

## **Minutes**

### **Warren County Planning Board**

The regular meeting of the Warren County Planning Board was held on Monday, January 31, 2005. Chairperson Desiree Dunn called the meeting to order at 8:00 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:           Desiree Dunn  
                      Robert Frey  
                      William Hann  
                      David B. Hicks  
                      Deborah A. Pasquarelli  
                      David A. Smith  
                      Anthony W. Wyhopen

Also Present:       Guy R. Wilson, Attorney  
                      David K. Dech, Planning Director  
                      Gregory A. Sipple, Senior Planner

### **REORGANIZATION**

#### **Election of Officers**

Mr. Wyhopen reported on the recommendation of the Nominating Committee, the recommendation was to keep the Officers the same. Mr. Hann made a motion to accept the Nominating Committees recommendation, seconded by Mr. Smith. Motion carried.

Desiree Dunn, Chairperson  
Anthony W. Wyhopen, Vice Chairman  
David A. Smith, Secretary

#### **Appointment of Attorney**

Resolution to accept Guy R. Wilson as attorney for 2005 was passed on a motion by Mr. Wyhopen, seconded by Mr. Smith. Motion carried.

#### **Committee Appointments**

Committee appointments were assigned as follows:

**Development Review Committee**

Desiree Dunn  
William Hann  
David Hicks  
Anthony Wyhopen

**Countywide Strategic Plan Designee**

Desiree Dunn  
William Hann  
Anthony Wyhopen

**Municipal & Charitable Conservancy Trust Fund Committee**

David Smith

**Budget Committee**

Robert Frey  
David Smith

**Nominating Committee**

Desiree Dunn  
David Smith  
Anthony Wyhopen

**Lackawanna Cutoff Designee**

David Smith

**Morris Canal Committee Liaison**

Staff Liaison - Gregory A. Sipple

**Bylaws Committee**

Desiree Dunn  
Robert Frey  
David Smith

**Agriculture Development Board**

Robert Frey

**Solid Waste Advisory Council**

Anthony Wyhopen

**Board of Recreation Commissioners Liaison**

William Hann

**Environmental Commission Liaison**

Desiree Dunn

**Open Space Committee**

William Hann  
Deborah Pasquarelli  
Anthony Wyhopen

**2005 Meeting Schedule**

The meeting schedule for 2005 was accepted on a motion by Mr. Wyhopen, seconded by Mr. Hann. Motion carried.

**MINUTES**

The minutes of the December 27, 2004, meeting was approved on a motion by Ms. Pasquarelli, seconded by Mr. Hann with the following corrections: page 1, Minutes – 4<sup>th</sup> line – Clarification of this sentence, it should be Highlands Planning area. Correction, Page 2, Correspondence – 8<sup>th</sup> line – should be Legislators rather than legislatures. Correction, Page 3, Update of Highlands – 7<sup>th</sup> line – should be about protection of ratables base, not space. Motion carried with Mr. Smith abstaining.

**PUBLIC COMMENTS**

Christopher Strako, Attorney with Pitney Hardin, LLP, represents AJR Investments in Washington Township. Washington Township is trying to dedesignate as a town center. Mr. Strako had mentioned that AJR's property is affected by the dedesignation as a town center. The firm has sent in a letter opposing the dedesignation and asked that it be included in the Cross-Acceptance Report. Mr. Dech stated that the letter is included in the Cross-Acceptance Report.

Robert Shandor – Received correspondence regarding the Open Space Plan. The Open Space Plan is a product of the County Planning Board. Mr. Shandor would like to see that protocol is followed in the coming years with public hearings. Mr. Dech mentioned that the Open Space Committee will be meeting to make revisions and will follow the protocol.

Beth Styler-Barry – Musconetcong Watershed Association (MWA) – Two letters have been submitted to the Planning Board regarding the Cross-Acceptance Report. First letter submitted is a general letter asking for consideration for the Musconetcong Watershed in the Cross-Acceptance Plan, since four townships that are now too sensitive to high density. Most recent letter is a request to a combining of PA 4, 4B and 5 into one designation and that being Rural. MWA feels that it represents more of a change than the knowing of nature and the State Plan really needs to contain those separate designations because 4B and 5 are by name environmentally sensitive. If you take out those designations, you are almost going strictly by population densities. Mr. Dech mentioned to the Board that as a recommendation to the Planning Board we remove as a recommendation of the consolidation of planning areas from the report in consideration of the comments we received. Ms. Styler-Barry thanked Dave and Greg for the help throughout the Cross-Acceptance process.

Jim McKim, Hardwick Township – Correspondence has been sent into the Planning Department regarding Cross-Acceptance. Appreciate the participation with Greg and Dave and the entire team. Mr. Dech stated the most recent comments will be added to the document as well.

### **SUBDIVISION & SITE PLAN REPORT**

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

File No. 04-043-SP – Warren Hospital – Motion was made by Mr. Hann, seconded by Mr. Frey to grant two-month time extension. Motion carried.

File No. 04-057 – Raymond and Gail Raub – Motion was made by Mr. Hann, seconded by Mr. Wyhopen to grant a two-month time extension. Motion carried.

### **CORRESPONDENCE**

Municipal Ordinance Review and Update Report for January 2005 was included for the Board's information.

