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TOWNSHIP OF BYRAM
NEW JERSEY

cc: Adm.
Planning.
1/10

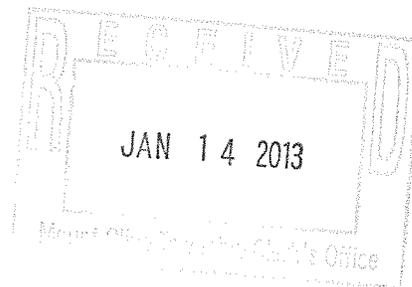
MAILING ADDRESS:
10 MANSFIELD DRIVE
STANHOPE, NJ 07874
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WEBSITE ADDRESS:
www.byramtwp.org

January 11, 2013

Gerald Scharfenberger, Ph.D.
Director, Office for Planning Advocacy
New Jersey Department of State
Office for Planning Advocacy
225 West State Street
P.O. Box 820
Trenton, NJ 08625-0820



Re: Proposed State Planning Zone change from PA5 to PA2 in Mt. Olive Township, Morris County at Interstate 80 and State Highway 206 (International Drive)

Dear Dr. Scharfenberger:

Please accept the comments outlined in the attached letter from the Byram Township Planning Board. These represent the general concerns of the Township.

Byram Township was not officially noticed of the public hearing and subsequent comment period for the Mt. Olive Proposed State Planning Area change, and therefore our Township Council was not able to reply by January 14.

If you have any questions, please contact me at 973-347-2500 x127.

Sincerely,

James Oscovitch

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225 West State Street
PO Box 820
Trenton, NJ 08625-0820

Re: Proposed State Planning Zone change from PA5 to PA2 in Mt. Olive Township, Morris County at Interstate 80 and State Highway 206 (International Drive)

Dr. Scharfenberger:

The Byram Township Planning Board would like to provide comment on the above referenced application of Mt. Olive Township before the State Planning Commission to change this area from Planning Area 5 to Planning Area 2.

We want to note that neither Byram Township nor Sussex County was notified about the public hearing on this matter. We learned of the hearing after the fact, from representatives of the Brookwood Musconetcong River Property Owners Association water company (BMRPOA), who were notified and attended the hearing. If the Township had been directly notified, we would have participated in those proceedings.

Please accept this letter as our initial comment on the proposal and also as a request for additional time and information in order to provide more substantive comments. Our Township Council was not able to review the information in time to respond.

Byram Township desires to understand the need for these changes and the reasons that prompted the request. Without more information about Mt. Olive Township's intentions for this sizable area and because of the limited time the Township has had to submit comments, the Township cannot support the proposed change for this area at this time. We question what can be accomplished or permitted by a change to a PA 2 that cannot be accomplished or permitted in the current PA 5.

The Byram Township Planning Board and Environmental Commission have reviewed the documentation provided to the public about the proposal to change the areas along International Drive from Planning Area 5 to Planning Area 2. Since these areas are close to one of our largest residential neighborhoods and to the public water supply wells for the BMRPOA water company

(serving Byram's West Brookwood neighborhood and some Route 206 businesses), we find it necessary to share our concerns regarding the impact of the proposed changes on our municipality. In addition to our over-arching concerns about water supply, we are also concerned about the inclusion of undeveloped parcels near the Musconetcong River and of historic sites within the proposed PA 2, about potential impacts on Critical and Significant habitat areas and potential impacts to the Musconetcong River itself, which forms Byram's border with Mt. Olive and Stanhope.

It is our understanding that Mt. Olive has conformed to the Highlands Regional Master Plan in the Preservation Area only and that they have not conformed in the Planning Area. The area in question is in the Planning Area and therefore is not under the jurisdiction of the Highlands Council. We have, however, attached a number of resource maps obtained from the Highlands Council site, since those maps are the most current and thorough now available.

It is also our understanding that Morris County has filed the WQMP mapping component of the Morris County Waste Water Management Plan, which is awaiting final approval from NJDEP, and that the State Planning Area Revision Boundary recommended by your office follows the Future Sewer Service Area in the WQMP, placing this area in the Future Sewer Service Area.

Specifically, the Township opposes the inclusion in PA 2 of the large forested piece north of the former BASF site (Block 301 Lot 4, 56.45 acres, bordering Allamuchy Mountain State Park that hugs the northern end of the proposed PA 2) and two undeveloped parcels along the Musconetcong River (Block 106 Lot 3, 15.39 acres, and Block 106 Lot 2, 9.156 acres). The historic route of the Morris Canal cuts across the center of the area (including across Block 106 Lot 3), and Byram's trail system links to the proposed greenway trail along this route.

