

Ok N.B.  
Email copy to Abby

WARREN COUNTY  
DEPARTMENT OF LAND PRESERVATION  
500 MT. PISGAH AVE.  
P.O. Box 179  
OXFORD, NEW JERSEY 07863

COREY J. TIERNEY  
DIRECTOR  
[ctierney@co.warren.nj.us](mailto:ctierney@co.warren.nj.us)



Telephone: (908) 453-3252  
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VIA EMAIL

August 24, 2021

Township of Harmony  
Kelley D. Smith, Clerk  
3003 Belvidere Road  
Phillipsburg, NJ 08865

Re: County Annual PIG Submission

Dear Mrs. Smith,

The County Agriculture Development Board will be submitting an application to the State Agriculture Development Committee's (SADC) Farmland Preservation County Planning Incentive Grant Program 2023 Round with the following changes regarding Harmony Township in our West Project Area:

Waiting for Green Light Approval

Stecker (Non-Profit) – BL 33 L 42.05, approx. 18.988 acres

Final Approval & Waiting to Close

Haydu – BL 11 L 1, BL 21 L 34.01, 34.03, 34.04, 34.05, 34.06, 34.07, 34.08, approx. 46 acres

McLain (MUNI PIG) - BL 44 L 15 L 19 & BL 45 L 1 & BL 46 L 3, approx. 140 acres

John & Jean Smith #1, BL 14 L 9, 61.209 acres

John & Jean Smith #2, BL 14 L 9.08, 54.626 acres

Preserved List

Shandor – BL 46 L 2, 100.19 preserved acres

The County's outreach meeting this year was canceled due to COVID-19 restrictions. Attached is a list of landowners that were notified by mail of the preservation program.

The municipality shall have 60 days (until November 15, 2021) to provide written comments to the County as according to N.J.A.C.2:76-17.6(b).

Please provide us with any changes or updates to your 2023 Municipal PIG Plan Application. If at a later date, the County decides to revise or makes changes pertaining to Harmony Township, you will be notified by above date.

Sincerely,

Teresa Kaminski  
Confidential Assistant

cc: Aaron Cela, TLC-NJ  
Megan Stanley, SADC  
Steven Bruder, SADC  
Rachel DeFlumeri, SADC

Municipality	MUN Block	Lot	Property Location	Owner's Name	Farm Unit		Tillable		Project Area
					Acres (GIS)	Acres	Acres	Percent	
Harmony	2146	4	3269 BELVIDERE RD	CLINE, LORRAINE	48.98	48.98008	37.56	86.49%	West
Harmony	2110	4	3245 BELVIDERE RD	CALAFIORE, PATRICK M	42.86	47.3412	39.85	84.18%	West
Harmony	2110	10	ROUTE 519	CALAFIORE, PATRICK M	4.48	47.3412	39.85	84.18%	West
Harmony	2110	18	470 MONTANA RD.	KOBER, WILLIAM G & BARBARA A	41.42	129.5954	46.57	35.93%	West
Harmony	2110	18	470 MONTANA ROAD	KOBER, WILLIAM & BARBARA	6.72	129.5954	46.57	35.93%	West
Harmony	2110	8	444 MONTANA RD	HAGGERTY, WILLIAM	12.90	68.1448	33.95	49.82%	West
Harmony	2110	20	427 MONTANA ROAD	HAGGERTY, WILLIAM	55.25	88.1448	33.95	49.82%	West
Harmony	2110	26	BRASS CASTLE ROAD	SALTER, JOHN R	2.36	169.7363	129.50	76.29%	West
Harmony	2110	26	103 HARM BRASS CASTLE RD	SALTER, JOHN R	127.80	169.7363	129.50	76.29%	West
Harmony	2110	26	BRASS CASTLE ROAD	SALTER, JOHN R	39.58	169.7363	129.50	76.29%	West
Harmony	2110	33	2493 BELVIDERE ROAD	HNOT, WALTER RUDOLPH JR & SHELLEY M	43.54	0.0000	25.93	59.56%	West
Harmony	2110	37	99 BRAINARDS RD.	PETRIKAK, JOHN	46.20	122.4626	118.91	97.10%	West
Harmony	2110	37	251 GARRISON RD.	DUTT, NATALIE O	59.68	0.0000	56.54	94.73%	West
Harmony	2110	38	316 GARRISON RD	GARRISON, ROY & BRENDA	135.44	0.0000	127.21	93.92%	West
Harmony	2110	38	254 GARRISON RD	GARRISON, EDNA	91.95	0.0000	87.18	94.82%	West
Harmony	2110	39	BRAINARDS ROAD	PETRIKAK, JOHN	19.45	122.4626	118.91	97.10%	West
Harmony	2110	43	RIVER ROAD	PETRIKAK, JOHN	19.69	122.4626	118.91	97.10%	West
Harmony	2110	43	RIVER ROAD	MIGLIORE SANDRA	3.43	77.8354	51.71	66.43%	West
Harmony	2110	44	2700 RIVER ROAD	PETRIKAK, JOHN	10.75	122.4626	118.91	97.10%	West
Harmony	2110	44	RIVER ROAD	PETRIKAK, JOHN	26.38	122.4626	118.91	97.10%	West
Harmony	2110	44	415 HARMONY STATION RD.	MCLAIN, NANCY	70.38	140.7904	113.44	80.57%	West
Harmony	2110	44	ESPOSITO ROAD	MCLAIN, JAMES & NANCY	15.03	140.7904	113.44	80.57%	West
Harmony	2110	44	160 ESPOSITO RD.	MIGLIORE SANDRA	74.41	77.8354	51.71	66.43%	West
Harmony	2110	45	385 HARMONY STATION ROAD	MCLAIN, JAMES	15.86	140.7904	113.44	80.57%	West
Harmony	2110	46	HARMONY STATION ROAD	MCLAIN, JAMES & NANCY	39.53	140.7904	113.44	80.57%	West
Harmony	2110	46	119 BUTTONWOOD LANE	BREESE, MARJORIE & SHARPE, MARLENE	82.21	0.0000	29.57	35.96%	West

