

**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, August 22, 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)

- July 25, 2022 (hard copy to be provided at the meeting and via email)

PUBLIC COMMENTS

SUBDIVISION & SITE PLAN REPORT

Subdivisions

22-007	Jade Hackettstown Associates	Hackettstown
21-012	Washington Solar Farm II, LLC	Washington Twp.

Site Plans

18-006-SP	LMR Disposal, LLC	Harmony	Time Ext. Request
20-002-SP	Becrett of White Township	White Twp.	Time Ext. Request
21-008-SP	Jay Mena (Buck Hill Brewery)	Blairstown	
21-018-SP	Harmony Plains Solar	Harmony	

21-033-SP	Washington Solar Farm, LLC	Washington Twp.
21-038-SP	WIP Alpha, LLC	Alpha
22-023-SP	Jade Hackettstown Associates	Hackettstown

CORRESPONDENCE:

- Agriculture Development Board – Minutes of June 17, 2022

DIRECTOR'S REPORT

Warren County Planning Dept. Project Report August 2022 (to be provided at meeting)

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**

DYKSTRA WALKER
DESIGN DW GROUP

ENGINEERING, ENVIRONMENTAL SERVICES, PLANNING, SURVEYING

July 21, 2022

Ryan Conklin, PP, AICP, GISP
Assistant Director of Planning
Warren County Planning Department
Wayne Dumont, Jr. Administration Building
165 County Route 519 South
Belvidere, NJ 07823

Reference: Conditional Site Plan Approval
Beckett 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. Conklin:

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 being finalized by White Township and the applicant. 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 the County's October 7, 2021 email. The easements will also include the necessary language from the 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.

DYKSTRA WALKER DESIGN GROUP

Beckett of White Township
July 21, 2022
Page 2 of 3

Should you have any questions, or require any additional information,
please contact our office at your convenience.

Regards,

DYKSTRA WALKER DESIGN GROUP



Mark Gimigliano, P.E.

encl.

cc: Keith Beccia
Amanda Curley, Esq.



STEINHARDT
CAPPELLI
TIPTON &
TAYLOR LLC

235 Broubalow Way
Phillipsburg, NJ 08865

o 908.454.8300
f 908.454.5827

RECEIVED

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

610.691.7900 x 1026
dsouders@floriolaw.com

AUG - 3 2022
18-006-SP
WARREN COUNTY
PLANNING BOARD

August 3, 2022

VIA HAND DELIVERY AND EMAIL (planningdept@co.warren.nj.us)

David K. Dech, Planning Director
Warren County Planning Board
Wayne Dumont, Jr.
Administration Building
165 County Route 519 South
Belvidere, NJ 07823-1949

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

Dear Mr. Dech:

As you are aware, this Firm represents LMR Disposal, LLC ("LMR"). On September 24, 2019, LMR's preliminary/final application for site plan (the "Application"), File No. 18-006-SP, Block 4, Lot 3.02, located on Roxburg Station Road (CR 622) and South Foul Rift Road (the "Property") was reviewed and approved by the Warren County Planning Board (the "Board") by way of letter, with certain conditions ("Conditional Approval"). Most recently, LMR received Board approval of its June 9, 2022 request for extension of time on the Conditional Approval of its site plan application, which extended the deadline for application resubmission to August 25, 2022. LMR now submits this letter as a request to further extend its resubmission deadline by sixty (60) days, **or until October 24, 2022.**

As of the date of this letter, approval of LMR's site plan application is conditioned upon the satisfaction of one remaining requirement, which is the provision of an agreement/easement between Block 4, Lots 3.01 and 3.02 related to stormwater management (the "Drainage Easement") to the County for review. As the Board is aware, LMR is the owner of neither Block 4, Lot 3.01 nor Block 4, Lot 3.02. Instead, LMR leases Lot 3.02 from RMK Associates LLC ("RMK"), the owner of both Lots 3.01 and 3.02. Recently, LMR and RMK amicably resolved an ongoing lawsuit, during which RMK agreed to execute the Drainage Easement, and did so, on July 19, 2022.

