standards will not be discussed.

Executive Session

Mr. Mathez made a motion to enter into Executive Session which was seconded by Mrs. Watters and the Board entered into Executive Session at 8:27 pm. Mr. Mathez made a motion to come out of Executive Session which was seconded by Mr. Burke and the Board came out of Executive Session at 8:51 pm where the Board discussed the Kowalick Estate in Independence Township.

Adjournment: A motion for adjournment was made by Mrs. Watters and seconded by Mr. Hood. Motion carries. Chairman Schnetzer adjourned the meeting at 8:51 pm.

Respectfully submitted,



Teresa Kaminski

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
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planningdept@co.warren.nj.us

September 14, 2022

Ms. Miriam Salerno
Together North Jersey's Vibrant Places Program
Via Email: Miriam.salerno@ejb.rutgers.edu

Dear Ms. Salerno:

I am writing to support the Musconetcong Watershed Association's application to the Vibrant Places Program for the Village of Asbury Strategic Community Vision. Warren County is pleased to collaborate with MWA in various planning initiatives, and we know the value that this technical assistance will bring to all of the stakeholders. With technical support from Together North Jersey and its partners, I know that MWA will create a strategic community vision for the Village that could enhance mobility, economic revitalization and sustainable recreation.

As you may know, the Village of Asbury encompasses an area of less than a square mile in two municipalities – Bethlehem and Franklin Townships, and two counties – Hunterdon and Warren Counties. The Musconetcong River, a nationally-designated Wild and Scenic River, separates the two jurisdictions and provides several recreational opportunities, including fishing, kayaking and hiking. The Village was designated by the National Register of Historic Places and the River is Category 1 – trout production.

Although the Village has less than 300 residents, it is home to Asbury Carbons, an international business and manufacturing plant, a restaurant and coffee house, two churches, a historic mill, post office and fire station, and historic and affordable housing. Nearby is the Plenge Archeological Site – one of two major Paleo-Indian cities in New Jersey – where artifacts have identified civilizations going back 13,000 years.

Currently, the Village has several challenges that need attention. Although the Village is compact, sidewalks are in disrepair or non-existent, crosswalks are few and far between, and automobile speed limits are almost always exceeded, creating obstacles for pedestrian or bicycle mobility. This hampers opportunities for access to food establishments and public service facilities. That is why Warren County plans to create a Complete Streets program; this vision will complement and enhance those efforts. And, while the Musconetcong has one of the best trout fishing rivers in the state, access is limited and not well identified. Connecting the natural and cultural resources in a way that boosts economic vitality would be beneficial to all stakeholders. The technical assistance requested will provide research, case studies, a market analysis and graphic designs that can inspire stakeholders in the Village of Asbury to build a consensus on strategic decisions and investments that will promote mobility, economic revitalization and sustainable recreation.

As a professional planner, I appreciate that the Vibrant Places Program provides the opportunity to bring experts to a rural village community to share knowledge, case studies and graphic talents that can then be used by

policymakers to update plans and investments. MWA will work with the Musconetcong River Management Council and other stakeholders to identify the challenges and opportunities to enhance pedestrian and bike mobility, strengthen economic development and enhance recreational access. I'm excited that this Strategic Community Vision can serve as a template for the seven hamlets and milling villages along the Musconetcong National Wild and Scenic River. I fully support this endeavor and urge you to approve the request.

Thank you for your consideration. I look forward to hearing that this application has been approved!

