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January 25, 2005

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

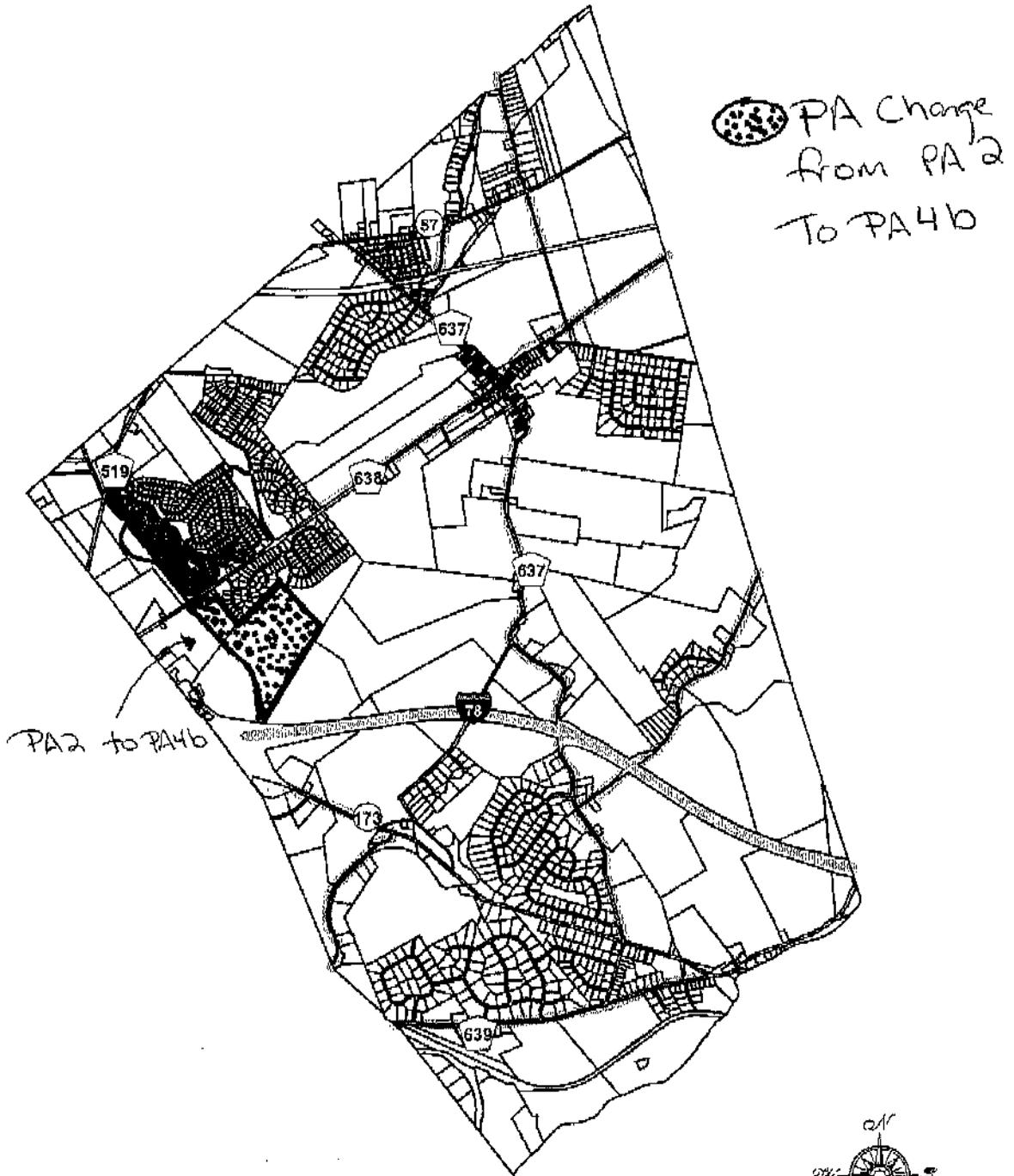
Re: Greenwich Township – Draft Cross Acceptance Report - Comments

Dear Mr. Dech,

The purpose of this letter is to provide your office with Greenwich Township's comments on the County's Cross Acceptance Report, which was the subject of a public meeting on Thursday January 20. Greenwich Township was informed that final comments should be submitted to the Planning Department Staff so that the comments may be forwarded to the full Board for their meeting on January 31, 2005.