We would like the State Planning Commission to note that the Musconetcong River is designated a Category-1 waterway and is classified as a trout production and trout maintenance stream. It is also a federal Wild and Scenic River. We note that the delineation criteria for Planning Area 5 from the New Jersey State Development and Redevelopment Plan states that areas surrounding C-1 waterways shall be designated Planning Area 5. Also of note, the mapping of ranked habitat in the area of the proposed planning area re-designation shows habitat areas that abut the Musconetcong River for species of Rank 2 (Special Concern) and Rank 4 (State Endangered).

Portions of the proposed PA 2 area are within the watershed of existing potable water supply wells for the West Brookwood Water Company, which serves 400 Byram residents, as well as some businesses. We note that the delineation criteria for a Planning Area 5 from the New Jersey State Development and Redevelopment Plan states that areas within the watershed of existing potable water supply wells shall be designated Planning Area 5. Large portions of the area proposed for redesignation, including some existing developed areas such as the BASF parcel, lie within the well head protection areas for the West Brookwood wells, including within the 5-year and 12-year well head protection tiers. Any further development that would occur within the wellhead protection area for these wells also occurs within a Highlands-designated water deficit area and Highlands designated critical recharge areas. Additional impervious

coverage would prevent any potential increases in water recharge in these areas and potentially impact these wells.

Our obvious concern is that additional or denser development within the proposed PA 2 area could have serious impacts on the West Brookwood wells and, in turn, potential health and financial impacts on the 400 homes and the businesses dependent on those wells.

Byram supports any assistance the State can offer to local municipalities to foster economic development through good planning. Byram is also a long-time supporter of good regional planning and of those goals within the State Plan and the Highlands Regional Master Plan. At this time, we believe we must withhold our support for Mt. Olive's request to change the International Drive area to a PA 2, because this large area on Byram's border could have enormous unknown impacts on Byram's future as well as the future of our immediate region.

Thank you for your attention.

