

**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, November 28, 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)

- October 24, 2022

PUBLIC COMMENTS

SUBDIVISION & SITE PLAN REPORT

Subdivisions

22-012 (F)	Jade Hackettstown Associates	Hackettstown
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Site Plans

20-016-SP	Standard Street Alpha Property, LLC	Alpha	Time Ext. Request
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21-026-SP	Skoog Holdings, LLC	White	Time Ext. Request
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21-034-SP	Paul Matinho NJ Battery Energy Storage	Pohatcong
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22-037-SP	Bridge Acquisition, LLC	Lopatcong
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22-031-SP a&b	10 Brass Castle Road, LLC	Washington Boro/Twp.
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22-039-SP	Township of Greenwich	Greenwich
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20-029-SP	Allentown SMSA d/b/a Verizon Wireless	Hackettstown
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21-008-SP

Jay Mena Buck Hill Brewery

Blairstown

CORRESPONDENCE:

- Agriculture Development Board – Minutes of August 18, 2022 and September 15, 2022

DIRECTOR'S REPORT

Warren County Planning Dept. Project Report November 2022

COMMITTEE REPORTS

LIAISON REPORTS

OLD BUSINESS

NEW BUSINESS

- Resolution of Recognition of Service to Warren County Planning Board- Desiree Dunn

OTHER BUSINESS

PUBLIC COMMENTS

ADJOURNMENT

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

October 28, 2022

Ryan Conklin, PP, AICP, GISP
Assistant Director of Planning
Warren County Planning Department
165 County Road 519, South
Belvidere, NJ 07823

RE:
Block 91 Lot 1
Standard St. Alpha Property, LLC
Application #20-016-SP

Mr. Conklin:

The applicant would like to formally request an extension to our conditional approval of 6 months. An outstanding NJ Transit approval and contract is not expected for 3-4 months and in addition the project requires the Borough to obtain a modified landfill closure to facilitate a connector road to the site. The Borough has indicated they would be unable to provide the outstanding certification until such time as these are resolved which would ensure the stormwater plan can be finalized. Please advise if anything further is required to consider this request.

Should you have any questions regarding this letter or the project in general, please do not hesitate to contact me at (908) 238-0544.

Sincerely,
Engineering & Land Planning Associates, Inc.

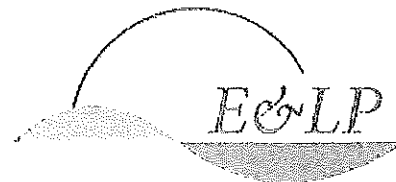


Wayne Ingram, P.E., P.L.S., P.P. & C.M.E.
Vice President

CIVIL ENGINEERING
ENVIRONMENTAL
SURVEYING
LANDSCAPE ARCHITECTURE
GEOTECHNICAL

RECEIVED

OCT 28 2022
20-016-SP
WARREN COUNTY
PLANNING BOARD



Headquarters
140 West Main Street - High Bridge, NJ 08829
T: 908.238.0544

Clinton | Asbury Park | Denville | Philadelphia

SKOOG HOLDINGS LLC.
8 Hillside Court
Belvidere, NJ 07823

RECEIVED

NOV 11 2022
21-026-SF
WARREN COUNTY
PLANNING BOARD

November 11, 2022

Warren County Planning Department
ATTN: Ryan Conklin PP, AICP, GISP
165 County Road 519, South
Belvidere, NJ. 07823

RE: CONDITIONAL APPROVAL Skoog Holdings LLC File No. 21-026-SF

Dear Mr. Conklin:

We respectfully request an extension from the November 11, 2022 required revisions date as stated in your letter dated May 26, 2022. A family medical emergency arose which complicated and caused a major delay in my ability to submit the requested information.

Sincerely,



Larry D. Skoog
Skoog Holdings, LLC.

cc: Ferriero Engineering, Inc.
County Administrator Mr. Alex Lazorisak
Board of County Commissioners Director James Sarnoski

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation
P.O. Box 179
500 Mt. Pisgah Avenue
Oxford, NJ 07863

Meeting Minutes August 18, 2022

The regular monthly meeting was held at the Department of Land Preservation offices. The meeting was called to order by Chairman Schnetzer at 7:30 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, Rene Mathez, Jason Menegus, Joel Schnetzer

Members absent: Matthew Hood, Melissa Watters

Others present: C. Tierney, T. Kaminski, Staff; Aaron Culton, esq. Substitute County Counsel; Ed Purcell, esq., Alex Montaivo, Hope Township; Jack Brink, Blairstown Township; Timothy Willmott, Dave Zaback, SADC; Commissioner Lori Ciesla.

