

**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, May 23, 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)

- o April 25, 2022

EXECUTIVE SESSION- LITIGATION ISSUES

PUBLIC HEARING- TRANSPORTATION PLAN

- o Resolution to Adopt Transportation Plan

PUBLIC COMMENTS

SUBDIVISION & SITE PLAN REPORT

Subdivisions

20-009	Nicholas Fluri	Blairstown
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Site Plans

20-002-SP	Becrett of White Twp.	White Extension Request
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21-022-SP	Belvidere NJ Congregation of Jehovah's Witnesses	Knowlton
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CORRESPONDENCE:

- Agriculture Development Board – Minutes of March 17, 2022
- NJDEP Public Notice Proposed Amendment to the Upper Delaware Water Quality Management Plan

DIRECTOR'S REPORT

Warren County Planning Dept. Project Report May 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**

WARREN COUNTY PLANNING BOARD
165 County Route 519
Belvidere, NJ 07823-1949

RESOLUTION

On a motion by _____, seconded by _____, the following resolution was adopted by the Warren County Planning Board at a meeting held on May 23, 2022.

RESOLUTION ADOPTING THE WARREN COUNTY TRANSPORTATION PLAN DATED JUNE 2021 AS AN OFFICIAL ELEMENT OF THE WARREN COUNTY MASTER PLAN

WHEREAS, in accordance with New Jersey County Planning Act at N.J.S.A 40:27.2 the Warren County Planning Board is charged with the responsibility of adopting a master plan for the physical development of the county; and

WHEREAS, an element of that master plan includes a Transportation Plan for the County; and

WHEREAS, the last Transportation Plan was adopted by the Warren County Planning Board on January 25, 1982; and

WHEREAS, using funding from the North Jersey Transportation Planning Authority, WSP was contracted to prepare a Warren County Transportation Plan in accordance planning process outlined in the scope of work; and

WHEREAS, the Transportation Master Plan dated June 2021, contains a discussion on vision and goals, existing conditions, scenario planning, and recommendation that are accompanied with maps, tables, charts and appendices; and

WHEREAS, copies of the proposed Transportation Master Plan were sent by certified mail to the municipal clerk and secretary of the planning board in each municipality in the County; and

WHEREAS, the proposed Transportation Master Plan was subject of a public hearing held on May 23, 2022.

NOW, THEREFORE, BE IT RESOLVED, by the Warren County Planning Board that the Transportation Master Plan, dated June 2021, be adopted .

BE IT FURTHER RESOLVED, that attested copies of this plan be sent to the Warren County Board of County Commissioners, the Board of Recreation Commissioners, and the governing bodies of each municipality in Warren County

ROLL CALL:	Mr. Baker	Ms. Pasquarelli:	Ms. Dunn:
Mr. Piazza:	Mr. Gleba:	Mr. Sarnoski:	Mr. Kern:
Mr. Smith:	Mr. Norton:	Mr. Urfer, Alt 1:	Mr. Hopkins, Alt 2:

I hereby certify the above to be a true copy of a resolution adopted by the Warren County Planning Board on the date above mentioned.

Adam Baker Secretary

DYKSTRA WALKER DESIGN GROUP

ENGINEERING, ENVIRONMENTAL SERVICES, PLANNING, SURVEYING

May 2, 2022

Albert Krouse, GISP
Senior Planner
Warren County Planning Department
Wayne Dumont, Jr. Administration Building
165 County Route 519 South
Belvidere, NJ 07823

RECEIVED

MAY - 2 2022
20-002-SP
WARREN COUNTY
PLANNING BOARD

Reference: Conditional Site Plan Approval
Becrett of White Township
Block 62, Lots 15, 17 & 17.01
NJ State Highway Route 46 and County Route 618
White Township, Warren County

Dear Mr. Krouse:

Please accept this letter as a formal request for an additional extension to the above referenced conditional site plan approval. The applicant and his professionals are continuing to work with White Township to address the conditions listed in the June 29, 2021 conditional approval for this project. The agreement for the municipality to own and maintain the sanitary sewer facilities is still under review by White Township. Once the agreement has been formalized, a copy will be sent to the County for your records. Additionally, revised site plans and sanitary sewer and bridge maintenance easement documents will be submitted. The site plans will be revised to include notes on sewer construction per your October 7, 2021 email. The easements will also include the necessary language from your October 7th email. Confirmation from the White Township engineer will also be provided confirming that the stormwater management plan, system and maintenance responsibilities for the site have been unconditionally approved by the White Township Planning Board.

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation

P.O. Box 179

500 Mt. Pisgah Avenue

Oxford, NJ 07863

**Meeting Minutes
March 17, 2022**

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

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

Members absent:

Others present: C. Tierney, T. Kaminski Staff, Katrina Campbell, County Counsel; Timothy Willmott, SADC; Commissioner Ciesla.