under 40 in white but total is 49.02

previous app. went with solar

CURRENT MUNI APP

CURRENT MUNI APP

CURRENT MUNI APP

CURRENT MUNI APP

**ORDINANCE NO. 21 – 10  
HARMONY TOWNSHIP  
WARREN COUNTY, NEW JERSEY**

**ORDINANCE OF THE TOWNSHIP OF HARMOHY, COUNTY OF WARREN, STATE OF NEW JERSEY TO AMEND CHAPTER 142 “STORMWATER MANAGEMENT” TO REFLECT WARREN COUNTY PLANNING DEPARTMENT COMMENTS.**

WHEREAS, the Township of Harmony has a Stormwater Management Ordinance pursuant to the requirements in N.J.A.C. 7:8, and its Municipal Stormwater Permit; and

WHEREAS, the Stormwater Management Ordinance is subject to change when the State amends N.J.A.C. 7:8; and

WHEREAS, the State of New Jersey amended its Stormwater Management Rules at N.J.A.C. 7:8 on March 2, 2020; and

WHEREAS, the municipalities in the State of New Jersey are required to amend their Stormwater Control Ordinances to align with the updated Stormwater Management Rules at N.J.A.C. 7:8 on or before March 2, 2021; and

WHEREAS, on March 2, 2021 the Township Committee adopted revisions to Chapter 142 Stormwater Management (Ordinance 21-2) pursuant to the aforementioned New Jersey Department of Environmental Protection rules; and

WHEREAS, the Warren County Planning Department reviewed the recently adopted Stormwater Management Ordinance and issued an April 12, 2021 letter to the Township Clerk recommending modifications to the Stormwater Management Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMITTEE OF THE TOWNSHIP OF HARMONY, COUNTY OF WARREN, STATE OF NEW JERSEY, THAT CHAPTER 142 STORMWATER MANAGEMENT OF THE CODE OF THE TOWNSHIP OF HARMONY SHALL BE AMENDED, REVISED AND SUPPLEMENTED AS FOLLOWS:

**Section One** - Chapter 142 of the Code of the Township of Harmony entitled “Stormwater Management” is amended as follows:

**Amend Section 142-2 Definitions as follows:**

“**County review agency**” means an agency designated by the County Commissioners to review municipal stormwater management plans and implementing ordinance(s). The county review agency may either be:

1. A county planning agency or
2. A county water resource association created under N.J.S.A 58:16A-55.5, if the ordinance or resolution delegates authority to approve, conditionally approve, or disapprove municipal stormwater management plans and implementing ordinances.

**Amend Section 142-4.D.4 as follows:**

Revise the reference to IV.D.3 to 142-4.D.3

**Amend Section 142-8.C.3.ii as follows:**

Revise the reference to VIII.E. to 8.E.

**Amend Section 142-10.B.7.iii as follows:**

Revise the reference to 142-10s.B.6 to 142-10.B.6.

**Replace Section 142-11.A with the following:**

142-11.A. The municipal review agency may grant variances from the design and performance standards in §142-4.O, P, Q and R as set forth in this stormwater control ordinance provided that the mitigation standards provided in the Township’s Stormwater Management Plan and the following conditions are met.

**Section Two**

**Severability.** The various parts, sections and clauses of this Ordinance are hereby declared to be severable. If any part, sentence, paragraph, section or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby.

**Section Three**

**Repealer.** Any ordinances or parts thereof in conflict with the provisions of this Ordinance are hereby repealed as to their inconsistencies only.

ATTEST:

Township of Harmony

\_\_\_\_\_  
Katrina L. Campbell,  
Township Attorney

By: \_\_\_\_\_  
Brian Tipton, Mayor

**DATED:**

I hereby certify that the above is a true copy of the Resolution adopted by the Harmony Township Committee at its meeting on XX, 2021.

\_\_\_\_\_  
Kelley Smith, Administrator/Clerk