

**AGENDA - TOWN BOARD MEETING**  
**March 14, 2024**  
**7:30 pm**

**REGULAR MEETING:**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**ACCEPTANCE OF MINUTES**

1. Regular Meeting- February 22, 2024
2. Public Hearing – February 22, 2024 Introductory Local Law No. 2 of 2024- Add Alternate Member to the Zoning Board of Appeals
3. Revocation Hearing –February 22, 2024 5 Peach Tree Lane, Warwick, New York

**CORRESPONDENCE:** (see addendums #1 & 2)

**BOARD’S DISCUSSION ON CORRESPONDENCE**

**VISITING ELECTED OFFICIALS**

**DEPARTMENT OF PUBLIC WORKS REPORT:** (see addendum #3)

**PARKS DEPARTMENT:** (see addendums #4&5)

**ENVIRONMENTAL CONSULTANTS REPORT**

**COUNCILMAN DE ANGELO REPORT**

**COUNCILMAN KOWAL REPORT**

**COUNCILMAN MATTINGLY REPORT**

**COUNCILMAN SHUBACK REPORT**

**ATTORNEY REPORT**

**TOWN CLERK REPORT:** (see addendums #6&7)

**SUPERVISOR REPORT**

**PRIVILEGE OF THE FLOOR (AGENDA ITEMS)**

**NEW BUSINESS:**

**127. APPOINT DATA ENTRY OPERATOR – KIARA SANTIAGO**

Motion to adopt a resolution to appoint Kiara Santiago as a Data Entry Operator Grade 2, Step 1 as specified in the CSEA contract at a pay rate of \$25.91 per hour effective March 15, 2024.

**128. SEQR TYPE II CLASSIFICATION WICKHAM SEWER DISTRICT 1 WASTEWATER TREATMENT PLANT UPGRADE PROJECT**

Motion to adopt the following resolution:

WHEREAS, the Town of Warwick, Orange County, New York (hereinafter the “Town”) has established the public benefit to the Town residents of Wickham Sewer District 1 wastewater treatment plant upgrade, located in the Town of Warwick; and,

WHEREAS, the project includes updating the wastewater treatment plant, located on 50 State School Road, Warwick, New York, and,

WHEREAS, 6 NYCRR Part 617.5(c)(2) states “replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes unless such action meets or exceeds any of the thresholds in Section 617.4 of this Part” has been determined not to have a significant impact on the environment and are precluded from environmental review under Environmental Conservation Law Article 8; and,

WHEREAS, the proposed project does not meet or exceed any of the thresholds in Section 617.4;

NOW, THEREFORE, BE IT RESOLVED in consideration of the foregoing:

The Town Board of the Town of Warwick hereby finds that the Wastewater Treatment Plant Upgrade project is a Type II Action and is not subject to review under SEQR (6 NYCRR Part 617.5).

This resolution shall take effect immediately.

**129. ADD DEPOSIT FEE FOR TOWN OF WARWICK SENIOR CENTER**

Motion to adopt a resolution to add a deposit fee of \$75.00 when renting the Town of Warwick Senior Center at 132 Kings Highway.

**130. ACCEPT REQUEST FOR QUALIFICATION – WICKHAM SEWER DISTRICT # 1 UPGRADE**

Motion to adopt the following resolution:

WHEREAS, municipalities who will be requesting financing from the NYS Environmental Facilities Corporation (NYSEFC) for architectural and engineering (A/E) services related to certain infrastructure improvement projects, must procure those services through a competitive qualifications-based review process;

WHEREAS the Town of Warwick issued a Request for Qualifications (RFQ) on February 7, 2024 for engineering/professional services for design services for the Wickham Sewer District 1 Upgrade Project and Grant Submittal in connection with the necessary improvements to the Wickham Sewer District #1, and said RFQ was publicly noticed and advertised;

WHEREAS all responses received were evaluated and ranked based on established, publicly available criteria identified in the RFQ; and

NOW THEREFORE BE IT RESOLVED that the Town of Warwick has determined through the RFQ process that Delaware Engineering, D.P.C. is the most highly qualified firm to provide the required services, and will enter into contract negotiations with said firm; and

BE IT FURTHER RESOLVED that the Town Supervisor is authorized to execute the Professional Services Agreement with Delaware Engineering, D.P.C. ,which appended thereto are mandatory Terms and Conditions that must be incorporated verbatim into any contracts receiving financial assistance from NYSEFC.