Minutes of the meeting held on February 17, 2022 were approved on a motion by Mr. Bodine and seconded by Mr. Menegus. Motion carries.

Correspondence: None

Public Input (Non-agenda Items):

Old Business:

Deed of Easement Compliance

➤ **Plainview Growers Update**

Mr. Tierney stated that there was no update on this.

➤ **Kero Update**

Mr. Tierney stated that there were no update on this, but he drove by the area and does not appear to be importing any more soil.

Update to Target List

Mr. Tierney did a quick analysis based on the 'Farm Units' which captures more farms/farmland than the 'Non Farm Units' list. With the current 40-acre minimum for targeted farms, we currently target about 81% of all eligible farmland (~ 21,463 acres) in the county and 60% of all eligible farms (~ 233 farms). If we reduce minimum to 30-acres, we would target about 514 additional acres (3%) of eligible farmland (or 15 additional farms). If we reduce the minimum to 20-acres, we would target about 1,120 additional acres (6%) of eligible farmland (or 42 additional farms). Mr. Tierney has serious concerns about reducing it to below 20-acres, because we would need to then take a closer look at zoning and development constraints like wetlands, steep slopes, access, etc. This requires a significant amount of time that would be better spent on larger farm applications. That being said, Mr. Tierney states that we can still preserve farms below our target threshold if they come to us, either with municipal/nonprofit partners or alone. But Mr. Tierney thinks that our resources are best directed at the larger farms. Mr. Mathez suggested not to go under 20 acres and Mr. Menegus stated to stay at 20 acres as well. Mr. Menegus made a motion for Mr. Tierney to do more data analyzing for farms between 20 and 40 acres for additional list for the County's Farmland Preservation Target List.

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

Brunkhorst

Mr. Tierney stated that they responded verbally to the Deed of Easement language.

Krouse vs. Skoog RTF Complaint – White Township - Withdrawn

Mr. Tierney had stated that he is waiting to receive a copy of White Township's Land Use Board Resolution on this matter and that Mr. Culton will address the Board to administratively dismiss this at its next meeting.

New Business:

Resolutions

- **Plainview Growers SSAMP Resolution #22-04, BL 105 L 8, 11 & 12, Allamuchy Township**
Mr. Tierney stated that Attorney Culton has asked for the resolution to be carried until next month as he needs more time.
- **Certification of Commercial Farm Resolution #22-05 for Drakes Acres, BL 201 L 11, BL 203 L 1, Allamuchy Township**
Mr. Bodine made a motion to approve the Certification of Commercial Farm resolution on the Drake Farm in Allamuchy Township which was seconded by Mr. Menegus.

Roll Call: Mr. Schnetzer – yes; Mr. Bodine – yes; Mr. Burke - yes; Mr. Hood – yes; Mr. Mathez – yes; Mr. Menegus – yes; Mrs. Watters – yes. Motion carries.
- **Ferri Cost-Share Funding Resolution #22-06, BL 48 L 69, Washington Township**
The total cost to preserve this farm is estimated at \$281,190.00 or \$4,200/acre per CMV. The cost-share is as follows: SADC \$195,494.00 (\$2,920/acre) and Warren County \$85,696.00 (\$1,280/acre). There are no existing residential units, no existing ag labor, no buildings, and no preexisting non-ag uses on the premises with a 2 acre non-severable exception area for future single family residence restricted on one single family unit and no proposed trail areas. Mr. Burke made a motion to accept this resolution for cost-share funding and to make a recommendation to the Commissioners as which was seconded by Mrs. Watters.

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

Right of Refusal

Chairman Schnetzer would like Mr. Tierney and Ms. Campbell to look into the Board/County having Right of Refusal or Fee Simple option built into the Agreement to Sell Development Easement contract between the County and the landowner as it was done in the late 80's and early 90's so that some recent applications that were also listed with a Realtor are not lost for preservation. Mr. Tierney to look into that.

Ullman, Knowlton Township 180 acres

Mr. Tierney stated that this property is for sale. Mr. Burke made a motion for Mr. Tierney to reach out to the landowner for farmland preservation which was seconded by Mrs. Watters.

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

Administrator's Report: Mr. Tierney stated that the MUNI PIG Estate of Thompson and the SADC Direct Riggs applications closed. The County's cost-share contributed to this farm being higher ranked to qualify for SADC Direct application.

New Applications:

None at this time

Awaiting Green Light Approval:

County Applications

Total Applications: 0 Total Acres: 0

Received Green Light Approval:

County Applications

Total Applications: 0 Total Acres: 0

Municipal Applications

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

Total Applications: 2 Total Acres: 56

Non-profit applications

- **Shotwell Family Partnership, LP** – Blainstown 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

- **Ferri** – Washington Township (Approx. 65 acres) Landowner accepted CMV offer. Contract sent out.
- **McEvoy #1** – White Township (Approx. 102 acres) CMV received, sending out offer letter.