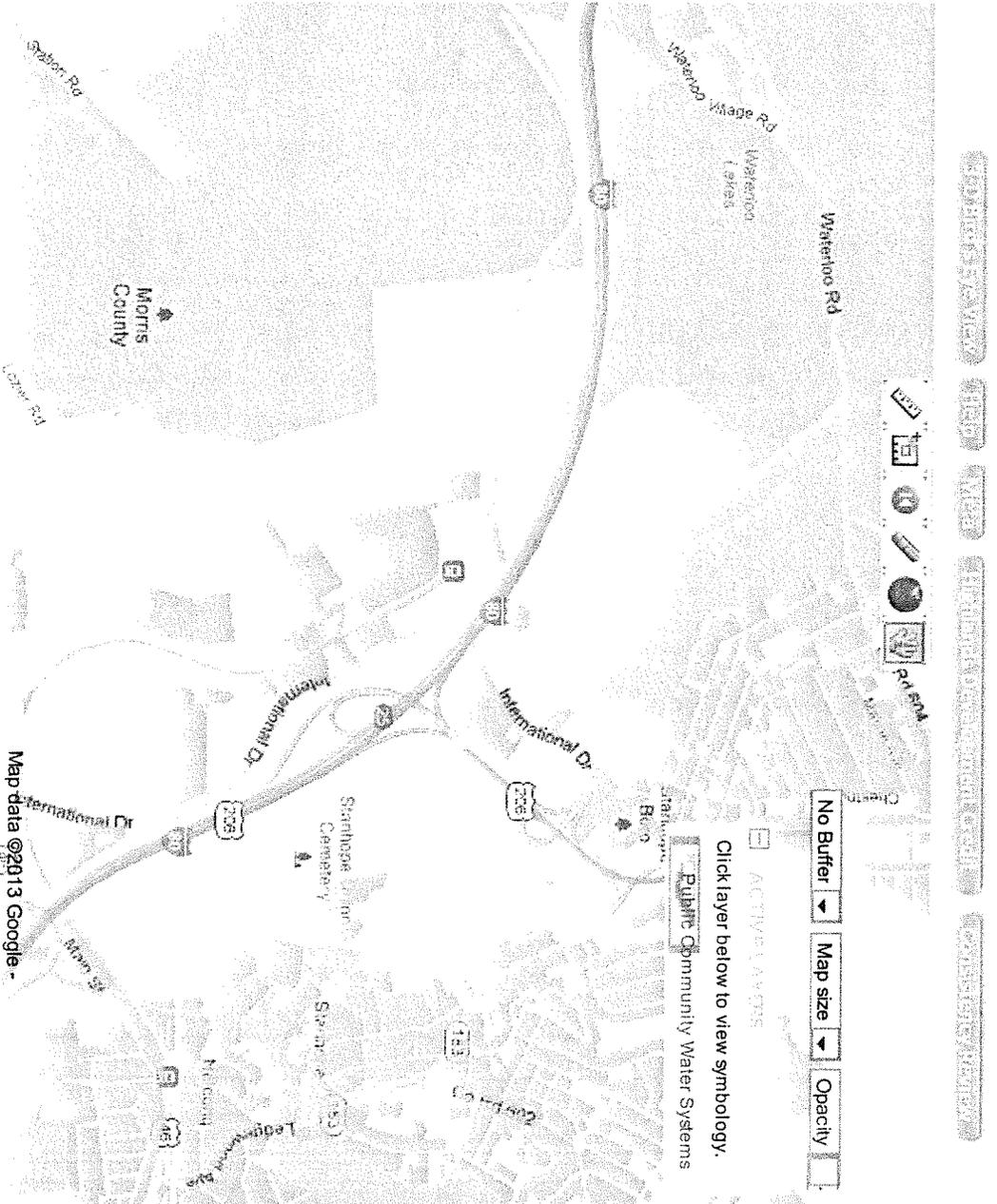
Sincerely,



George Shivas
Planning Board Chairman

Cc: Byram Township Mayor and Council
Mt Olive Township Mayor and Council
Stanhope Borough Mayor and Council
New Jersey Highlands Coalition
Brookwood Musconetcong River Property Owners Association
New Jersey Highlands Council
Sussex County Planning Director
Morris County Planning Director
Barry Ableman, Office for Planning Advocacy

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- Riparian
- Topography
- Critical Habitat
- Preserved Open Space & Agricultural Lands
- Preservation Priority
- Geology
- Water Capacity
- Water Quality
- Contaminated Sites
- Water Supply
- Public Community Water Systems (Existing Area Served)
- Waste Water
- Agricultural Resources
- Historical Archaeological & Scenic Resources
- Transportation & Transit Conditions
- Transfer of Development Rights
- Zoning