Minutes of the meeting held on July 21, 2022 were approved on a motion by Mr. Mathez and seconded by Mr. Burke. Motion carries.

Executive Minutes of the meeting held on July 21, 2022 were approved on a motion by Mr. Burke and seconded by Mr. Mathez. 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 for Block 105 Lot 12 in Allamuchy. The SADC will not require the Block 105 Lots 8 and 12 to be merged since the new greenhouse structure on Lot 12 will now be a separate, stand-alone structure. The SADC has no objection and no deed of easement compliance concerns with regard to the new structure on Lot 12. It was noted that construction has begun on the new greenhouse. The County and SADC, however, communicated to Plainview Growers that there are still outstanding deed of easement violations on Lot 8 which must be addressed.

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

Mr. Tierney stated that there was no update.

New Business:

Resolutions

➤ **Gene's Farm Denial of Certification of Commercial Farm Resolution #22-09, Belvidere**

Mr. Mathez made a motion to accept the resolution as presented which was seconded by Mr. Burke.

Roll Call: Mr. Schnetzer – yes; Mr. Mathez – yes; Mr. Burke – yes; Mr. Bodine and Mr. Menegus abstained. Motion carries.

➤ **Sue-Ed Farms, LLC, Washington Township SSAMP Resolution #22-10**

Mr. Burke made a motion to add a condition to the resolution specifying that the structure shall be used only for agricultural storage purposes and to accept the resolution as otherwise presented. Seconded by Mr. Mathez.

Roll Call: Mr. Schnetzer – yes; Mr. Mathez – yes; Mr. Burke – yes. Mr. Bodine and Mr. Menegus abstained. Motion carries.

➤ **Hoh Cost-Share Funding #22-11 BL 8 Lot 6.01, Knowlton Township 31 acres**

The total cost to preserve this MUNI PIG farm is estimated at \$136,320 or \$4,800/acre per CMV. The cost-share is as follows: SADC \$93,152.00 (\$3,280/acre) and Warren County \$21,584.00 (\$760/acre), Knowlton Township \$21,584.00

(\$760/acre). There are no existing residential units, no existing ag labor, no buildings, and no preexisting non-ag uses on the premises with a 1.7 acre non-severable exception area for existing single family residence restricted to one single family unit and no proposed trail areas. Mr. Menegus made a motion to accept this resolution for cost-share funding and to make a recommendation to the Commissioners as which was seconded by Mr. Bodine.

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

Certification of Commercial Farm

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

Alex Montalvo and Karen Garces, owners of the Montalvena Farms in Hope Township have applied for a Certification of Commercial Farm on BL 5200 L 600. The applicants have 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 Schedule F from 2021 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. Bodine to grant certification to Montalvena Farms of Hope Township as a Commercial Farm. Mr. Menegus seconded the motion.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Mathez – yes; Mr. Menegus – yes. Mr. Burke recused. Motion carries.

Mr. Menegus recused himself from the Hill Top Farm Certification.

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

Jack Brink, owner of the Hill Top Farm in Blairstown Township has applied for a Certification of Commercial Farm on BL 601 L 62. Mr. Brink 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 Schedule F from 2021 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, took verbal testimony from Mr. Brink and found the application meets the criteria for Certification of Commercial Farm. A motion was made by Mr. Bodine to grant certification to Hill top Farm of Blairstown Township as a Commercial Farm. Mr. Burke seconded the motion.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Mathez – yes; Mr. Burke – yes. Mr. Menegus abstained. Motion carries.

Jaindi, White Township

Mr. Menegus had asked that the Board discuss sending two separate letters or resolutions to the Township and the NJDEP. The first letter would be addressed to the Municipality requesting that it require the applicant to submit for Section 19 review under Section 18 of ARDA. The second letter would be addressed to the DEP as public comment from the Board about the proposed amendment to the Upper Delaware River Water Quality Management Plan, emphasizing the potential impacts to agriculture, including ground water contamination, from the proposed warehouse development and associated improvements.

Mr. Burke stated that the Warren County Board of Agriculture at Wednesday night's had decided to send a letter to the DEP regarding that they oppose the changes to the sewer expansion on the project.