1. On the Scenic Vistas Map, add the following roads to the inventory of designated scenic roads:
  - a) Add State Route 57
  - b) Add Willow Grove Road
  - c) Add Herleman Road
  
2. In the Cross Acceptance Report (as per the attached maps):
  - a) Planning Area Change: Change "Suburban Planning Area" to "Rural Planning Area" in westerly portion of the Township where there is no sewer service and the land use character is agriculture – this change includes lands that are not shown within the existing sewer service area located in the vicinity of the intersection of I-78, US-22 and Greenwich Street;
  - b) Expand Critical Environmental Sites: The following additions are requested to the mapped areas included in the County's draft report:
    - i. Northeasterly portion of the Township – the area bound by North Main Street, Warren Street, Prospect Street, SR 57, municipal boundary with Franklin Twp., Herleman Road, Willow Grove Road and Washington Street – this is predominantly Rank 4 Grassland Habitat;

# Greenwich Township Scenic Vistas



## Legend

— Lot Lines

Sources: Finelli Consulting Engineers, Inc. and New Jersey Department of Environmental Protection  
Produced By: Warren County Planning Department, August 2004

0 0.2 0.4 0.8 1.2 1.6 Miles

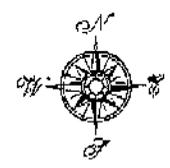
# Greenwich Township Critical Environmental Sites