New Jersey Planning Officials – The 2005 Planning and Zoning Programs were included for the Board's information. If you wish to attend please, let the office know and we will register you.

North Jersey Transportation Planning Authority – Communiqué – Included for the Board's information.

NJ Historic Preservation Office – Mr. Dech mentioned that the Delaware Historic District in Knowlton Township and Ramsayburg Homestead in Knowlton Township have been entered onto the New Jersey Register of Historic Places.

Letter to Legislative Delegation – Response was received from Senator Leonard Lance, included for the Board's information.

The Board of Chosen Freeholders – County of Hunterdon – Transportation within I-78 Corridor, letter was received in support of the study.

Raritan Valley Rail Coalition – Letter of support of the Transportation within the I-78 Corridor Study. NJTPA staff will be doing preliminary work and pulling the resources for the study.

### **OLD BUSINESS**

Cross-Acceptance Report – Included for the Board's information was the notes from the January 20, 2005 Public Hearing. Mr. Dech will be going over with the Board the comments received and update the report and have adoption of transmittal at the February 23, 2005 meeting.

Below are the individual municipalities that have sent in comments or correspondence regarding the Cross-Acceptance Report.

Mr. Dech has handed out to the Board updated population projections. Mr. Hann had asked if there was anything, we could offer the townships that had questioned the population figures. Starting point was with the last census figures, building permits from the last five years were added, and to get to 2010, major development projects that are on the books now were projected to be built by 2010. Only the projects were proposed in the Planning area were taken at this point. 2010 to 2030 we slowed down the rate of growth, based on the ratio of the amount of land in the Highlands Preservation Area in each township, and also slowed the growth rate down for those townships that have a 10-acre or more zoning. The build-out analysis has also been updated, to take into consideration the Highlands Preservation Area so that the overall build-out analysis is lower.

Additional comments were received from Alpha, Frelinghuysen, Greenwich and Hardwick. The Board agreed to make specific changes to the report as follows:

**Alpha** – Requested to be a town center. The Board agreed to include this request in the report.

**Frelinghuysen** – Comments were received after the cutoff date for the current draft report. Township has a concern of the build-out analysis because of a zoning change. The Board will make the change from a PA 4 and change it to a PA 4B.

**Greenwich** – David Banisch, Township Planner, recommends that we add State Route 57, Willow Grove Road, and Herleman Road as Scenic Vistas. Planning Area Change – “Suburban Planning Area” to “Rural Planning Area”. Change Planning Area from a PA 2 to a PA 4B. Also, add additional grassland habitat throughout the township. The Board concurs to the changes requested.

**Hardwick** – Ms. Dunn had asked Mr. Dech to correct the wording on page 5, also reword page 13, Section E. a. The Board agreed to leave this section as worded in the report, but include the comments in the Appendix.

The Board then agreed to attach the comments to the report in the Appendix.

Mr. Wyhopen, made a motion to send the Cross-Acceptance III Report with the changes and attachments to the Freeholder Board, seconded by Mr. Frey. Motion carried.

**Roll Call:** Mr. Frey – yes, Mr. Hann – yes, Mr. Hicks – yes, Ms. Pasquarelli – no, Mr. Smith – yes, Mr. Wyhopen – yes, and Ms. Dunn – yes.

County Strategic Plan – Mr. Dech has the final printed version of the plan, a copy is available to the Board. Mr. Dech would like to send a copy of the plan or make it available to the members via county website. A meeting will be held in the first two weeks of March.

**NEW BUSINESS**

New Jersey Access Network – Mr. Hicks presented a presentation to the Board about the New Jersey Access Network, this was set-up to govern the wider vehicles that measure 96-inches to 102-inches. Mr. Hicks has advised the Freeholders, and if the Planning Board would like to make any comments, more information can be available at the next meeting and then submit the concerns/comments by March 4. Mr. Hann made a motion, seconded by Mr. Wyhopen to empower the County Engineer to recommend to the New Jersey Access Network that the Access Network roads that are inconsistent with the County weight restrictions be removed and the Route 94 section through Knowlton Township be added. Motion carried with Mr. Smith abstaining.

Pohatcong Superfund Site – Stuart Lieberman had presented to the County Environmental Commission at its January meeting. The site now goes out to Greenwich Township and there is no determination of who is the major polluter. Mr. Lieberman has recommended to the municipalities that the building permits be withheld until clean up can be done. Mr. Sipple brought this to the Planning Boards attention because of the Highlands Planning Area, Route 57 Corridor Study, and the State Development Plan. Public water has been brought in and no well permits have been issued. The Environmental Commission has appointed a committee to get more information. The Board would like to include written information from the Environmental Commission in the Cross-Acceptance Report.

**OTHER BUSINESS****PB MEMBERSHIP COMMENTS**

None

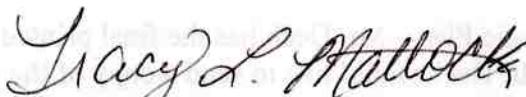
**PUBLIC COMMENT**

None

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 10:39p.m. on a motion by Mr. Hann, seconded by Mr. Hicks. Motion carried.

Respectfully submitted,

  
Tracy L. Matlock