Mr. Menegus made a motion which was seconded by Mr. Mathez for two separate letters, the first to be directed to White Township regarding the Section 19 ARDA review and the second to be directed to NJDEP regarding the proposed amendment to the water quality management plan. This motion was seconded by Mr. Mathez.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Mathez – yes; Mr. Menegus – yes. Mr. Burke recused. Motion carries.

Administrator's Report: Mr. Tierney stated that the owners of the Ullman Farm have given verbal acceptance of the offer and he has prepared a purchase agreement to buy the farm in fee simple and then resell at public auction. Mr. Tierney stated that

the O'Dowd South farm owner by Bob Santini requested the highest appraisal amount. Mr. Tierney contacted Greenwich and Franklin for \$300/acre each and waiting for response.

New Applications:

County Applications

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

Total Applications: 1 Total Acres: 49.83

Awaiting Green Light Approval:

Non-profit applications

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

Total Applications: 1 Total Acres: 125

Received Green Light Approval:

County Applications

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

Total Applications: 1 Total Acres: 78.28

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. Sent contract out to landowners for signatures.

Total Applications: 1 Total Acres: 102

Municipal Applications

- **Hoh** – Knowlton (Approx. 31 acres) CMV \$4,800. Final approval by TWP. On CADB for cost-share approval tonight.
- **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) Engineering Review letter sent to surveyor. Landowner attorney needs description for subdivision.
- **Ferri** – Washington Township (Approx. 65 acres) \$4,200 CMV. 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. PIssue with exception area location will be addressed by SADC again. Survey to commence soon.

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. Waiting for surveyor to comply with Engineering.
- **Stecker** – Harmony Township (Approx. 18.988 acres) CMV \$5,175. Waiting for Engineering Review Letter.

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. Survey has been deemed complete by SADC; still some issues to wrap up before closing.
- **Beatty North** – Greenwich Twp. (Approx. 86 ac.) CMV \$8,800. Waiting for SADC follow-up status on preliminary review.

Total Applications: 2 Total Acres: 143

Municipal Applications

- **McLain** – Harmony Twp. (Approx. 140 ac.) CMV \$5,700. Landowner has NRCS plan, site visit TBD for follow up.
- **Gugel** – Hope Township (Approx. 48.5 acres) CMV \$4,000. Engineering cleared survey for closing.
- **Vass** – Knowlton Twp. (Approx. 100 ac.) CMV \$4,700. ROW request sent to NJDOT.

Total Applications: 3 Total Acres: 288.5

SADC applications

Total Applications: 0 Total Acres: 0

Recent Closings: none.

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

Murlan Farm, Frelinghuysen

Mr. Tierney had stated that he has been contacted by the contract purchaser of the preserved farm who would like to grow cannabis, among other herbs and plants, and that is asking for a letter of support from the CADB. The SADC has stated that growing cannabis is not allowed on a preserved farm. The contract purchaser and her attorney disagree with the SADC interpretation. Mr. Tierney stated that this doesn't qualify under the Right-to-Farm Act and the Deed of Easement does not have a provision regarding this either. The Board discussed briefly but took no action.

Public Comment – none

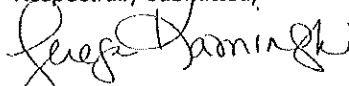
SADC Update

Timothy Willmott, SADC, stated that there is no August meeting and the next SADC meeting is in person on Thursday, September 22, 2022 and via livestream. He stated that the staff will be finalizing the Soil Protection Standards and they will go back to the Committee and if they are approved will then go to the registry. The public comments have been reviewed and considered by staff.

Commissioner Ciesla stated that the Board was passionate and was thankful that the Jandl was brought up and appreciate creativity and that the Board is meeting their targets. She asked about getting new signs for farmland preservation for the upcoming County's Bi-Centennial celebration.

Adjournment: A motion for adjournment was made by Mr. Mathez and seconded by Mr. Bodine. Motion carries. Chairman Schnetzer adjourned the meeting at 9:14 pm.

Respectfully submitted,



Teresa Kaminski

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation
P.O. Box 179
500 Mt. Pisgah Avenue
Oxford, NJ 07863

Meeting Minutes September 15, 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: Tim Bodine, Bradley Burke, Matthew Hood, Jason Menegus, Joel Schnetzer, Melissa Watters

Members absent: Rene Mathez

Others present: C. Tierney, T. Kaminski, Staff; Paul D. Mitchell, esq., Larry Cohen, esq., County Counsel; Jack Brink, Blirstown Township; some residents of White Township and surrounding area.