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Parcel Information

Administration

Forest Resources

Open Waters

Riparian

Topography

Critical Habitat

Preserved Open Space & Agricultural Lands

Preservation Priority

Geology

Water Capacity

Water Quality

Wellhead Protection Area

2-Year Tier

5-Year Tier

12-Year Tier

Prime Groundwater Recharge Area

Lake Management Area

Contaminated Sites

Water Supply

Waste Water

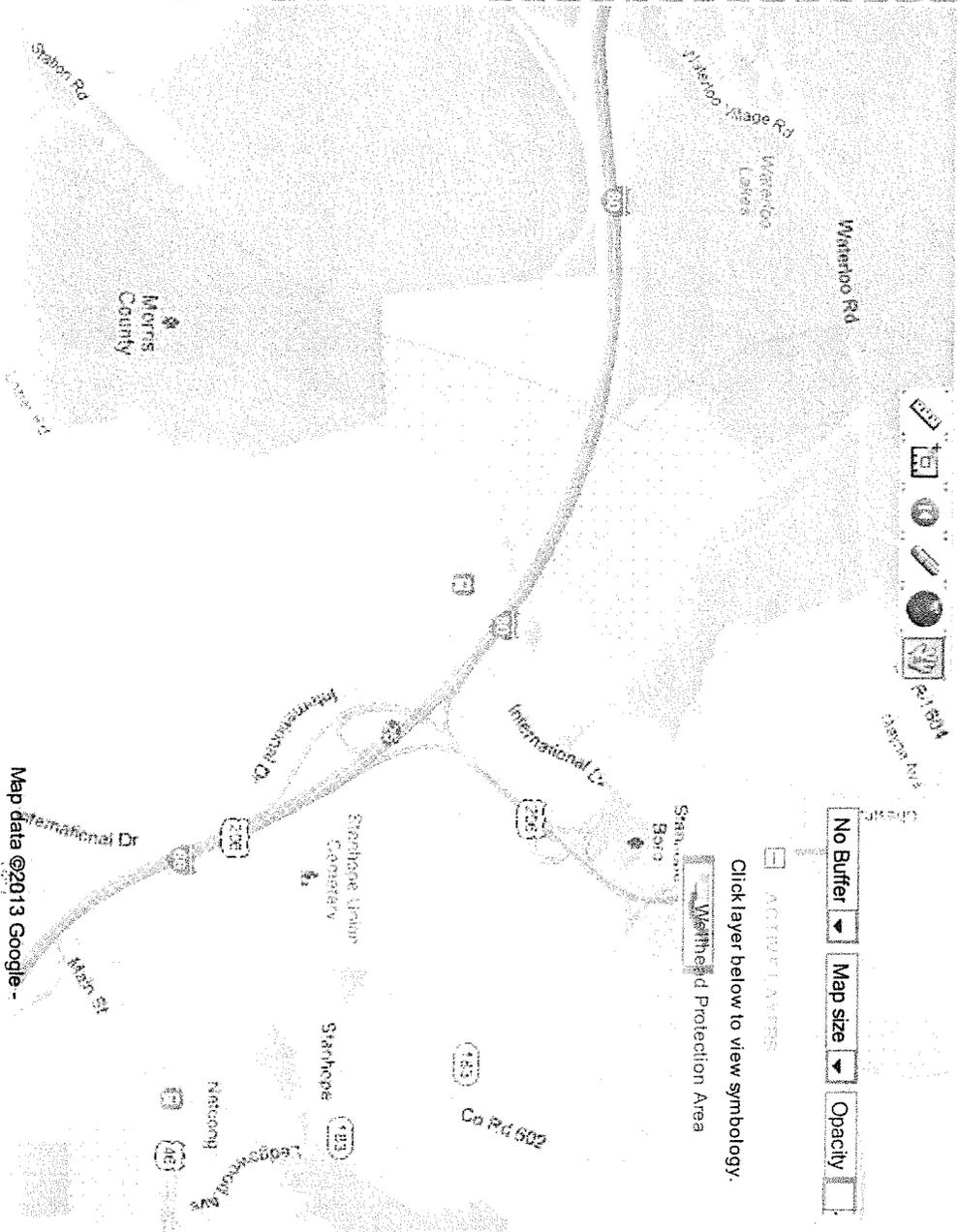
Agricultural Resources

Historical, Archaeological & Scenic Resources

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GEODATA REVIEW | TIER | WMS | TIME/SERIALIZED/RECENT | CHANGES REVIEW

