



SCHOOR DEPALMA
Engineers and Consultants



February 17, 2005
**WARREN COUNTY
PLANNING BOARD**

Mr. Richard A. Miller, Principal Planner
Warren County Planning Department
165 County Route 519 South
Belvidere, New Jersey 07823-1949

**RE: Borough of Alpha
Cross Acceptance II Questionnaire
Our Project Number 030383401 (6)**

Dear Mr. Miller:

As a follow-up to our January 26, 2005 correspondence and as per your request, we have reviewed the Warren County Cross Acceptance Draft Report forwarded to the Borough of Alpha under cover letter dated January 25, 2005. Based on our review of the report we have the following comments:

1. Alpha Borough Planning Area Map – the triangular shape piece located in the I Zone along Route 78 should be in Suburban Planning Area 2.
2. Alpha Borough Sewer Service Area Map – The AH Zone should be included in the sewer service area.
3. Section IV.A. Centers – The Borough of Alpha requests consideration for a Center designation over a portion of the Borough and has offered to work with the County Planning Department in order to establish its boundaries.
4. Population Projections – The Borough believes that the population projections for the years 2025 and 2030 are too high. Based on a review of the current zoning and remaining lands it appears these numbers should not rise above the 2020 buildout projection. Brian Properties which will consist of 48 single-family dwelling units should be included in the 2010 projection calculations.
5. List of Borough Parks:
 - Alpha Athletic Complex – Block 97, Lot 1.
 - Alpha Pool – Block 97, Lot 1.01.

Your bottom line results partner. ®

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- Benke Field – Block 94, Lots 1 through 5.
- Mckinley Park – Block 14.01, Lot 1.
- Veterans Park – Block 38, Lot 1.

Should you have any questions, regarding the above, please do not hesitate to contact Councilwoman Tarsi, Councilwoman Schwar or myself.

Very truly yours,

SCHOOR DEPALMA INC.

Kirk D. Croasmun, P.E.

KDC/vb

c: Honorable Mayor Harry Zikas, Jr.
Each Council Member (*Distributed by Clerk*)
Laurie Courter, RMC
Christopher Troxell, Esq.
Al Krouse, WCPD

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MEMBER NJ & PA BARS



WARREN COUNTY
PLANNING BOARD

February 8, 2005

Richard A. Miller, Principal Planner
County of Warren
165 County Rte. 519 South
Belvidere, NJ 07823-1949

Re: Borough of Alpha
Cross-Acceptance

Dear Mr. Miller:

I have been asked by the Borough of Alpha Council to correspond with you concerning the Borough of Alpha's potable water supply in addition to municipal engineer Kirk Croasmun's latest letter to you. The issue of whether potable water is a scarce resource in the Borough of Alpha and whether there is sufficient water available to service a proposed affordable housing project within the Borough of Alpha is before the Superior Court of New Jersey. *Alpha 519, LLC v. Borough of Alpha, et al.* Frank Banish, PP/AICP of Banish and Associates (270 South Main St., Flemington, NJ 08822) has been appointed by the Court as a special master to report to the Court his findings concerning the above-referenced issue, for which we wait. We have also had contact with Lisa Callahan, Bureau of Safe Drinking Water for the State of New Jersey, who indicated that potable water may be a problem under the current permit. We are seeking a resolution to the litigation, but we cannot guarantee any outcome nor the findings of the Court.

As you are aware, potable water available to the Borough of Alpha is dictated by the New Jersey Department of Environmental Protection's permitting allowances. The Borough is concerned that said proposed development could cause it to exceed its permitted water allowances.

If you have any questions, please do not hesitate to call me. Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read "C. M. Troxell".

Christopher M. Troxell

CMT/je

Cc: Hon. Harry Zikas, Jr. and Council
Laurie Courter, RMC
Kirk Croasmun, P.E.