**131. APPROVE SPECIAL EVENT PERMIT WARWICK VALLEY WINERY – SKYLANDS DISC GOLF**

Motion to adopt a resolution granting approval to Skyland Disc Golf Club to host a Disc Golf Tournament on May 4, 2024 from sunrise to sunset from 6:00am to 8:00 p.m. pending approval by Chief of Police and proof of insurance.

**132. APPROVE SPECIAL EVENT PERMIT –HERO’S IN DEED**

Motion granting approval to Heroes in Deed, Inc. for use of Town roads to hold a HERO’S Run (5K, 10K & Kid’s Run) in memory of LTC Jaimie E. Leonard to be held Saturday, June 8, 2024 from 8:30a.m. - 10:30a.m. Proof of Insurance is on file in the Clerk’s office.

**133. REQUEST TO SERVE ALCOHOL – JOHANNA SANCHEZ**

Motion to adopt a resolution granting permission to Johanna Sanchez to serve alcohol at the Mountain Lake Park on May 23, 2024. Certificate of Liability and Liquor Liability Insurance is on file in the Clerk’s office.

**134. REQUEST TO SERVE ALCOHOL – LESLIE BRANCO**

Motion to adopt a resolution granting permission to Leslie Branco to serve alcohol at the Mountain Lake Park on April 7, 2024. Certificate of Liability and Liquor Liability Insurance is on file in the Clerk’s office.

**135. AUTHORIZE PAYMENT FOR DESIGN, BUILD AND INSTALLATION OF NEW VIDEO SYSTEM IN BOARDROOM.**

Motion to adopt a resolution to pay Audio Services LLC to design, build and install new system video in boardroom in the amount of \$4,000.00.

**136. REQUEST SPEED REDUCTION – OIL CITY ROAD**

Motion to adopt a resolution to file the necessary TE9 forms with the County of Orange to request the NYS Department of Transportation, pursuant to Section 1622.1 of the Vehicle and Traffic Law, to lower speed limit from 40mph to 30mph on Oil City Road in the Town of Warwick.

**137. AUTHORIZE SUPERVISOR TO SIGN AGREEMENT – STOP DWI**

Motion to adopt a resolution authorizing the Supervisor to sign a Contract for the 2024 STOP DWI Program from Orange County STOP-DWI/Traffic Safety Programs.

**138. WAIVE PARK RENTAL FEE- WARWICK VALLEY SPECIAL EDUCATION PTA- (SEPTA)**

Motion to adopt a resolution to waive the rental fee at Mountain Lake Park for the Warwick Valley Special Education PTA on June 8, 2024 to hold a family picnic.

**139. SCHEDULE PUBLIC HEARING – COMMUNITY DEVELOPMENT 2024 HUD GRANT PROJECT SOLICITATION**

Motion to adopt a resolution to schedule a Public Hearing to consider projects to be submitted for HUD funding through Orange County Community Development. Said public hearing to be held on March 28, 2024 at 7:30pm at the Town Hall, 132 Kings Highway, Warwick, NY or as soon thereafter as the matter may be heard.

**140. 2024 HUD PROJECT - GOVERNING BODY FAIR HOUSING**

Motion to adopt the following resolution:

The Town of Warwick supports Title VIII of the Civil Rights Act of 1968 (Federal Fair Housing Law) and the New York State Human Rights Law. It is the policy of Town of Warwick to implement programs to ensure equal opportunity in housing for all persons regardless of race, color, religion, ancestry, sex (including pregnancy), national origin, nationality, familial status, marital or domestic partnership status, affectional or sexual orientation, atypical hereditary cellular or blood trait, genetic information, liability for military service, mental or physical disability, perceived disability, AIDS/HIV status and Lawful Income or Source of Lawful Rent Payment (Section 8). The Town of Warwick further objects to discrimination in the sale, rental, leasing, financing of housing or land to be used for construction of housing, or in the provision of brokerage services because of race, color, religion, ancestry, sex, national origin, handicap or

disability as prohibited by Title VIII of the Civil Rights Act of 1968 (Federal Fair Housing Law) and the New York State Human Rights Law. Therefore, the Municipal Council of Town of Warwick does hereby approve the following resolution.

BE IT RESOLVED, that within available resources, the Town of Warwick will assist all persons who feel they have been discriminated against under one of the aforementioned categories, to seek equity under federal and state laws by filing a complaint with the New York State Human Rights Law and the U.S. Department of Housing and Urban Development, as appropriate.

BE IT FURTHER RESOLVED that the Town of Warwick shall publicize this resolution and through this publicity shall cause owners of real estate, developers, and builders to become aware of their respective responsibilities and rights under the Federal Fair Housing Law, the New York State Human Rights Law, and any local laws or ordinances.