Total Applications: 2 Total Acres: 167

SADC applications

Total Applications: 0 Total Acres: 0

Non-profit applications

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

Total Applications: 4 Total Acres: 148.173

Under Contract (Title Search & Survey):

County Applications

- **Anema, Ralph** – Washington Township (Approx. 123 acres) Landowner proceeding with Township to subdivide 6 acres severable exception. Received signed contract. Survey underway. Landowner did not apply for subdivision yet.
- **McEvoy #2** – White Township (Approx. 20 acres) \$5,200. Received SADC final approval on 12/2. SADC staff requested another confirmation from landowner regarding exception area being located in wetlands buffer area. Waiting to put out RFP's pending upon revised County survey contract.

Total Applications: 2 Total Acres: 143

Municipal Applications

- **Gugel** – Hope Township (Approx. 48.5 acres) CMV \$4,000.
- **Vass** – Knowlton Twp. (Approx. 100 ac.) CMV \$4,700. Landowner confirmed location of exception area to 3.3 acres. Received contract. Surveyor working on reaching Engineering compliance on survey.

Total Applications: 2 Total Acres: 148.5

Non-Profit Applications

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

Total Applications: 3 Total Acres: 238.54

SADC applications

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

Total Applications: 1 Total Acres: 128.3

Waiting to Close (Final Legal Review):

County Applications

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

Total Applications: 5 Total Acres: 473

Municipal Applications

- **McLain** – Harmony Twp. (Approx. 140 ac.) CMV \$5,700. On hold pending resolution of erosion issue with SADC.

Total Applications:1 Total Acres: 140

SADC applications

- **Gardner** – Franklin Township (Approx. 91.5 acres)
- **Shen** – Mansfield Township (Approx. 222 acres) Coordinating with SADC, County Engineering, and County Counsel to facilitate drainage easements requested by Engineering.

Total Applications: 2 Total Acres: 313.5

Recent Closings:

- **Dokie's Acres (Thompson)** – White Twp. (Approx. 43 ac.) CMV \$6,000. Closed on 2/24/22!
- **Riggs** – Franklin Township (Approx. 34 acres) CMV \$5,100. Closed on 3/9/21!

Pohatcong Contamination Area Projects:*Seeking Highlands Council Open Space Funding cost-share*

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

Total Applications: 6 Total Acres: 402

2022 Closings YTD: 2 farms totaling 74.371 acres

Program Totals: 315 farms totaling 27,352.0654 acres

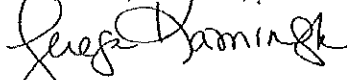
Public Comment – none

SADC Update

Mr. Willmott stated that next week's meeting will be in person at the new building and that there will be no call in option. Mr. Willmott stated that the 2021 Annual Monitoring Report was presented to the Committee and Warren County had 100% compliance. He also stated that the Soil Protection Standards are still being worked out.

Adjournment: A motion for adjournment was made by Mr. Burke and seconded by Mr. Bodine. Motion carries. Chairman Schnetzer adjourned the meeting at 8:13 pm.

Respectfully submitted,



Teresa Kaminski

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PUBLIC NOTICE

ENVIRONMENTAL PROTECTION

WATERSHED AND LAND MANAGEMENT

DIVISION OF WATERSHED PROTECTION AND RESTORATION

Proposed Amendment to the Upper Delaware Water Quality Management Plan

Public Notice

Take notice that the New Jersey Department of Environmental Protection (Department) is seeking public comment on a proposed amendment to the Upper Delaware Water Quality Management (WQM) Plan in accordance with the New Jersey Water Quality Planning Act, N.J.S.A. 58:11-1 et seq., and the Water Quality Management Planning rules, N.J.A.C. 7:15. The proposed amendment, identified as the "White - 519 Commerce Center" (Program Interest No. 435437, Activity No. AMD210001) would establish an approximately 62 acre discharge to groundwater (DGW) sewer service area (SSA) for a proposed warehouse development to be located on existing Block 7, Lots 3, 4, 5, 11, 14 and 16, in White Township, Warren County. The project parcels total approximately 334 acres. The proposed project consists of two high-cube warehouses, with office space, totaling approximately 2.7 million square feet (sf). The development is proposed in two phases, the 800,000 square foot (sf) White 519 Commerce Center 1, to be located on Block 7, Lot 16, and the 1,859,200 sf White 519 Commerce Center 2, to be located on proposed Lot 5, a proposed subdivision of Lots 3, 4, 5, 11, and 14. The proposed development would be served by

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a proposed onsite DGW wastewater treatment system, which will be regulated under a New Jersey Pollutant Discharge Elimination System (NJPDES) permit. As calculated in accordance with N.J.A.C. 7:14A-23.3, the proposed project will generate a projected wastewater flow of flow of 33,525 gallons per day (gpd) based on a total of 1,033 warehouse employees and 77,000 sf of office space.