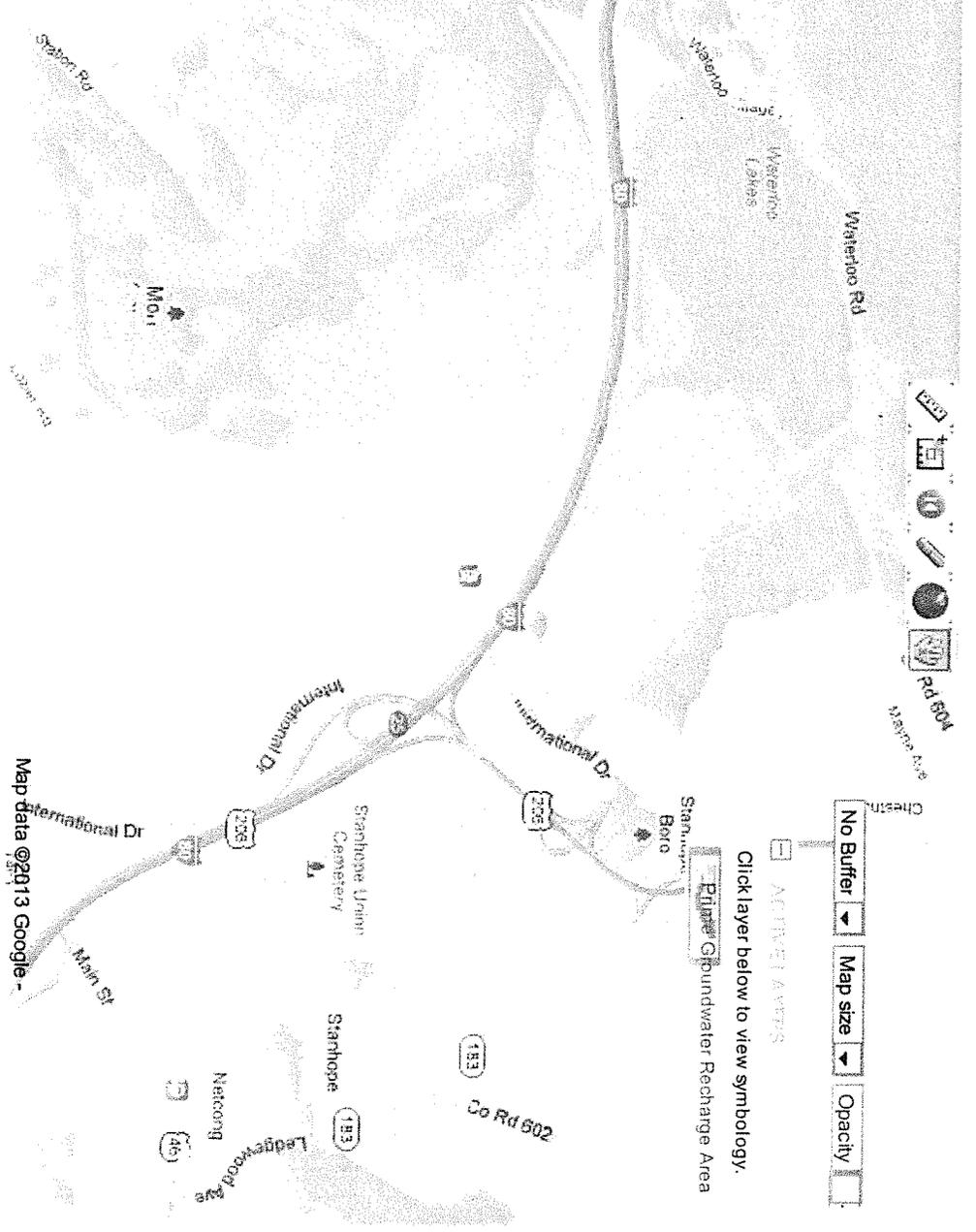


ACTIVE LAYERS
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Click layer below to view symbology.

Prime Groundwater Recharge Area

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- Wellhead Protection Area
- 2-Year Tier
- 5-Year Tier
- 12-Year Tier
- Prime Groundwater Recharge Area
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Search

Parcel Information

Administration

Forest Resources

Open Waters

Riparian

Topography

Critical Habitat

Vernal Habitat within 1000ft

Significant Natural Area

Critical Wildlife Habitat

Preserved Open Space & Agricultural Lands

Preservation Priority

Geology

Water Capacity

Water Quality

Contaminated Sites

Water Supply

Waste Water

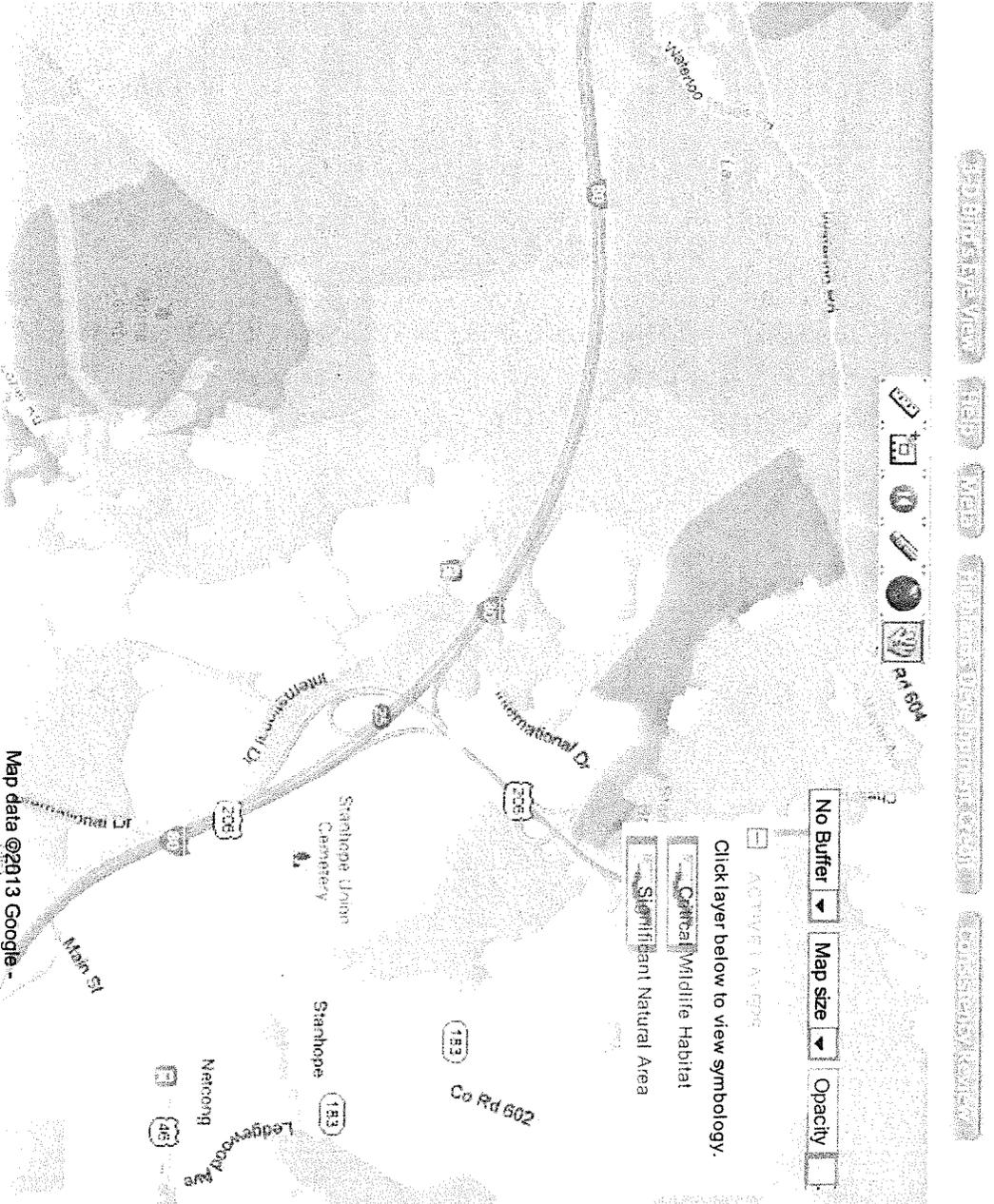
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Search

