

## MINUTES

### Warren County Planning Board

The regular meeting of the Warren County Planning Board scheduled for Monday, February 28, 2005, was held on Thursday, March 3, 2005, due to inclement weather. The meeting was called to order by Chairperson Desiree Dunn at 7:00 p.m.

An announcement was read as required by the Open Public Meetings Act, N.J.S.A. 10:4-6 to 10:4-21.

Present: James Bernaski  
Desiree Dunn  
William E. Hann  
Deborah A. Pasquarelli 7:15 p.m.  
David A. Smith  
Anthony W. Wyhopen

Alternates Present: Vacant  
Vacant

Also Present: Guy R. Wilson, Attorney  
David K. Dech, Planning Director  
Richard A. Miller, Principal Planner

## MINUTES

The minutes of the January 31, 2005, meeting were approved on a motion by Mr. Wyhopen, seconded by Mr. Hann. Motion carried.

## PUBLIC COMMENTS

None

## SUBDIVISION & SITE PLAN REPORT (see attached)

The Subdivision & Site Plan Report was accepted by the Board. Applications were acted upon as noted in the attached report.

File No. 00-061-SP and File No. 00-056 Baker Residential Limited Partnership—Guy Wilson, Attorney for the Planning Board, discussed a letter addressed to the Planning Department dated February 16, 2005, concerning the tolling of their applications. Discussion followed on what tolling is and what implications it may have on the conditional approval status of the applications. A motion was made by Mr. Hann that without passing on the issue of tolling, to grant a 60 day extension from this meeting for the conditional approval provided the plans have not materially changed since the last conditional approval, seconded by Mr. Wyhopen. Motion carried. Roll Call: Mr. Hann – yes, Mr. Bernaski – yes, Ms. Pasquarelli – yes, Mr. Wyhopen – yes, Mr. Smith – yes, Ms Dunn – yes.

## **CORRESPONDENCE**

NJ Planning Official—The New Jersey Planner – January/February 2005 – Included for the Board's review. Mr. Wilson pointed out a New Jersey State Senate proposal included in the article, *Legislature Eyeing Proposals Affecting Procedures and Boards; NJPO & DCA Partner Under mandatory Education Bill*, that would make training mandatory for board members.

Agriculture Development Board – Meeting Minutes of December 13, 2004. Included for the Board's information.

Municipal Ordinance Review & Update Report for February 2005 was included for the Board's information. Mr. Miller mentioned that Stormwater Management Plans are being received. Discussion of the stormwater plan review process took place.

Board of Recreation Commissioners – Meeting Minutes of December 14, 2004. Mr. Hann stated that combining the Board of Recreation Commissioners and the Municipal & Charitable Conservancy Trust Fund Committee is being considered.

Municipal & Charitable Conservancy Trust Fund Committee – Meeting Minutes of December 6, 2004. Included for the Board's information.

NJDOT Route 94/Yards Creek Bridge Replacement Public Information Center—March 2, 2005, Meeting Notice. For the Board's information. It was noted that the meeting was yesterday.

NJDOT Route 46 Bridge Replacement Construction Notice—Notification of the impending start of construction for the Route 46 over Tributary to the Delaware River Bridge Replacement Drainage, and Roadway Improvements project in the Township of Knowlton. Construction will begin on or about March 1, 2005, and be completed on or about December 1, 2005.

DRJTBC Northerly Crossings Corridor Congestion Study NCF Meeting #3—March 9, 2005 – The Delaware River Joint Toll Bridge Commission announcement of the Northerly Crossings Forum Meeting #3 scheduled March 9, 2005, to be held at the Clarion Hotel in Stroudsburg. Mr. Dech stated that the consultant for the DRJTBC will be presenting nine different concepts to deal with congestion at the I-80 Bridge. They range from adding shoulders to I-80, alignment improvements, adding lanes in each direction, building a double deck structure, or building entire new I-80 alignments. These concepts will be discussed at the meeting.

## **OLD BUSINESS**

### **Update on Cross-Acceptance**

Mr. Dech stated that the Board of Chosen Freeholders approved the transmittal of the Cross Acceptance Report on February 23, 2005. An Appendix K was added to the report to include additional written documentation received after the January 31, 2005, County Planning Board meeting. Staff is finalizing the document and preparing technical mapping documents for submission to the Office of Smart Growth. The County Planning Board will need to appoint a local Negotiation Committee that will go over the report with the State Planning Commission's representatives.

