



## *State of New Jersey*

DEPARTMENT OF COMMUNITY AFFAIRS  
STATE PLANNING COMMISSION  
OFFICE OF SMART GROWTH

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Governor

SUSAN BASS LEVIN  
Commissioner

BENJAMIN L. SPINELLI  
Acting Executive Director & Secretary

**Warren County Cross-acceptance III Public Hearing  
New Jersey State Planning Commission  
Minutes of the Meeting Held May 16, 2007  
Wayne Dumont, Jr. Administration Building  
165 County Road 519 South  
Belvidere, New Jersey 07823-1949**

### **WELCOME & INTRODUCTIONS**

Benjamin Spinelli, Acting Executive Director in the Office of Smart Growth (OSG), called the May 16, 2007 meeting of the New Jersey State Planning Commission to order at 7:00 p.m. Mr. Spinelli proceeded to introduce the State Planning Commission (SPC) members in attendance. John Eskilson, Local Government Representative and Kenneth Albert, Public Member attended on behalf of the SPC. Mr. Spinelli then introduced Warren County Planning Department staff in attendance. David Dech, Warren County Planning Director and Richard Miller, Warren County Planner attended on behalf of the Warren County Planning staff. Mr. Spinelli then introduced staff attending on behalf of the Office of Smart Growth (OSG) and OSG's State Agency partners. The following people were in attendance on behalf of OSG: Corey Piasecki, Area Planner and Lorissa Whitaker, Area Planner. The following people were in attendance on behalf of OSG's State Agency partners: Jim Lewis, New Jersey Department of Transportation, and Timothy Brill, State Agricultural Development Committee, New Jersey Department of Agriculture.

### **OPEN PUBLIC MEETINGS ACT**

Mr. Spinelli announced that notice of the date, time and place of the meeting had been given in accordance with the Open Public Meetings Act.

### **PLEDGE OF ALLEGIANCE**

Mr. Spinelli asked everyone to stand for the Pledge of Allegiance.

### **OVERVIEW OF WARREN COUNTY CROSS-ACCEPTANCE & THE STATE PLAN**

Mr. Spinelli provided an overview of the third round of the Cross-acceptance process. Mr. Spinelli provided that Warren County was the thirteenth county to conduct a public hearing for the third round of the Cross-acceptance process. This dialogue included a breakdown of the issues that were discussed at the internal, interagency and staff-to-staff meetings, as it relates to Warren County. Mr. Spinelli also discussed the revisions to the State Development & Redevelopment Plan (State Plan). Mr. Spinelli stressed the importance of the policies and goals of the State Plan. The recent Plan Endorsement revisions were also discussed.

### **WARREN COUNTY CROSS-ACCEPTANCE REPORT PRESENTATION**

Mr. Dech proceeded to thank Mr. Spinelli for taking guiding the State through the Cross Acceptance III process, and continued to speak of Warren County's involvement in the process overall. Mr. Dech then discussed the Staff to Staff negotiation meeting and the process leading up to that meeting. Mr. Dech described how individual municipal negotiations were conducted and how municipal negotiating teams were formed and the questionnaire that was sent out to those teams to begin the process. These questionnaires were returned to the County at which time a Cross Acceptance Report was formed and negotiation teams met to discuss issues on an as needed basis. A County public hearing was then held to discuss the Draft Cross Acceptance Report and based on those public comments the report was revised to address public issues and submitted to the County Planning Board for changes. Mr. Dech then proceeded to outline past Cross Acceptance processes and describe how the County's involvement in the process has changed over time. Mr. Dech then described how the mapping and policy negotiation sheets have been vetted through the negotiation teams to ensure the municipalities they effect are satisfied and understanding of the result. Mr. Dech also indicated that he and his staff had submitted additional comments to the Office of Smart Growth for their review.

Mr. Spinelli then opened the hearing to the public.

### **PUBLIC COMMENT**

Commenter 1: Mr. John Wyciskala of Stern and Kilculken, stated that the information presented by both Mr. Spinelli and Mr. Dech had answered his questions and he no longer wished to comment.

Commenter 2: Nancy Chamberlin, Resident of Hope Township and a Member of the Warren County Environmental Commission provided comments about the disconnect in local planning and resource constraint realities and plans for development in specific areas of the County. Ms. Chamberlin mentioned the development that has occurred on steep slopes, vernal pools, and in flood plains which has resulted in seasonal disastrous results. Ms. Chamberlin continued to discuss how critical resource information was not given enough attention in Hope Township because of deadline constraints and outdated information. Additionally she contends that not nearly enough attention has been given to ground water resources in areas proposed for growth. Ms. Chamberlin stated it is imperative that we accurately identify and protect our aquifer systems in the Cross Acceptance process, including recharge areas. She continued by stating this plan does not address ground water realities accurately. Further, Ms. Chamberlin addressed the I-80 interchange in Hope Township and stated that it is home to vast wetlands and is a federally designated sole source aquifer. She stated that an erroneous local premise indicated the aquifer is no longer exists where it has been since the glacial period, and intense development is being proposed at the municipal level. She continues that protection of this aquifer is essential to prevent a health crisis or irreparable harm. Ms. Chamberlin also indicated that additional truck traffic related to the I-80 interchange could jeopardize historic buildings

within Hope Township and truck traffic should be rerouted elsewhere. Ms. Chamberlin continues by indicated that the Pohatcong superfund site continues to move unchecked through the limestone aquifer towards the Delaware River, and development approvals continue over the site to intensify the problem. She further states that future problems for future residents loom large in implementation of a Cross Acceptance proposal without it being first reconciled to the Highlands Capability data through the Regional Master Plan, and that it would be irresponsible to formulate Warren County into the State Plan until such has been done.

Commenter 3: Mr. Dave Fisher of Matzel and Mumford stated that he no longer wished to comment.

Commenter 4: Mr. Raymond C. Liotta of Maser Consulting stated that he no longer wished to comment

Mr. Spinelli then asked if there was anyone else who wished to comment at this time.

**STATE PLANNING COMMISSION (SPC) COMMENTS**

The SPC members in attendance did not provide any comments.

**ADJOURN**

Mr. Spinelli adjourned the hearing at 8:15 p.m.