Sincerely,

David K. Dech

David Dech
Planning Director

Warren County Planning Dept. Project Report September 2022

1. Development Applications Submitted 8/9/2022 to 9/7/2022 (Board Meeting Cut-Off)

Application #	Applicant	Municipality	Road	Use
21-002	Jaindl Land Company	White	South Foul Rift & Foul Rift	Industrial
21-006-SP & 21-007-SP	Jaindl Land Company	White	South Foul Rift & Foul Rift	Industrial
22-026-SP	PR Bridge I78 Phase II Owner Urban Renewal	Phillipsburg	Route 22, Roseberry Road, Center & Green Streets	Industrial
21-022-SP	Belvidere NJ Congregation of Jehovah Witnesses	Belvidere	Ramseyburg Road	Institutional
17-016	RMK Associates	Harmony	Roxburg Station Road and South Foul Rift Road	Industrial
22-027-SP	Diamond Communications LLC & Allentown SMSA d/b/a Verizon Wireless & Dish Wireless	Knowlton	Brands Road	Industrial
21-024-SP	Greenwich Dumont Urban Renewal Associates	Greenwich	Greenwich Street	Multifamily Residential
18-006-SP	LMR Disposal, LLC	Harmony	Roxburg Station Road and South Foul Rift Road	Industrial
22-028-SP	Oxford Textile Solar Farm, LLC	Oxford	Axford Avenue	Industrial
20-016-SP	Standard Street Alpha Property	Alpha	Standard Street	Industrial
22-029-SP	Ahmedshai Hussainsiraj	Hope	Delaware Road	Residential

2. Municipal Ordinance Review & Update Report

8/17/22 Washington Borough Ordinance the Downtown Redevelopment Plan of the Borough of Washington. Public Hearing September 20, 2022.

Stormwater Control Ordinances and Stormwater Plans - 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 – September 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 August 19 through September 16.

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 . 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. Subsequently, we were contacted by Senator Corey Booker's office to schedule a meeting to discuss the County MSA resolution and how his office may help. A meeting was held on June 8. Senator Booker's office asked for additional information and will be following up with the Census Bureau and OMB. No response has been received yet as of September 19, 2022

6. Open Space and Trails – The GIS "Trails" layer is being updated to GPS and fill in missing segments of trails. The goal is to prepare a countywide comprehensive trails map. The trail layer has been updated using the GPS unit. The trail map is being prepared.

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. As of this writing the Phase II Archeological investigation is still ongoing. SHPO had additional comment/questions about the project about the color of the pedestrian bridge abutment, interpretive signage, and why the trail deviates from the Canal's towpath alignment in several locations. Soil Conservation District Permit has been obtained. A Stormwater permit is now required from the State Dept of Agriculture. The NJDOT will then issue a Categorical Exclusion document.

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

9. Warren Heritage Scenic Byway – Both the Northern and Southern Extensions were submitted and received by the NJDOT. Coordinating on scheduling a meeting to continue to move the project forward.

10. Rt 57/CR 519 -A follow up email was sent to NJDOT on August 9 about the request for 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 numerous follow up requests, no meeting has been set up yet.

11. I-80 Rockfall Project/S Turns/Retaining Wall - The current schedule projects construction to start in 2025 and complete 2029. NJDOT needed to amend the Transportation Improvement Program to advance funding into preliminary engineering to fix the retaining wall that holds up I-80 eastbound in the rockfall project area. Total PE, Design, and construction costs are estimated to be \$56.5 million. Currently reviewing the draft flood hazard permit NJDOT filed with the NJDEP for the retaining wall stabilization project. Comments will be submitted the week of Sept 19.

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

12a. Freight Rail Grade Crossing Assessment Study - Planning Staff participated 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 conditions have changed since the completion of the original study. 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. Since the study is focusing on only the main lines that serve the region, the Lehigh Line, which is the Norfolk Southern Main Line, is the only line that will be studied in Warren County. The only grade crossing on this line in Warren County is at Springtown Road in Pohatcong Twp. The study is scheduled for completion by June 2023. The consultant on the project scheduled a field inspection for later this month.

13. Transportation Plan – The County Planning Board held a public hearing on May 23, 2022 meeting and adopted the Plan. The adopted plan is on the County website.

14. County Transportation Advisory Council- Attended the TAC on September 8. The TAC held a public hearing on the 2023 Casino Revenue Grant program prior to the regular meeting. TAC approved the Goals and Budget for the program.

15- NJTPA - Attended the September 12NJTPA Board of Trustees meeting. Heard a presentation on efforts being made to ensure that the Hudson Tunnel Project is completed and on time.

16. NJTPA Subregional Study Program- To advance some of the recommendations contained in the County's Transportation Plan, we worked to complete thumbnail sketches for four different planning projects for consideration. Completed submission of grant application for the Countywide Comprehensive Complete Streets Study August 26th. Scheduled interview/presentation to the SSP Program Review Committee for grant September 23.

17. 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.