Parcel Information

Administration

Forest Resources

Open Waters

Riparian

Riparian Corridor Integrity Score
HIGH MODERATE LOW

Flood Prone Areas

Alluvial Soils

Hydric Soils

Shallow Soils
(Depth to Water Table Less Than 45cm)

Wildlife Corridor

Topography

Critical Habitat

Preserved Open Space & Agricultural Lands

Preservation Priority

Geology

Water Capacity

Water Quality

Contaminated Sites

Water Supply

Waste Water

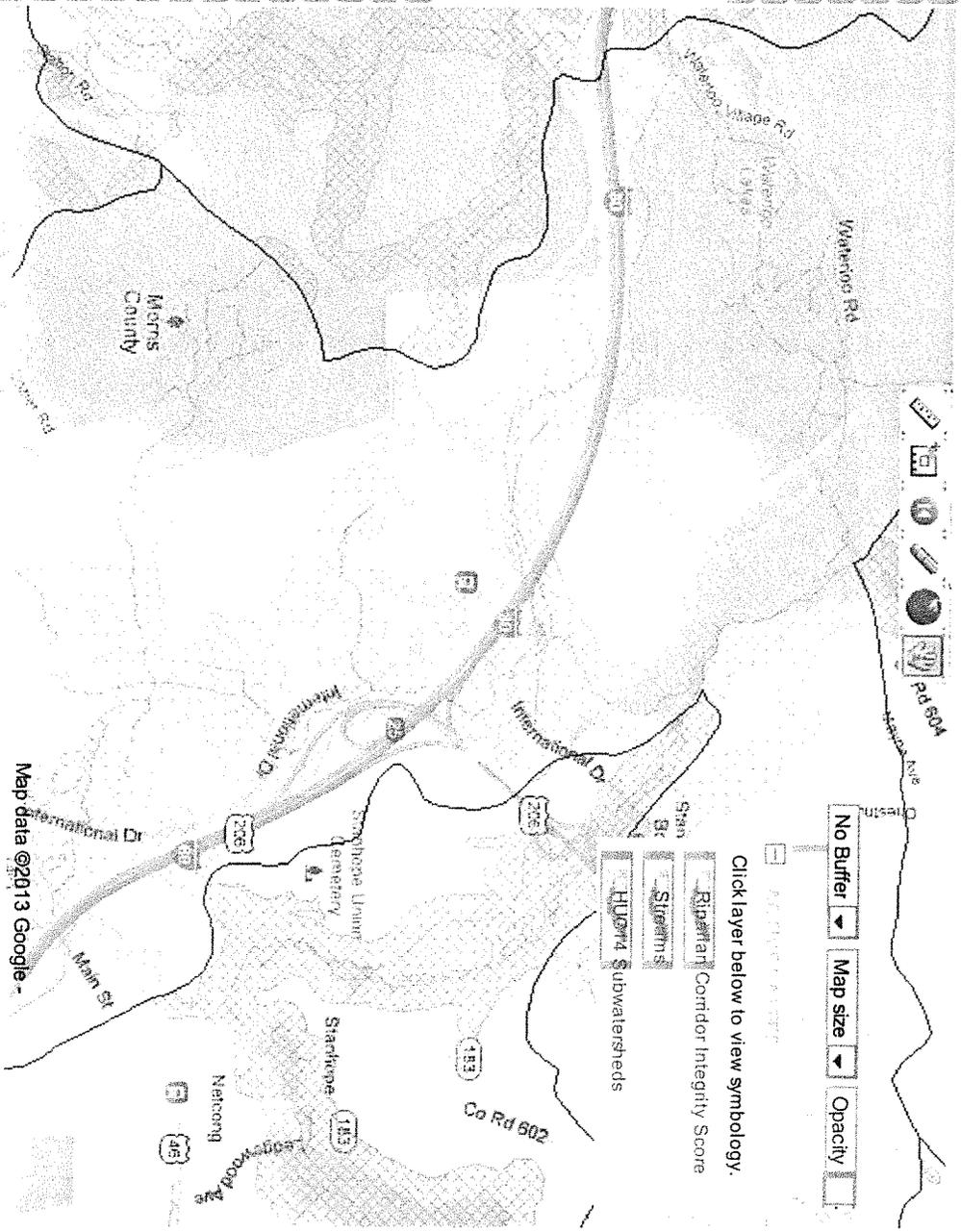
Agricultural Resources

Historical Archaeological & Scenic Resources

Transportation & Transit Conditions

Transfer of Development Rights

Zoning



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Click layer below to view symbology.