Minutes of the meeting held on August 15, 2022 were approved on a motion by Mr. Burke and seconded by Mr. Menegus.

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

Correspondence: Noted, no comment.

Public Input (Non-agenda Items):

Chairman Schnetzer opened comment up to the public for non-agenda items:

Jaindl

Elaine Reichert, White Township addressed the Board regarding the Department's ARDA letter request to White Township on the Jaindl property. Ms. Reichert stated that there is an underwater aquifer on the land and that the businesses would affect the fields which have Karst streams above and underground. Mr. Reichert made calls to the Delaware River Authority and that it needs to be seriously analyzed to assess the detriment to the Township and County. She asked if there was a gray area and would the Board write a letter to White Township in support of farmland?

Chairman Schnetzer replied that there was no gray area. We have done what we are supposed to do by writing letter to White Township Land Use Board under the ARDA regulation.

Mr. Menegus stated that the Township can require an agriculture impact statement.

Chairman Schnetzer stated that the Board has done all that it is required and it now rests solely on White Township Land Use Board.

Ms. Reichert asked if something could be done on the State level. Mr. Tierney stated that a copy of the letter to the Township LUB was sent to the SADC.

Butch Van Setters of Harmony Township stated that there are numerous small streams coming out of the property into the Delaware River. He recorded that and sent to the DEP.

Chairman Schnetzer closed the public comment portion of the meeting.

Old Business:

Deed of Easement Compliance

- **Plainview Growers Update, Allamuchy Township**
Mr. Tierney stated that there was no update.

- **Kero Update (Brugler #1), Knowlton Township**
Mr. Tierney stated that there was no update.

New Business:

CPIG application for approval

- **Christian, BL 1802 L 4 & 4.05, Blirstown Township, 30 acres**
This County application was submitted to staff on August 25, 2022. There are 30 gross acres, 16 tillable acres of soybeans, 14 acres of acres of woodland, no acres of prime soil or statewide soil. There are no structures on the premises to be preserved, no ag-labor housing and a one non-severable exception of 1 acre for future single family residence. This application is in the North Project Area. This application is 1.15 points below the 70% County Ranking Score which is 44 points. If there were any prime or statewide soil, it would bump up the score. There are many preserved farms within ½ mile of the application. Mr. Menegus made a motion for the Board to approve this application for preservation and to waive the minimum rank score and to send it to the SADC for Green Light Review. Mr. Burke seconded the motion.

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

Resolutions

- **Hill Top Farm (Brink), BL 601 L 62, Blirstown Township, Certification of Commercial Farm Res. #22-12**
Mr. Bodine made a motion to approve the resolution as presented which was seconded by Mr. Burke.

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

- **Montalvena Farms, BL 5200 Lot 600, Hope Township, Certification of Commercial Farm Res. #22-13**
Mr. Menegus made a motion to approve the resolution as presented which was seconded by Mr. Bodine.

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

Certification of Commercial Farm

- **Snyder Farm, BL 96 L 9.01, BL 97 L 46, 15.63 acres, Pohatcong Township**
Kevin and Stephanie Snyder owner of the Snyder Farm in Pohatcong Township has applied for a Certification of Commercial Farm on BL 96 L 9.01. The applicant 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 Schedule F from 2021 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. This application is deemed complete for Certification.

A motion was made by Mr. Menegus to grant certification to the Snyder Farm, BL 96 L 9.01 of Pohatcong Township as a Commercial Farm. Mrs. Watters seconded the motion.

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

Mr. Menegus recused himself from the Hill Top Farm RTF hearing, stepped down from the dais, and seated himself in the audience.

SSAMP Right to Farm Hearing

- **Hill Top Farm (Brink), BL 601 L 62, Blirstown Township**
Jack Brink, owner of the Hill Top Farm in Blirstown Township has applied for a Site Specific Agriculture Management Practice to seek relief from Blirstown Land Development Ordinance Article 19-400, Section 19-401 f for the construction of a 70 ft. L x 50 ft. W x 20 ft. H metal pole barn for agriculture use and storage of farm equipment on BL 601 L 62. Mr. Mitchell swore Mr. Brink in and asked him to state and spell his last name. Mr. Brink stated that he has come before the Board for the proposed construction of the ag-building for a non-conforming use and that the zoning officer stated that the proposed placement of the farm doesn't permit the building because he has two residences on the property and the placement is in

front side of his driveway. Mr. Brink stated that Blairstown Township's Zoning Officer referred him to the Board. David Diehl, Zoning Officer noted in the August 31, 2022 letter that there is a pre-existing, non-conforming use per Chapter 19-105 – number of principal uses, building and dwellings per lot, the two dwellings on one lot does not conform, and; noted that the second dwelling is a COAH unit, and; an accessory building (barn) already exists on the property. Mr. Brink stated that he was not seeking relief with regard to the nonconforming use.