This notice represents the Department's determination that the proposed amendment is compliant with the applicable regulatory criteria at N.J.A.C. 7:15, as described below.

In accordance with N.J.A.C. 7:15-3.3(b), site specific amendments are limited to proposed alternations to the eligible SSA needed to address a specific project or activity. N.J.A.C. 7:15-3.5(j)2 requires that site specific amendments proposing to add 100 or more acres or generating 20,000 gpd or more of wastewater flow shall include a proposed modification to the wastewater treatment capacity analysis prepared in accordance with N.J.A.C. 7:15-4.5(b) to include the proposed project. The project will generate a projected wastewater flow greater than 20,000 gpd; however, as the proposed project will be served by a new onsite DGW treatment system, a wastewater treatment plant capacity analysis update is not required. The proposed DGW system will require a NJPDES individual permit, and the permit applicant shall demonstrate compliance with Ground Water Quality Standards, N.J.A.C. 7:9C, through the permitting process, at that time.

The proposed project is located within in the Highlands Region, as defined in the Highlands Water Protection and Planning Act, N.J.S.A. 13:20-7.a. As delineated in the Highlands Regional Master Plan (RMP), the proposed project is located in the Highlands Planning Area of

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White Township. White Township has not opted to conform with the RMP for its Planning Area. However, in accordance with Executive Order 114 (2008), the Highlands Council reviewed the proposed amendment for consistency with the Net Water Availability provisions of the Highlands Regional Master Plan. On July 27, 2021, the Council issued a letter stating that the proposed project was not located in a deficient HUC and will not cause the HUC to go into deficit, and therefore, the project is not subject to further review by the Council.

In accordance with N.J.A.C. 7:15-4.4(c)3, in the Highlands planning area, for municipalities that do not conform with the Highlands RMP, areas eligible for sewer service shall conform to N.J.A.C. 7:15-4.4(d) and (h). Pursuant to N.J.A.C. 7:15-4.4(d), the following are not eligible for delineation as SSA, except as otherwise provided at N.J.A.C. 7:15-4.4(l), (j), (k) and (l): environmentally sensitive areas (ESAs) identified pursuant to N.J.A.C. 7:15-4.4(e), as any contiguous area of 25 acres or larger consisting of any of the following, alone or in combination: endangered or threatened wildlife species habitat, Natural Heritage Priority Sites, riparian zones of Category One (C1) waters and their tributaries, or wetlands; coastal planning areas identified at N.J.A.C. 7:15-4.4(f), and; ESAs subject to 201 Facilities Plan grant conditions pursuant to N.J.A.C. 7:15-4.4(g). The Department conducted an evaluation of the project site using a GIS shapefile provided by the applicant compared to the Department's GIS data layers available at <http://www.nj.gov/dep/gis/listall.html> and/or other information as noted below, to determine the presence of any such areas in accordance with N.J.A.C. 7:15-4.4(e), (f) and (g) and made the following findings:

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- The Department determined that the proposed SSA contains areas mapped as endangered or threatened wildlife species habitat Rank 3 (Grassland Birds) and Rank 4 (Bald Eagle/Foraging) habitat on the Department's Landscape Maps of Habitat for Endangered, Threatened or other Priority Wildlife based on the "Landscape Project Data" Version 3.3 GIS data layers in accordance with N.J.A.C. 7:15-4.4(e)1. In accordance with N.J.A.C. 7:15-4.4(j)2, the applicant provided a Habitat Suitability Determination (HSD) dated January 31, 2020, prepared by Eastern States Environmental Associates Inc., pursuant to N.J.A.C. 7:14-4.6. The Department reviewed the HSD, considered additional onsite and offsite conditions, and concluded that while suitable bald eagle habitat occurs along the Delaware River, since the proposed location of the buildings, largely in open agricultural fields greater than 2,000 feet from the nearest nesting location, the proposed development would result in insignificant or discountable impacts to the bald eagle foraging and/or nesting areas.

In regard to the potential grassland bird habitat, in order to substantiate that the project property has been actively cultivated for corn and soybean, the applicant furnished the most recent five years of crop yield data as provided to White Township to maintain farmland assessment. The records confirmed the acreage in crop production for the associated yields from 2017 through 2021. Based on this information, the Department determined that the area to be develop has been under corn and/or soybean production for a sufficient period of time to largely negate the suitability of the onsite habitat for grassland birds and would thus result in insignificant or discountable impacts to any such habitat.