Unfortunately, upon review by the County, it was determined that the Drainage Easement referenced that Lot 3.01 had been subdivided into four lots, including Lot 3.02, by way of a

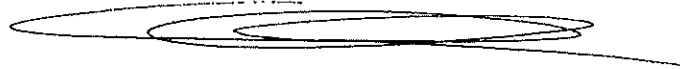
subdivision plan. This was inaccurate, as the lots were, in fact, subdivided by way of four Minor Subdivision Deeds. Accordingly, my office revised the language of the Drainage Easement and requested that RMK execute the revised Drainage Easement for recordation and production to the County to satisfy the final remaining condition of site plan approval.

LMR has used best efforts to acquire the Drainage Easement from RMK and anticipates receipt of the executed revised Drainage Easement in the near future. For these reasons, LMR asserts that another extension of its deadline is appropriate, fair and equitable, given the circumstances.

Please do not hesitate to contact me with any questions.

Very truly yours,

Florio Perrucci Steinhardt Cappelli Tipton & Taylor



Donald E. Souders, Jr., Esquire

DES/skp

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

WARREN COUNTY AGRICULTURE DEVELOPMENT BOARD

Department of Land Preservation

P.O. Box 179

500 Mt. Plisgah Avenue

Oxford, NJ 07863

Meeting Minutes

June 17, 2022

The regular monthly meeting was held at the Department of Land Preservation offices. The meeting was called to order by Vice-Chairman Menegus at 7:37 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, Melissa Watters

Members absent: Rene Mathez, Joel Schnetzer

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

Minutes of the meeting held on May 19, 2022 were approved on a motion by Mr. Burke and seconded by Mr. Bodine. Motion carries.

Correspondence: Noted, no comment.

Public Input (Non-agenda Items):

Old Business:

Deed of Easement Compliance

➤ **Plainview Growers Update**

Mr. Tierney stated that there was recent correspondence from Mr. Van Vugt and that the drainage easement needs to be rectified and the small triangular piece that was included in the preservation needs to be acquired as it is owned by a different owner and he referred Mr. Van Vugt to reach out to his attorney, Mr. Sposaro or Mr. Culton, CADB Substitute Counsel regarding SADC compliance.

➤ **Kero Update**

Mr. Tierney stated that he was contacted by Mr. Kero on May 20th regarding a remediation work plan from his hired Engineering firm that was submitted to the NJ DEP. Mr. Kero is waiting for a response and will keep Mr. Tierney apprised.

Update to Target List

Mr. Tierney stated that outreach letters had went out to landowners with 40 acres and above and after checking the new Target List for accuracy, outreach letters will go out to landowners with farms 20-40 acres.

New Business:

Certification of Commercial Farm Resolution #22-07, SueEd Farms, LLC, BL 48 L 69, Washington Township

A motion was made by Mr. Bodine to memorialize the Certification of Commercial Farm Resolution #22-07 on the SueEd Farms, LLC, of Washington Township a presented which was seconded by Mrs. Watters.

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

Right to Farm Hearing - SueEd Farms, LLC, BL 48 L 69, Washington Township

Mr. Tierney made an announcement that this RTF hearing will be carried until the next CADB meeting of Thursday, July 21, 2022 at 7:30 pm.

Maier – BL 1200 L 1200, BL 1600 L 1500, Hope Township for Potential Fee Simple Purchase Discussion

The Board discussed the purchase of the two properties that are up for sale with combined acreage of at least 75 acres. Block 1200 Lot 1200 is 58.4 acres, for sale at \$795,000 and is mostly farm fields and the Block 1600 L 1500 is 45.6 acres, for sale at \$571,428 and is mostly woodland. Mr. Burke made a motion for Mr. Tierney to reach out to the landowner or realtor regarding purchasing both properties. Mr. Bodine seconded that motion. Motion carries.

Administrator's Report: Mr. Tierney stated that 7 Old Orchard Road (Khan) Farm and Dykstra are lined up next for closing this month followed by Betty North and South Farms and working to get the PVCA farms closed that have received 100% funding.