The Board and Mr. Tierney asked Mr. Brink questions regarding the proposed building located from the stream, COAH building, setback lines encroaching placement of proposed building. Mr. Brink responded that the edge of the building would be located 200-220 feet from the stream that the COAH is Section 8 and is currently rented out and there will be no setback lines encroached upon. Mr. Tierney asked Mr. Brink if he contacted DEP and Mr. Brink had not done so and did not know if that was a requirement. Mr. Tierney believed that this placement was subject to Flood Act Rules. Mr. Cohen asked Mr. Brink if that proposed building location was the only placement on the property for that it could be located and Mr. Brink stated yes, that there already was another pre-existing barn on the property and that the proposed location is the only place because Yard Creek is located behind his house and winds around his property. Mr. Cohen stated that the applicant should check with the Township Engineer or DEP to find out if he may need a flood plain permit and that this Board does not have jurisdiction to waive any NJ DEP requirements. Mr. Cohen stated that the Township Engineer would be able to tell Mr. Brink if the location of the building on the property would need to contact the NJ DEP.

Chairman Schnetzer opened the hearing up for public comment, but there were no comments and the public comment period was closed.

A motion was made by Mr. Bodine to grant relief to Hill Top Farm, owner Jack Brink, from the Blairstown Land Development Ordinance Article 19-400, Section 19-401 for the construction of a 70 ft. L x 50 ft. W x 20 ft. H metal pole barn for agriculture use and storage of farm equipment on BL 601 L 62. Mr. Hood seconded the motion adding that the motion be subject to review of Township Engineer and, if relevant, to NJ DEP if found that applicant may need a flood plain permit if determined by the Township Engineer.

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

Mr. Menegus returned to his position on the Board.

Administrator's Report: Mr. Tierney gave a brief update of the report.

New Applications:

County Applications

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

Total Applications: 1 Total Acres: 49.83

Awaiting Green Light Approval:

Non-profit applications

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

Total Applications: 1 Total Acres: 125

Received Green Light Approval:

County Applications

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

Total Applications: 1 Total Acres: 78.28

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

- **Ullman** – Knowlton Township (Approx. 188 acres) Contract sent to Landowner and is under attorney review. (Fee Simple Purchase)

Total Applications: 1 Total Acres: 188

Municipal Applications

- **Hoh** – Knowlton (Approx. 31 acres) Final approval by TWP. On CADB for cost-share approval tonight.
- **Rick Smith Farm** – White (Approx. 25 acres)

Total Applications: 2 Total Acres: 56

Non-profit applications

- **Mt. View Farms** – Franklin Township (Approx. 55.30 acres)
- **Santini Home Farm** – Franklin Township (Approx. 39.905 acres)

Total Applications: 2 Total Acres: 95.205

Under Contract (Title Search & Survey):

County Applications

- **Anema, Ralph** – Washington Township (Approx. 123 acres) Engineering Review letter sent to surveyor. Landowner attorney needs description for subdivision.
- **Ferri** – Washington Township (Approx. 65 acres) \$4,200 CMV. SADC final approval in June conditional upon exception area moving to border with adjacent lot line. Received title and survey underway.
- **McEvoy #1** – White Township (Approx. 102 acres) CMV \$4,800. Fully executed contract.
- **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. Issue with exception area location will be addressed by SADC again. Survey to commence soon.

Total Applications: 4 Total Acres: 310

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. Waiting for surveyor to comply with Engineering.
- **Stecker** – Harmony Township (Approx. 18.988 acres) CMV \$5,175. Waiting for Engineering Review Letter.

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. Survey has been deemed complete by SADC; still some issues to wrap up before closing.
- **Beatty North** – Greenwich Twp. (Approx. 86 ac.) CMV \$8,800. Waiting for SADC follow-up status on preliminary review.