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- The Department determined that the proposed SSA does not contain any areas mapped as Natural Heritage Priority Sites based on the “Natural Heritage Priority Sites” GIS data layer in accordance with N.J.A.C. 7:15-4.4(e)2.
- The Department determined that the proposed SSA does not contain any C1 waters or 300-foot riparian zones along any C1 waters or upstream tributaries within the same HUC 14 watershed of any C1 waters based on the “Surface Water Quality Standards” GIS data layer in accordance with N.J.A.C. 7:13-4.1(c)1 and 7:15-4.4(e)3. Although the Buckhorn Creek, a C1 waterway, and its associated 300-foot riparian zone, are located on a portion of the project property, neither the C1 waterway nor its 300-foot riparian zone are located within the proposed SSA.
- The Department determined that there are no wetlands located on the project site based on the “Wetlands 2012” GIS data layer in accordance with N.J.A.C. 7:15-4.4(e)4. Additionally, pursuant to N.J.A.C. 7:15-4.4(j)3, the applicant provided a Freshwater Wetlands Letter of Interpretation/ Presents Absent Determination, File #2123-20-0002.1 (FWW20001), confirming that there are no wetlands within the proposed SSA.
- The Department determined that the proposed SSA does not contain any areas mapped as Fringe Planning Areas, Rural Planning Areas, or Environmentally Sensitive Planning Areas within the Coastal Area Facility Review Act (CAFRA) zone based on the “CAFRA (polygon)” GIS layer and the “State Plan Data” GIS layer, in accordance with N.J.A.C. 7:15-4.4(f).
- The Department determined that there are no 201 Facilities Plan grant conditions applicable to the project based on the U.S. Environmental Protection Agency list of New Jersey Grantees

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with ESA grant conditions at <https://www.epa.gov/npdes-permits/environmentally-sensitive-area-esa-grant-condition-waiver-program-region-2> in accordance with N.J.A.C. 7:15-4.4(g).

Pursuant to N.J.A.C. 7:15-4.4(h)1 and 2, the Department considered the land uses allowed in adopted zoning ordinances, future land uses shown in adopted municipal and county master plans, and other local land use objectives. As the proposed project is located within the low-density industrial district zoning it is consistent with the land uses allowed by the municipal zoning of White Township.

This notice is to inform the public that a plan amendment has been proposed for the Upper Delaware WQM Plan. All information related to this plan and the proposed amendment is located at:

New Jersey Department of Environmental Protection
Division of Watershed Protection and Restoration
Bureau of NJPDES Stormwater Permitting and Water Quality Management
PO Box 420, Mail Code 501-02A
501 East State Street
Trenton, New Jersey 08625-0420

The Department's file is available for inspection between 9:00 A.M. and 4:00 P.M., Monday through Friday, upon request. An appointment to inspect the file must be arranged by calling the Bureau of NJPDES Stormwater Permitting & Water Quality Management at (609) 633-7021.