BE IT FURTHER RESOLVED, that the municipality will at a minimum include, but not be limited to: (1) the printing and publicizing of this resolution, a fair housing public notice and other applicable fair housing information through local media, community contacts and placement on the Municipal website and in other social media; (2) distribution of posters, flyers, and any other means which will bring to the attention of those affected, the knowledge of their respective responsibilities and rights concerning equal opportunity in housing.

**#R2024-141 SET PUBLIC HEARING – INTRODUCTORY LOCAL LAW NO. 3 OF 2024 “AMEND LOCAL LAW NO. 5 OF 2023 “2023 A LOCAL LAW PROVIDING FOR A PARTIAL TAX EXEMPTION UPON REAL PROPERTY BASED UPON THE OWNER’S VOLUNTEER MEMBERSHIP IN FIRE DISTRICTS AND AMBULANCE DISTRICTS OF THE TOWN OF WARWICK PURSUANT TO SECTION 466-a OF THE REAL PROPERTY TAX LAW TO INCLUDE DECEASED MEMBER PARTIAL EXEMPTION ELIGIBILITY**

Motion to adopt a resolution to schedule a Public Hearing Introducing Local Law No. 3 of 2024 entitled “Amend Local Law No. 5 of 2023, A Local Law amending a partial tax exemption upon real property based upon the owner’s volunteer membership in fire districts and ambulance districts of the Town of Warwick pursuant to section 466-a of the real property tax law to include deceased member partial exemption eligibility, so as to entitle un-remarried spouses of deceased volunteer firefighters and to continue, or reinstate, the exemption received by the deceased volunteer firefighters and ambulance corp. consistent with the applicable laws of the County of Orange and State of New York, on Thursday, March 28, 2024 at 7:15pm or soon thereafter as the matter may be heard. All interested persons will be given the opportunity to be heard.

**142. REQUEST TO SERVE ALCOHOL –TORIN ONODY**

Motion to adopt a resolution granting permission to Torin to serve alcohol at the Wickham Woodland Manor on April 7, 2024. Certificate of Liability and Liquor Liability Insurance is on file in the Clerk’s office.

**143. AUTHORIZE SUPERVISOR TO SIGN MAINTENANCE AGREEMENT-  
GENTECH**

Motion to adopt a resolution authorizing the supervisor to sign a maintenance agreement with Gentech LTD for the maintenance of the Town of Warwick generators at the rate specified in the contract.

**BILLS:**

**PRIVILEGE OF THE FLOOR (GENERAL)**

**RECONVENE:**

**ADJOURN:**

**GENTECH**

## **CORRESPONDENCE:**

CONNIE SARDO- Planning Board Secretary, Town of Warwick. Memo dated February 28, 2024 to the Town Board regarding Ball Farm 14-lot Subdivision. Lead Agency Circulation of Full EAF Part 2.

MICHAEL J. NEWHARD – Mayor, Village of Warwick. Letter dated February 26, 2024 with an invitation to join Earth to Warwick! To help contribute to the community’s sustainability efforts. Contact the Village of Warwick for more information @ 845-986-2031.

JENNIFER MACLEOD – Senior Planner, Orange County Planning Department. Email to the Clerk regarding Annual Agricultural District Review open enrollment period will be held in March. Additional information can also be accessed at: <https://www.orangecountygov.com/266/Annual-Enrollment>. If you or a potential applicant have any questions, please feel free to call 845-615-3854 or email [jmacleod@orangecountygov.com](mailto:jmacleod@orangecountygov.com)

MARY P. LEAHY- President & CEO, Bon Secours Charity Health System – Letter dated February 27, 2024 to the Supervisor informing the town that Westchester Medical Center Health Network will be closing their Sleep Institute in Florida, NY and relocating to St. Anthony’s Hospital.

DEIDRE ELLIS – Clerk’s Office, Township of West Milford. Passaic County, New Jersey. Email dated March 4, 2024 to the Clerk regarding Ordinance 2024-004 West Milford Township. Ordinance 2024-004 - Township ordinance readopting ordinance 2003-02 to vacate certain public rights in a road known as “Tenafly court” of the township of West Milford, County of Passaic, State of New Jersey. The ordinance 2024-004 was introduced at a regular meeting of the mayor and governing body of the Township of West Milford held on January 17, 2024 and was adopted on February 14, 2024.

JOSE MORALES – Post Commander, Warwick Valley VFW Post 4662. Letter to the Town Board received March 6, 2024 regarding Suicide Prevention Training. The training is scheduled to take place at the Town Senior Center located at 132 Kings Highway on April 13, 2024 at 10:30am.