New Applications:

County Applications

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

Total Applications: 1 Total Acres: 49.83

Non-profit applications

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

Total Applications: 1 Total Acres: 125

Awaiting Green Light Approval:

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

Total Applications: 1 Total Acres: 78.28

Received Green Light Approval:

County Applications

Total Applications: 0 Total Acres: 0

Non-profit applications

- **Shotwell Family Partnership, LP** – Blalirstown 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 received, waiting to receive offer letter.

Total Applications: 1 Total Acres: 102

Municipal Applications

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

Total Applications: 2 Total Acres: 56

SADC 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.
- **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.
- **Ferri** – Washington Township (Approx. 65 acres) \$4,200 CMV. Under contract. On SADC May meeting for final funding approval. Ordering title and contract for surveyor obtained.
- **McEvoy #2** – White Township (Approx. 20 acres) \$5,200 CMV. Received SADC final approval on 12/2. SADC staff requested another confirmation from landowner regarding exception area being located in wetlands buffer area. Put out RFP's on survey and ordered title. Issue with exception area location will be addressed by SADC again.

Total Applications: 3 Total Acres: 208

Municipal Applications

- **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. Engineering Department comments sent out to surveyor again.

Total Applications: 2 Total Acres: 148.5

Non-Profit Applications

- **Campgaw Farm** – Hope/Blairstown Townships (Approx. 135.54 acres) Received title work. Survey cleared by 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. 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.

Total Applications: 3 Total Acres: 238.54

SADC applications

Total Applications: 0 Total Acres: 0

Waiting to Close (Final Legal Review):

County Applications

- **Beatty South** – Greenwich Twp. (Approx. 57 ac.) CMV \$9,500. Requesting title be transferred from Investment Title. SADC wants to close by June 30th.
- **Beatty North** – Greenwich Twp. (Approx. 86 ac.) CMV \$8,800. Requesting title be transferred from Investment Title. SADC wants to close by June 30th.
- **Dykstra** – Mansfield Twp. (Approx. 209 ac.) CMV \$3,900. In SADC preliminary review.
- **Khan (7 Old Orchard Road)** – Hardwick Twp. (Approx. 75 ac.) CMV \$3,400. Hardwick Township to cost-share at \$600/acre.

Total Applications: 4 Total Acres: 427

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

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

Total Applications: 1 Total Acres: 222

Recent Closings:

Haydu – Harmony Twp. (Approx. 46 ac.) CMV \$4,900. Closed in April!

Gardner – Franklin Township (Approx. 91.5 acres) Closed in May!

Moyer – Pohatcong Township (Approx. 128.3 acres) Closed on June 6, 2022!

Pohatcong Contamination Area Projects:

Seeking Highlands Council Open Space Funding cost-share

- **Pear Tree Realty** – Franklin Township (Approx. 62 ac.) Changed title agency. BOCC approved 100% County funding. Waiting for survey updates, then ready to close.
- **Pereira** – Franklin Township (Approx. 30 ac.) Changed title agency. BOCC approved 100% County funding. Waiting for survey updates, then ready to close.
- **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.) Changed title agency. BOCC approved 100% County funding. Waiting for survey updates, then ready to close.
- **Oberly** – Franklin/Greenwich (Approx. 96 ac.) CADB recommended 100% County funding. Accepted offer letter. Contract sent out. BOCC approved 100% cost-share.
- **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: 5 farms totaling 341.452 acres

Program Totals: 318 farms totaling 27,619.1464 acres

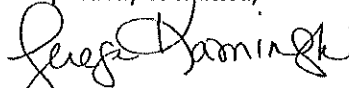
Public Comment – none

SADC Update

Timothy Willmott, SADC, stated that the next SADC meeting is in person on Thursday, June 23, 2022 and that if you would like to speak in person or make comments, you must attend the meeting, but it will be held via livestream. Mr. Willmott stated that the Soil Protection Standards are on the Agenda and that the informal comments received have been reviewed by the subcommittee and that the draft rule will done by Committee in July and available.

Adjournment: A motion for adjournment was made by Mrs. Watters and seconded by Mr. Hood. Motion carries. Vice-Chairman Menegus adjourned the meeting at 8:01 pm.

Respectfully submitted,



Teresa Kaminski