18. Lackawanna Cutoff- NJTRANSIT announced that funding has been allocated for the continued expansion of the project Rehabilitation of the Roseville Tunnel should have begun in June. Additionally, NJT, NJDOT, and PennDot will be filing an application to the Federal Railroad Administration (FRA) for funding to conduct a detailed comprehensive engineering evaluation of the entire corridor from Andover to Scranton. The application must be filed by the end the year.

18a. Raritan Valley Line- Recently, the Lehigh Planning Commission announced that it is partnering with PennDot to conduct a study of passenger rail options into the Lehigh Valley. One of the lines being examined is the Raritan Line extension from High Bridge through Phillipsburg. The Lehigh Planning Commission and PennDot should have a consultant under contract by October. The final study should be completed in one year.

19. Road Safety Audit - The NJTPA with the NJDOT developed road safety audit program where a segments of roadway that statistically have a higher number of crashes are identified as a candidates for an audit. The segment of County Route 519 from Rt 57 south to Strykers Road was identified for the audit. An audit team, led by Greenman Pederson, will be evaluating this segment on October 4 and 5 with county and municipal officials. A report of GPI's findings and recommendations will follow.

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

21. Economic Development Council –Attended the September 8th EDC meeting. Reviewed the results from the EDC survey, which is designed to gauge interest in potential economic development initiatives to help identify and address economic growth/development issues throughout Warren County. The EDC opted to continue survey for an additional social media push. The link to the Survey is <https://www.surveymonkey.com/r/3ZLHLJ7>

22. Musconetcong River Management Council – Next meeting October 18, 2022 via zoom. A meeting is scheduled for National Park Service brochure review of the Musconetcong River. A new brochure is being produced and Planning Dept. staff is on the review committee.

23. Solid Waste and Recycling - Weekly education advertisements about recycling continue to run in the Express Times and/or Warren Reporter.

Developing a How and What to Recycle brochure to be posted on the county website. In addition a postcard displaying useful websites will be distributed to households located in the municipalities that have the lowest documented recycling rates. This will be completed the week of September 19.

Received the application for a food waste composting facility proposed in Mansfield Twp for inclusion in the Warren County Solid Waste Management Plan. The SWAC heard a presentation from the applicant at its meeting on September 1. There will be additional presentations at the October meeting. A field visit is scheduled for later this month with the SWAC sub committee.

24. County Road Map- The narrative and photos were added to the backside of the map. Narrative was added. Narrative is under review by Public Information Department currently.

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>. The story map shown is in process of being converted to ESRI's new format. The older version will be phased out. The new Story map is in its finishing stage. Adding pictures to complete the project.

26. North Jersey Resource Conservation and Development – Participated in a field tour of two farms that the NJRCD assisted with manure management in Hunterdon County. At the September 16 Council meeting, two grant applications to NJDEP and to the National Fish and Wildlife Foundation for supporting Effective and Efficient BMP Implementation were approved for submittal. Next Council meeting is scheduled for October 13, 2022. <https://www.northjerseyrcd.org/>

27. Assisting other Departments–Assisting Land Preservation in getting maps and data together for Farmland Preservation application for Christian Farm Blairstown.

28. GIS – Progress is being made on converting the Short story list map, older version, to Map Tour, newest version of story maps. Progress is being made on this and it is almost done.

29. County Planners Association –

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 Plan is available at: <https://www.nj.gov/njhighlands/master/economic-sustainability/>. Attended a webinar on September 7 about the plan with case studies in economic development activities by towns in the highlands region were showcased.

32. Regional Planning Meetings -

33. Highlands Plan Conformance -

34. County Website Update- Working on adding GIS portal to website.

35. Bylaws -

36. Other Seminars, Workshops, meetings- Attended two webinars on available funding for stormwater projects and planning. There may be some opportunities for the county to inventory existing stormwater facilities, green infrastructure, detention basin retrofits, and other planning activities. The Technical Assistance grant deadline is September 23 and the RFP for Demonstration Projects and Planning is September 14,

37. Musconetcong Watershed Association- Supplied a letter of support for the MWA application to the Together North Jersey's Vibrant Places Program to conduct a Community Vision Plan in the Village of Asbury.

38. Environmental Advisory Board.