**Update on Open Space**

Mr. Dech stated that the Open Space Committee met on February 10, 2005, and discussed the history of the Open Space Plan and reviewed the elements of the plan that need to be updated. Funding is one of the areas that has to be updated. Another meeting may be held in mid March.

**Update on Countywide Strategic Growth Plan**

Mr. Dech stated that copies of the final plan will be available for distribution to the Steering Committee members at the meeting on March 16, 2005, in the Freeholder's meeting room at 7:00 p.m. The purpose of the meeting is to discuss the next steps for plan development and implementation including Plan Endorsement with the State Planning Commission. Propose to follow up with regional meetings, as recommended in Strategic Plan based on high school districts. Format to discuss planning issues such as COAH, TDR's, transportation, etc. Introduce and explain the Land Use and Transportation Analysis to 2015.

Mr. Wyhopen left at 8:15 a.m. to attend the Solid Waste Advisory Council meeting.

**NEW BUSINESS****Greenwich Township Report for Planning Endorsement for a Green Acres Development Application on Hamlen Tract**

Mr. Dech reported that the Township of Greenwich is asking for the WC Planning Board's letter of support in their Green Acres Loan Application for the construction of recreational facilities on the Hamlen Tract. A motion was made by Mr. Hann that we submit a letter of support for Greenwich Township's Green Acres Loan Application, seconded by Mr. Smith. Motion carried with Ms. Pasquarelli abstaining.

**North Jersey RC&D**

Mr. Dech, referred to an emailed letter to Mr. Sipple, copies distributed to the Board members, from the North Jersey Resource Conservation & Development Council to ask Congress and the President to restore full funding to the RC&D's. As part of the federal budgeting process for FY 06, drastic cuts have been proposed to the funding for the RC&D programs nationwide. A short discussion followed on the programs supported by RC&D's. Mr. Hann made a motion to authorize the Planning Director, to send a letter to our Congressional delegation supporting RC&D funding for the FY06 budget, seconded by Ms. Pasquarelli. Motion carried.

**OTHER BUSINESS**

Major Projects and Activities, February 2005—Distributed to the Board for their information.

Ms. Dunn raised a question regarding what she heard on the radio about Mansfield asking the Municipal & Charitable Conservancy Trust Fund Committee for another \$500,000 to repay debt on a property that the township had already acquired. Mr. Smith, who sits on the Municipal & Charitable Conservancy Trust Fund Committee, said that he was not aware of such a request. Mr. Hann commented on a situation under New Business in the December 6, 2004, Minutes of

the Municipal and Charitable Conservancy Trust Fund Committee. A request was received from the Harmony Township Historic Preservation Commission for additional monies for stabilization at the Hoff-Vannatta farm and were rejected and they were told to resubmit a new proposal in the next round.

Mr. Hann mentioned that the Board of Chosen Freeholders is considering combining the Municipal & Charitable Conservancy Trust Fund Committee and the Board of Recreation Commissioners. Discussion followed on this matter.

### **PB MEMBERSHIP COMMENTS**

Ms. Pasquarelli mentioned that at the Highlands Planning Council meeting held on February 17, 2005, three TDR projects were announced for the Highlands Counties. She noted that Mr. Dech attended the meeting. It was suggested at the meeting that the Highlands Planning Council staff visit all municipalities in the highlands region as part of their outreach effort.

Mr. Hann made a general statement that since the tax for open space was first enacted, our single purpose was to acquire open space for the County Open Space Plan and to bankroll the land for future generations. Coincidentally, it is an objective that all the municipalities have.

Ms. Dunn thanked the Engineering Department for putting up a sign on Gaisler Road.

Ms. Paquarelli thanked Mr. Dech, Mr. Hann, Mr. Sipple, and Mr. Wyhopen for their patience and time in bringing her up to speed on the history of the Open Space Plan at the Open Space meeting.

Mr. Hann stated that he told Mr. Gardner at the last meeting of the Board of Recreation Commissioners of the uniqueness of the members of the Board that have diverse experience that might be lost if everything just merged into one committee.

### **PUBLIC COMMENTS**

None

### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:45 p.m. on a motion by Mr. Hann, seconded by Ms. Pasquarelli. Motion carried.

Submitted by,

*Rosemarie Homa*

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