- Riparian Corridor Integrity Score
- Station
- Subwatersheds

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Search

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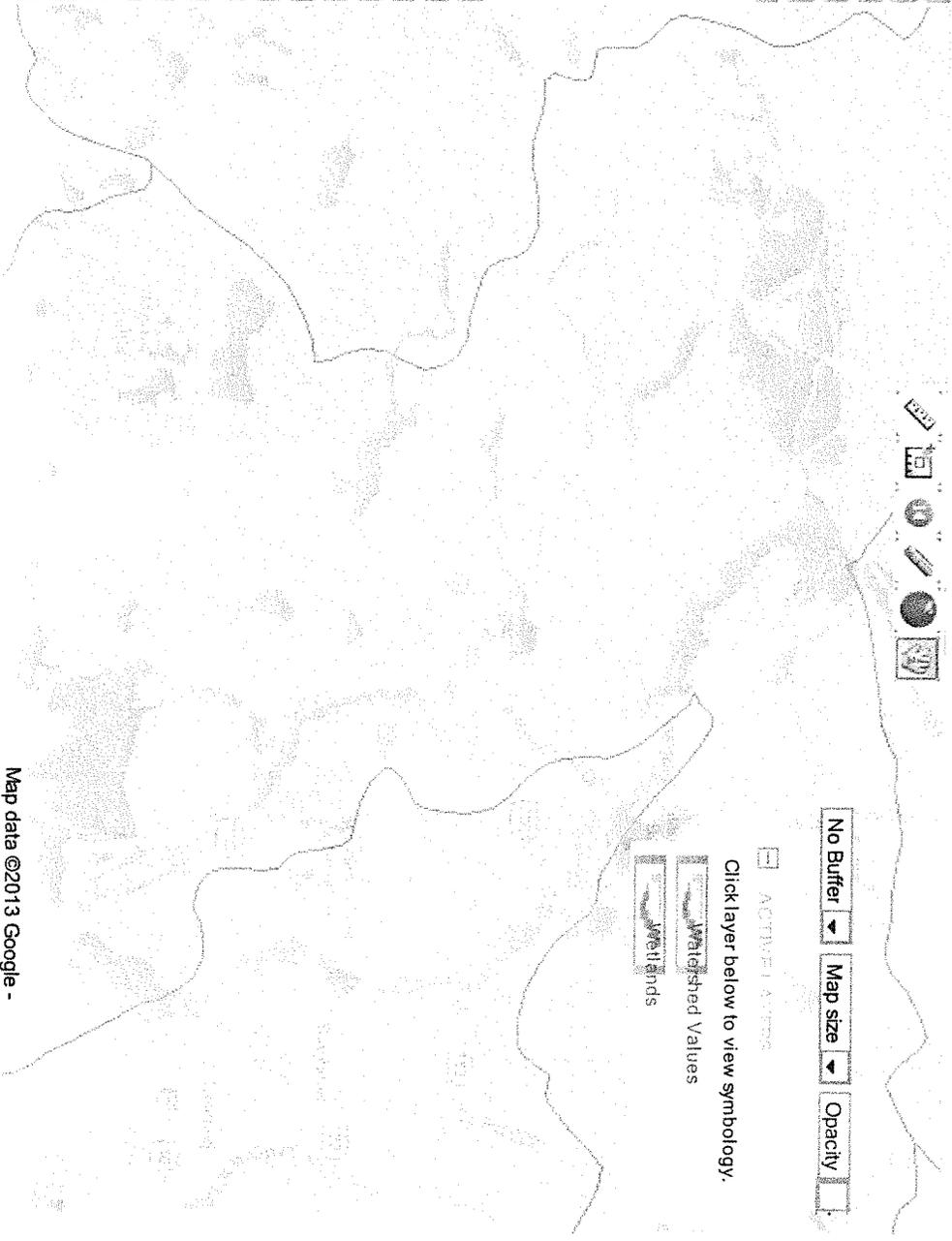
Administration

Forest Resources

Open Waters

- Streams
- Lakes & Ponds
- Wetlands
- Open Water Protection Area
- HUC14 Subwatersheds
- Watershed Values
 - HIGH
 - MODERATE
 - LOW

- Riparian
- Topography
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 - Waste Water
- Agricultural Resources
- Historical Archaeological & Scenic Resources
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- Zoning



No Buffer

Map size

Opacity

Click layer below to view symbology.