Total Applications: 2 Total Acres: 143

Municipal Applications

- **McLain** – Harmony Twp. (Approx. 140 ac.) CMV \$5,700. Landowner has NRCS plan, site visit TBD for follow up.
- **Gugel** – Hope Township (Approx. 48.5 acres) CMV \$4,000. Engineering cleared survey for closing.
- **Vass** – Knowlton Twp. (Approx. 100 ac.) CMV \$4,700. ROW request sent to NJDOT.

Total Applications: 3 Total Acres: 288.5

SADC applications

Total Applications: 0 Total Acres: 0

Recent Closings: none

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

Chairman Schnetzer opened comment up to the public again.

Jaindl

Bill of Belvidere stated that he read that 1.3 million acres of farmland destroyed per year and 3,500 acres/day. Because of the drought and livestock loss in the west, he asked are we going to eat warehouses and solar panels?

Sara Hare of Hope Township thanked the Board and Mr. Tierney for writing the opposition letter to NJ DEP against the proposed amendment to the Upper Delaware River Water Quality Management Plan.

Howard Ott of Belvidere and White Township brought up concerns for a warehouse fire and that the wind travels NorthEast over the stream for potential contamination.

Chairman Schnetzer thanked the public for their interest in the farmland preservation program. He commented that there were tight restraints on appraisals for the valuation of the preservation easement that the Board had to follow and that the program would be completely unsuccessful if the landowner did not want to participate in the preservation program. Chairman Schnetzer stated that he advocated to the Freeholders in the past for 75% of the open space tax for farmland preservation. Chairman Schnetzer also stated that he was no longer a NJ Farm Bureau member because NJFB allowed solar panels on farm. He thanked the public for coming.

Mr. Burke stated that there were low appraisal values for the development easement on the farms in Warren County as compared to neighboring Counties.

Chairman Schnetzer closed the public comment portion of the meeting.

Adjournment: A motion for adjournment was made by Mrs. Watters and seconded by Mr. Bodine. Motion carries. Chairman Schnetzer adjourned the meeting at 9:35 pm.

Respectfully submitted,



Teresa Kaminski

Warren County Planning Dept. Project Report November 2022

1. Development Applications Submitted 10/7/2022 to 11/11/2022 (Board Meeting Cut-Off)

Application #	Applicant	Municipality	Road	Use
22-036-SP	423 Hope, LLC (c/o Gary Singh Madahar)	Hope	Hope-Blairstown Road	Commercial
22-008-SP	R & F Phillipsburg LLC	Pohatcong	Route 22	Commercial
21-034-SP	Paul Maatinho NJ Battery Energy Storage Project 1	Pohatcong	Riegelsville - Warren Glen	Industrial
22-037-SP	Bridge Acquisition, LLC	Lopatcong	Strykers Road	Industrial
22-038-SP	Sterner Outdoor Advertising	Alpha	Route 78	Commercial
22-031-SP a&b	10 Brass Castle Road, LLC	Washington Boro/Township	Brass Castle Road	Institutional
21-012	Washington Solar Farm II	Washington Twp.	Washburn Avenue & McCullough Road	Industrial
22-039-SP	Township of Greenwich	Greenwich	Greenwich Street	Institutional
20-029-SP	Allentown SMSA d/b/a/ Verizon Wireless	Hackettstown	Bilby Road	Industrial
22-012-SP	Peron Development, LLC	Phillipsburg	Howard Street	Industrial
22-011	Gary Cicero/East Asbury Anderson Solar Farm, LLC c/o Steve Gouin, Esq.	Washington Twp.	East Asbury Anderson Road	Industrial
22-040-SP	Gary Cicero/East Asbury Anderson Solar Farm, LLC c/o Steve Gouin, Esq.	Washington Twp.	East Asbury Anderson Road	Industrial
20-016-SP	Standard St. Alpha Property, LLC	Alpha	Standard Street	Industrial
21-008-SP	Jay Mena Buck Hill Brewery	Blairstown	Hope Road and Route 94	Commercial

Application #	Applicant	Municipality	Road	Use
22-012 (F)	Jade Hackettstown Associates	Hackettstown	Stiger Street & Route 46	Mixed Use
21-022-SP	Belvidere NJ Congregation of Jehovah Witnesses	Knowlton	Ramseyburg Road	Institutional
21-026-SP	Skoog Holdings, LLC	White	Upper Sarepta Road	Industrial

2. Municipal Ordinance Review & Update Report

10/17/22 Liberty Township Notice of Public Hearing on Adoption solar array ordinances for agricultural properties. Hearing scheduled for November 3, 2022.