 Additional  
Grassland  
Habitat

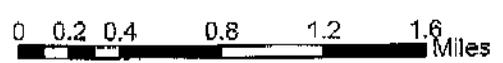


## Legend

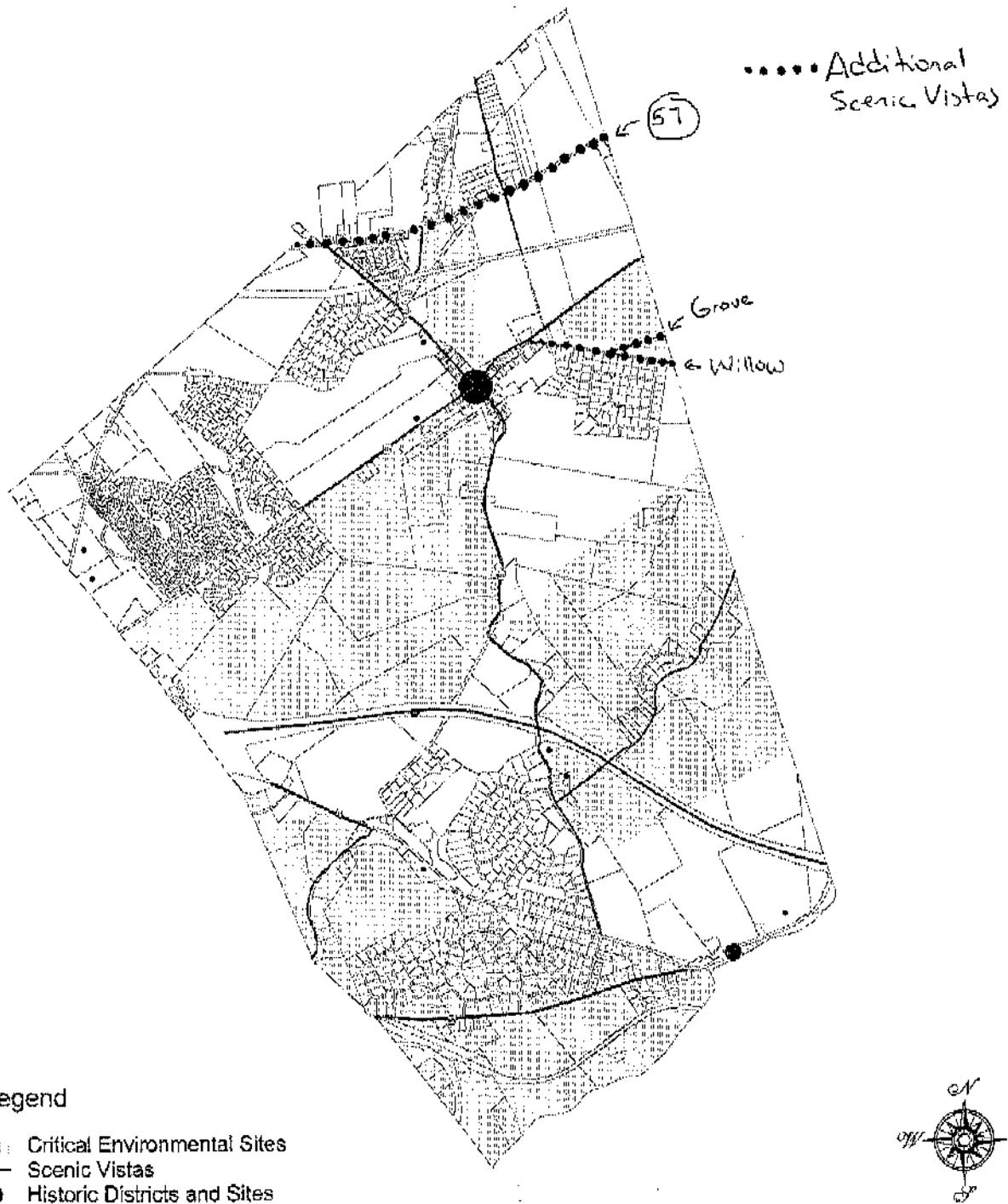
— Lot Lines



Sources: Finelli Consulting Engineers, Inc. and New Jersey Department  
of Environmental Protection  
Produced By: Warren County Planning Department, August 2004



# Greenwich Township Critical Environmental Sites, Scenic Vistas and Historic Districts and Sites



Sources: New Jersey Department of Environmental Protection  
Produced By: Warren County Planning Department, October 2004

changes noted above including (1) scenic road/corridor additions, (2) planning area change and (3) expanded critical environmental site designations. These maps are transmitted via facsimile.

I trust that the County will be able to accommodate Greenwich Township's request for these changes to the County's draft Cross Acceptance report. Thank you for all of the assistance you and your staff have provided to Greenwich Township throughout the Cross Acceptance process. Please do not hesitate to contact me if you have any questions or require additional information.

Sincerely yours,

David Banisch, PP

- c. Richard Miller, PP/AICP  
Elva Pomroy, for distribution to Planning Board  
Kimberly Viscomi, RMC for distribution to Township Committee

- ii. East-central portion of the Township – the area bound by Washington Street, North Main Street, northerly reach of Pohatcong Mountain Critical Environmental Site (as currently shown), and the municipal boundary with Franklin Twp., not including the residential subdivision adjoining the south side of Willow Grove and Herleman Road;
- iii. West-central portion of the Township – the area bound by North Main Street, Greenwich Street, easterly limit of Greenwich Chase residential neighborhoods, municipal boundary with Lopatcong Twp., and the State Route 57, not including the residential subdivision adjoining North Main Street and south side of Morris Canal;
- iv. Southeasterly portion of the Township – append the grassland area located south of Pohatcong Mountain and north of I-78 to the Pohatcong Mountain Critical Environmental Site designated in the draft report.

These are additions to the Critical Environmental Site designations that are shown in the draft County Cross Acceptance Report. These additions are requested to more comprehensively designate and protect natural resource areas and critical habitat. In addition, these expanded designations will build upon the planning objective to protect the aquifer recharge characteristics of undeveloped portions of Greenwich Township and thereby protect regionally significant underlying groundwater supplies that may be held in reserve in the aquifer.

- 3. The County's draft Cross Acceptance Report includes a recommendation to combine planning area designations, with which the Township disagrees. Greenwich Township acknowledges that there may be certain efficiencies gained through the County's recommendation to combine the Fringe (PA#3), Rural (PA4 & 4B) and Environmentally Sensitive (PA5) Planning Areas into one 'non-sewer service area designation'. However, the Township believes that these planning area distinctions should remain as designated in the PSDRP because the planning areas are called upon to function in distinctly different ways, for example, PA-3 is to accommodate future growth when infrastructure is expanded; lands within PA4 and 4B establish the State's inventory of productive farmland, which require focused planning efforts if these lands are to be retained in their undeveloped, productive capacity, and the PA5 designation identifies environmentally sensitive and critical natural resources, which should be retained for the unique ecological function and habitat opportunities these areas provide. Therefore, Greenwich Township does not endorse the concept of combining PA3, 4 & 5 into a single planning designation.

The Township is requesting that the changes listed above be made to mapping that the County includes in the final Cross Acceptance report for Greenwich Township. To assist County cartographers, we are providing a series of 'marked-up' maps showing the