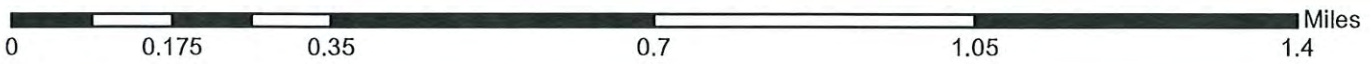
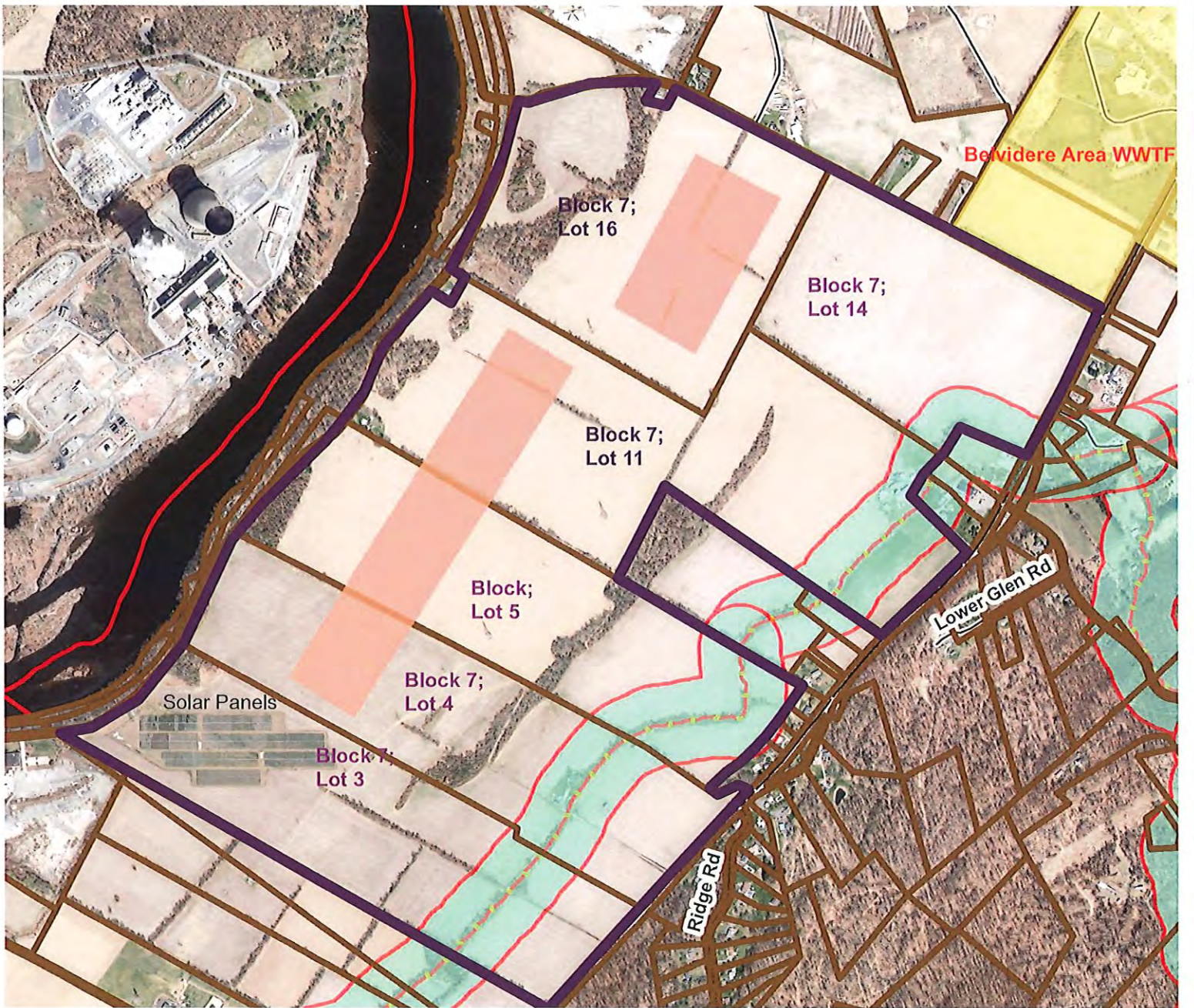
NOTE: THIS IS A COURTESY COPY OF THIS PLAN AMENDMENT PROPOSAL. THE OFFICIAL VERSION WILL BE PUBLISHED IN THE May 2, 2022, NEW JERSEY REGISTER. SHOULD THERE BE ANY DISCREPANCIES BETWEEN THIS TEXT AND THE OFFICIAL VERSION OF THE AMENDMENT, THE OFFICIAL VERSION WILL GOVERN.

Interested persons may submit written comments on the proposed amendment to the Department at the address cited above or at the email: wqmp.publiccomments@dep.nj.gov. Comments should reference Program Interest No. 435437, Activity No. AMD210001 and must be submitted within 30 days of the date of this public notice.

Interested persons may request in writing that the Department hold a nonadversarial public hearing on the amendment or extend the public comment period specified in this notice. Such requests should reference Program Interest No. 435437, Activity No. AMD210001 and must demonstrate sufficient public interest for the public hearing or extension of the comment period, as defined at N.J.A.C. 7:1D-5.2(d). The request must be submitted within 30 days of the date of this notice to the Department address cited above. Should the Department decide to hold a public hearing, additional notice will be published in a future issue of the New Jersey Register and the comment period will be extended to 15 days after the public hearing. All comments submitted prior to the close of the comment period shall be considered by the Department before making a final decision on the proposed amendment.

Sewer service is not guaranteed should this amendment be adopted as it represents only one part of the permit process and other issues may need to be addressed. Inclusion in the SSA as a result of the approval of this amendment does not eliminate the need to obtain all necessary permits, approvals or certifications required by any Federal, State, county or municipal review agency with jurisdiction over this project/activity.

519 Commerce Center (AKA - Jaindl Land Company) Block 7 Lots 3, 4, 5, 11, 14 and 16, White Township, Warren County



Legend

- Currently Approved Sewer Service Areas
- Proposed 519 Commerce Center DGW SSA
- Parcels Data (Block and Lot)
- C1 Buffer
- FW2-TPC1
- Municipalities
- Project Boundary