- Watershed Values
- Wetlands

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Parcel Information

Administration

Forest Resources

Forest Resource Area

Total Forest Area

Forest Integrity Value

HIGH MODERATE LOW

Open Waters

Riparian

Topography

Critical Habitat

Preserved Open Space & Agricultural Lands

Preservation Priority

Geology

Water Capacity

Water Quality

Contaminated Sites

Water Supply

Waste Water

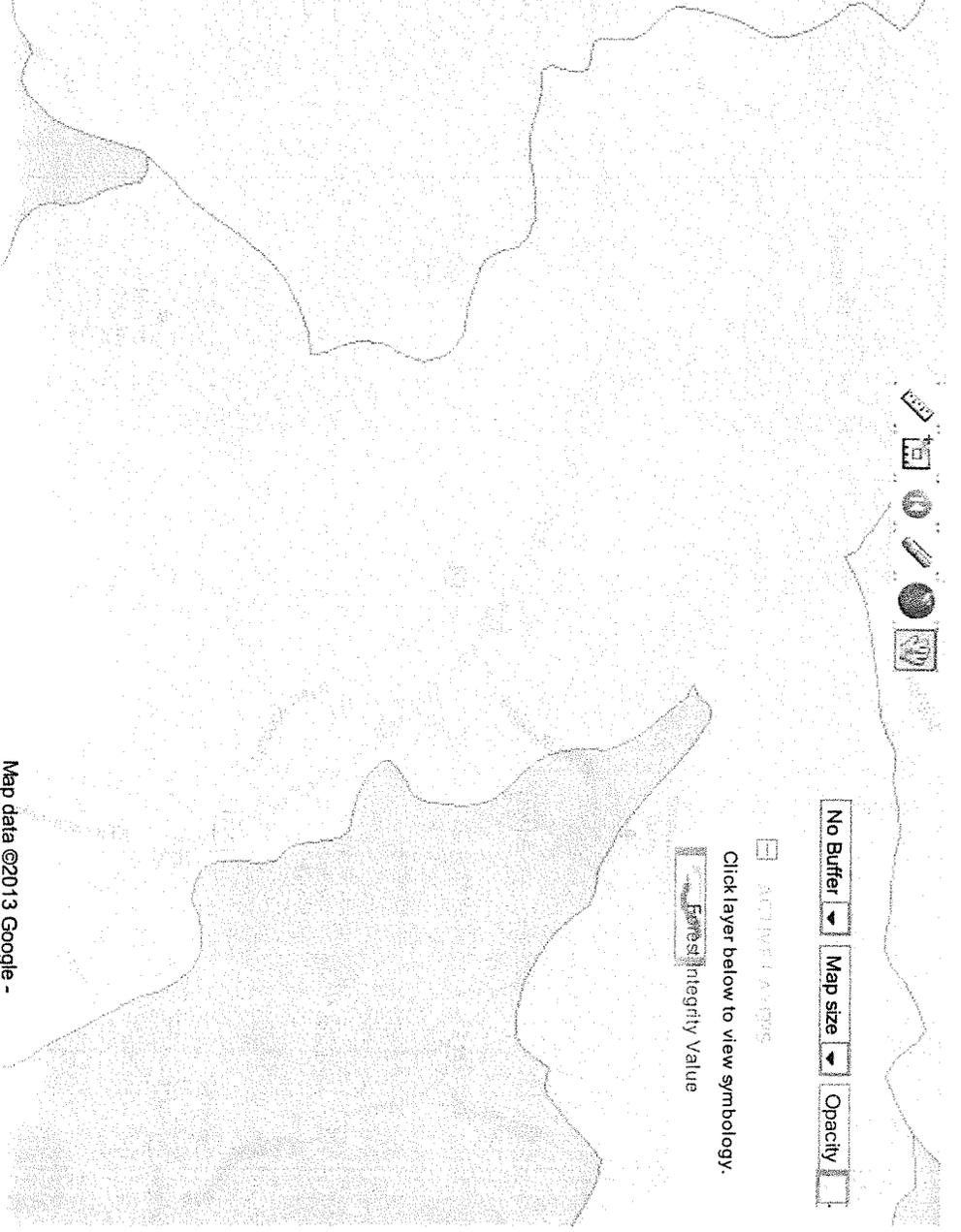
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