10/17/22 Phillipsburg Notice of hearing to determine whether the “Revised Riverfront Redevelopment Plan” is consistent with the master plan. Hearing scheduled for October 27, 2022

10/24/22 Frelinghuysen - Resolution of Twp. Land Use Board Memorializing Adoption of 2022 Master Plan Reexamination Report. Adopted October 3, 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 – November 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 three requests from October 17 through November 18.

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 October 17, 2022

6. Open Space and Trails – The GIS “Trails” layer is now complete. Recent updates filled in missing segments of trails. A countywide comprehensive trails map.

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. No new progress since October.

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 virtual meeting with the NJDOT was held on November 10. Projects of interest are; Rt 22/CR 519, Rt 57/CR 519, Rt 46/CR 519, the I-80 Interchange in Columbia. The CR 519/Rt 57 project is still on schedule with construction scheduled for 2024

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 were submitted the week of Sept 19. NJDEP’s decision on the permit is still pending.

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

13. 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 conducted a field inspection in October.

14. 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.

15. County Transportation Advisory Council- Meeting was held on November 10. Did not attend.

16. NJTPA - Attended the November 14 NJTPA Board meeting. David Behrend was appointed the new Executive Director.

17. 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. Interviewed/presentation to the SSP Program Review Committee for grant on September 23. Final revision was submitted on October 17. Correspondence with NJTPA for final revisions is ongoing.

18. 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.

19. 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. Attended regional meeting with local and regional leaders regarding the potential application to the FRA. The application must be filed by the end the year.

20. 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.

21. 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. The audit team, led by Greenman Pederson, visited the site t on October 4 and 5 with county and municipal officials. Many interesting ideas were discussed to address safety, congestion, and freight movement. A report of GPI's findings and recommendations will be submitted in November/December

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

23. NJDOT/ NJTPA TAP Grant- Staff had a pre application meeting for the NJDOT Transportation Alternatives Program. The County is planning on moving forward with a grant application through this program for the installation of a bridge across the Lopatcong creek in addition to the continued enhancement of the Morris Canal Greenway trail in the Lopatcong Creek vicinity. The Application was filed on November 3.

24. Economic Development Council –Attended the November 10 EDC meeting. The EDC heard a presentation on the Highlands Regional Sustainable Economic Plan. Also the EDC heard a presentation from the NJ Film Commission.

25. Musconetcong River Management Council – Next meeting December 20, 2022 via zoom.

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

Developed a How and What to Recycle brochure that was also posted on the county website. In addition, earlier this month, a postcard displaying useful websites was distributed to households located in the municipalities that have the lowest documented recycling rates.

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. The October meeting had to be canceled due to the number of people in attendance. The SWAC Sub-Committee had a field visit to a food waste compost operation in Sussex County that utilizes windrows technology instead of aerated static piles. The SWAC meeting was held on November 3 at the Warren County Technical School to hear presentation by Vivaria and the objectors to the project. The review is ongoing. Next SWAC meeting will be February 3, 2023.

27. 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.

28. 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. Added more pictures to the story map and will be doing the final review.

29. North Jersey Resource Conservation and Development – Next meeting is December 8. <https://www.northjerseyrcd.org/>

30. Assisting other Departments–Assisting Land Preservation in getting maps and data together for Farmland Preservation application for Rapid NJ LLC, Allamuchy Township. Land Preservation wanted an updated kiosk map for Breadlock Park. Provided them with the changes that they wanted and waiting for any comments.

31. GIS – Progress is being made on converting the Short story list map, older version, to Map Tour, newest version of story maps.

32. County Planners Association – Attended October 21st meeting presentations by NJ TRANSIT on transportation web mapping application, Middlesex County of electronic development review system, Somerset County Preservation plan

33. Highlands Sustainable Economic Plan – The Plan is available at: <https://www.nj.gov/njhighlands/master/economic-sustainability/>. Presentation from Highlands Council staff was given on November 10th to the EDC.

34. Regional Planning Meetings -

35. Highlands Plan Conformance -

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

37. Other Seminars, Workshops, meetings-

38. 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. The MWA application has been accepted by Together North Jersey. The Voorhees Transportation Center at Rutgers will supply the technical assistance needed to conduct the planning process and plan.