DGW FACILITY TABLE White 519 Commerce Center		
1. Existing or proposed facility:	Proposed	
2. New Jersey Pollutant Discharge Elimination System Permit Number:	Pending	
3. Discharge to ground water (DGW) or:	DGW	
4. Receiving aquifer:	Jacksonburg Limestone and Hardyston Quarzite	
5. Classification of receiving aquifer:	Class II-A	
6. Owner of facility:	Jaindl Land Company	
7. Operator of facility:	TBD	
8. Co-Permittee of facility (<i>where applicable</i>):	NA	
9. Location of facility:		
a. Municipality & County	White Township, Warren County	
b. Street address	39 Foul Rift Road	
c. Block(s) and Lot(s)	Block 7; Proposed Lot 5	
10. Location of discharge (i.e. degrees, minutes, seconds):	a. Longitude: 75° 05' 38"	
	b. Latitude: 40° 47' 57"	
	c. State Plane Coordinates: X Coord: 327690 / Y Coord: 716638	
11. Present permitted flow or permit condition or daily maximum:	NA	
12. Summary of population served/to be served including major seasonal fluctuations:	1,033 Employees 77,000 sf Office space	
13. Summary of wastewater flow to be received expressed in gallons per day (gpd) as daily maximum flow:	Present: (gpd)	Build-out: (gpd)
	0	33,525

Warren County Planning Dept. Project Report May 2022

1. Development Applications Submitted 4/9/2022 to 5/6/2022 (Board Meeting Cut-Off)

Application #	Applicant	Municipality	Road	Use
21-006	Meadows at Mansfield	Mansfield	Route 57	Residential
21-016-SP	PN Restaurants Inc. c/o Phillipsburg Dev, LLC (Arby's & Popeyes Restaurants)	Phillipsburg	Memorial Parkway NJSH Route 22	Commercial
21-022-SP	Belvidere NJ Congregation of Jehovah's witnesses	Knowlton	Ramseyburg Road	Other
22-007-SP	Larkin Associates, LLC	Pohatcong	High Street	Residential
22-012-SP	Peron Development, LLC	Phillipsburg	Howard Street	Warehouse
22-002-SP	Chamberlain West Solar Farm, LLC	White	Brass Castle road	Solar
22-001-SP	Chamberlain East Solar Farm, LLC	White	Pequest Drive	Solar
21-026-SP	Skoog Holdings, LLC	White	Upper Sarepta Road	Industrial
21-036-SP	Levin Management Corp	Washington Twp	Route 57	Commercial
22-003-SP	Gary Cicero/Hummer Farm Solar Farm, LLC	White	Foul Rift Road & Belvidere Road	Solar
17-011-SP	White Town Realty (Edible Garden)	White	South Bridgeville Road	Industrial
21-045-SP	PMG New Jersey, LLC	Knowlton	Route 46 & Walnut Street	Commercial

Application #	Applicant	Municipality	Road	Use
21-020-SP	Foul Rift Solar Farm	White	Foul Rift Road	Solar
21-032-SP	Above Grid Solar Carport 2020	Hackettstown	Willow Grove street	Solar
21-045-SP	PMG New Jersey, LLC	Knowlton	Route 46 & Walnut Street	Commercial
21-041-SP	Belvidere Urban Renewal LLC (Summit at Belvidere)	Belvidere	Manukachunk Road	Residential
20-002-SP	Beckett of White Township	White	Route 46 & Sarepta Road	Commercial
21-024-SP	Greenwich Dumont Urban Renewal	Greenwich	Greenwich Street	Residential
21-009-SP	Hopatcong DD, LLC	Blairstown	Route 94 and Buchanan Road	Commercial
21-025-SP	Hope NJ Realty Group, LLC	Hope	Johnsonburg Road	Commercial
21-001 (P)	Asbury Farms Urban Renewal Area 2	Washington Twp	Route 31, Rymon Road & Asbury Anderson Road	Residential
21-003-SP	Asbury Farms Urban Renewal Area 2	Washington Twp	Route 31, Rymon Road & Asbury Anderson Road	Residential
21-040-SP (F)	Asbury Farms Urban Renewal Area 2	Washington Twp	Route 31, Rymon Road & Asbury-Anderson Road	Residential
21-013 (F)	Asbury Farms Urban Renewal Area 2	Washington Twp	Route 31, Rymon Road & Asbury-Anderson Road	Residential

2. Municipal Ordinance Review & Update Report

4/20/22 Hope Twp. Ordinance 2022-03 An Ordinance Amending Chapter 20 "Zoning" Section 28.1 "Affordable Housing Requirements and Regulations" Section c "Applicability" of the Code of the Township of Hope to Revise the Mandatory Set-Aside Obligation to be Consistent with the

Township's Settlement Agreement with the Fair Share Housing Center. Final Adoption Scheduled for May 11 2022.

4/18/22 Liberty Twp. Ordinance 2022.003 to Amend and Supplement Chapter 105 of the Code of the Twp of Liberty Entitled Zoning in Order to Add a New Article XXI Entitled Solar and Photovoltaic Facilities. Final Adoption Scheduled for May 5, 2022

5/1/22 Pohatcong Township -Ordinance 22-05 To Release, Vacate, and Extinguish Any and All Public Rights in and to a Portion of Park Avenue. Hearing Scheduled for May 17,2022.

5/4/22 Alpha Borough, Notice of Hearing , Amendment to the Highlands Master Plan Element of the Borough of Alpha Master Plan. Hearing scheduled for May 18, 2022.

5/11/22 Knowlton Township - Notice of Hearing – Open Space and Recreation Plan Update and Flood Protection Plan, Hearing scheduled May 24, 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. On April 27, 2022, updated draft Stormwater Management Plans were received for Franklin, Harmony, Independence, and Oxford Townships.

3. Development Review Online Applications – May 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 five requests from April 19, 2022- May 13, 2022

5. Demographics/US. Census –The New Jersey 2020 Census data is on the NJ Data Center web page at https://nj.gov/labor/lpa/census/2020/2020census_index.html . The Board of County Commissioners approved a resolution requesting the Office of Management and Budget to classify Warren County in the New York-Newark Metropolitan Statistical Area instead of the Allentown-Bethlehem-Easton MSA. The OMB replied and said that by current definition Warren County is a central county in the ABE Urban Area and that it would be classified in the ABE MSA. The OMB stated that it will be revising the MSA classifications in 2023 based on the 2020 Census Data. When OMB's response was discussed at the March Planning Board meeting, Matt Moench and Dave Dech said that they will see if there is an appeal process in place. At the April Planning Board meeting Ms. Joseph of Matt Moench's office reported that in her investigation of the rules no formal appeal process is provided but if the County cares to file an appeal through other avenues they would be able to research it. Subsequently, we were contacted by Senator Corey Booker's office to schedule a meeting to discuss the County MSA resolution and how his office help. No meeting has been set yet.

6. Open Space and Trails –

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

8. Morris Canal – French and Parrello was contracted for engineering services for the design for construction of trails on six segments of the Morris Canal owned by the County. The virtual public information meeting was held on April 6, 6pm to 7pm. The presentation can be viewed here. [PowerPoint Presentation \(warrencountynj.gov\)](https://www.warrencountynj.gov) . As of this writing the Phase II Archeological investigation is still ongoing. NJDEP and Soil Erosion Permits need to be obtained and the NJDOT must issue its Categorical Exclusion document.

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

The NJTPA's Morris Canal Working Group is meeting virtually on May 18. The group is made up of stakeholders in the development of the Morris Canal Trail from Warren County to Hudson County.

9. Warren Heritage Scenic Byway – At its March 29 meeting, Alpha Borough endorsed the extension that begins at the intersection of CR 519 and NJ 122 and follows CR 519 through Alpha Borough to CR 627 to Riegelsville. Then it will continue north on River Road to Snyders Road to Oberly Road to Carpentersville Road to NJ 122 at Greens Bridge. The County Commissioners approved a resolution to endorse the southern loop through Alpha and Pohatcong at its May 11 meeting. The northern and southern extension nomination applications are being drafted now. Next meeting of the Byway Committee is scheduled for July 11.

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

11. I-80 Rockfall Project/S Turns - 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.

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.

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

14. County Transportation Advisory Council-

15- NJTPA - Attended the May 9 Board of Trustees meeting. Two projects affecting Warren County and approved by the Board is the minor amendment to add the Route 57/182/Hackettstown Mobility Improvement Project for \$5.89 million and the other to add \$50.49 million to the Lackawanna Cutoff MOS Project to the FY 2022-2025 Transportation Improvement Program. The Hackettstown Mobility Project will help relieve congestion at four intersections. Substandard ADA features at each intersection will also be upgraded. The intersections are:

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

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

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

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

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

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

17. Lackawanna Cutoff- NJTRANSIT announced that funding has been allocated for the continued expansion of the project Rehabilitation of the Roseville Tunnel should begin in the next three weeks.

18. Raritan Valley Line-

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

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

21. Economic Development Council – Attended the May 12 2022 meeting. The Council discussed a number of items. Planning Staff will assist the EDC in developing question for a survey that they wish to conduct at the Farmers Fair concerning the type of economic development that Warren County residents would like to see. The survey be available on the internet as well.

22. Misconnecting River Management Council – Next meeting will be June 21, 2022.

23. Solid Waste and Recycling - Weekly education advertisements about recycling continue to run in the Express Times and/or Warren Reporter. Solid Waste Advisory Council will be meeting on June 2.

The REA Grant Application was submitted in SAGE on March 31. The NJDEP has not approved the grant application yet. Final and Interim reports need to be submitted for previous grant and the current grant.

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

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

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

26. North Jersey Resource Conservation and Development – Next Council meeting is August 30, 2022. <https://www.northjerseyrcd.org/>

27. Assisting other Departments–Land Preservation requested map for farmland preservation application for Ullman Block 5 Lot 16 in Knowlton Township.

28. GIS – Converted the older version of Musconetcong River Waterway Trail Story Map, to the newer version of story map

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/>

32. Regional Planning Meetings -

33. Highlands Plan Conformance -

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

35. Bylaws -

36. Other Seminars, Workshops, meetings