KATLYN KATTOWSKI – Resident, Town of Warwick. Email dated March 7, 2024 to the Town Clerk requesting to lower the Speed Limit on Oil City Road.

PATT SCOTT – Resident, Town of Warwick. Email to the Town Board dated March 7, 2024 regarding his request for inclusion in the Agricultural Map Overlay Area.

JOHN RADER – Chief of Police, Town of Warwick Police. Memo dated March 7, 2024 to the Town Board regarding the 2024 STOP DWI Contract.

JODI BRIZELL – President, Warwick Valley Special Education PTA. Letter dated February 19, 2024 to the Town Board requesting the rental fee be waived for Mountain Lake Park to host their family picnic.

**ADDENDUM #1**

JOHN RADER – Chief of Police, Town of Warwick Police. Memo dated March 7, 2024 to the Town Board requesting to appoint a part-time dispatcher.

BARRY CHENEY – Director, Warwick Little League. Letter dated March 8, 2024 to the Supervisor.

MARCY GIANATTASIO – Municipal Clerk, Vernon Township. Email dated March 12, 2024 to the Clerk regarding an Ordinance of the Township of Vernon, in the County of Sussex, New Jersey adopting a redevelopment plan for property located in the township identified as block 525, lots 18 and 19 pursuant to the local redevelopment and housing law, n.j.s.a. 40a:12a-1 et seq.



## DEPARTMENT OF PUBLIC WORKS REPORT

	<u>WORK DONE BY DPW</u>	
<u>WORK BEING DONE</u>	<u>LOCATION</u>	<u>REASON FOR WORK</u>
POT HOLES	Town wide	Fill with cold mix
ROAD REPAIR	Bowen Rd.	Fix road edges
VEHICLE MAINT.	As needed	
EMERG. REPAIRS	As needed	
ROAD SIGNS	Town wide	Replace as needed
HAUL MATERIAL	Stockpile	Haul Road grit
WATER DEPT.	Park Dr.	Repair Water Main
TREE WORK	Jessup Road	Cut Back Roadsides
	Town wide	Cleanup storm damage

## PARKS DEPARTMENT

Union Corners Park	Open (Bathrooms Closed)	Town
Mountain Lake Park	Pool Closed	Town
Town of Warwick Dog Park	Open	Town
Airport Road Park	Open (Bathrooms Closed)	Town
Cascade Park	Open	Town
Wickham Woodland Park	Open	Town
Wickham Passive Boat Launch	Closed	Town
Pine Island Park	Open (Bathrooms Closed)	Town
Thomas P. Morahan Waterfront Park	Beach Closed	Village of GWL
Ben Winstanley Park	Open	Village of GWL
Village of GWL Dog Park	Open	Village of GWL

## Town of Warwick's Mountain Lake Park Pools Summer 2024 - Swim Lessons

Registration for all classes opens on May 1. Register in person at Mountain Lake Park's Recreation Office, 46 Bowen Road, Warwick between the hours of 9am to 5pm Monday - Friday.

**Mondays & Wednesdays**  
**July 8 - 31**

**OR**

**Sundays Only**

**June 2 – July 28** (no class on Father's Day)

**Parent/Child (Introduction to Water Skills) Ages 12 months - 3**

Sundays Only 11:30 am – 12 noon (10 spots available)

**Beginners (Introduction to Water Skills & Fundamental Aquatic Skills) Ages 4 - 5**

Monday & Wednesday 10:00am – 10:30am (10 spots available)

Sundays Only 10:00am – 10:30am (10 spots available)

**Intermediate (Stroke Development): Ages 6 - 7**

Monday & Wednesday 10:45am – 11:15am (12 spots available)

Monday & Wednesday 11:30am – 12 noon (12 spots available)

Sundays Only 10:45am – 11:15am (12 spots available)

**Advanced (Stroke Improvement & Refinement): Ages 8 – 9**

Sundays Only 11:30am – 12 noon (6 spots available)

**Fee: \$125** Checks made out to “Town of Warwick”

Classes are held at the Mountain Lake Park Pools, 46 Bowen Road, Warwick. Swim lesson pool is heated. Class ratio 5:1 for children ages 4- and 5-year-old: 6:1 for children ages 6- to 9-year-old. In the event of inclement weather, classes are cancelled and rescheduled. Refunds given for medical reasons only.

For more information email: [recreationdirector@townofwarwick.org](mailto:recreationdirector@townofwarwick.org)

ADDENDUM #4

**Mountain Lake Park Pool  
Membership Application for Town of Warwick Residents  
\*Summer 2024\***

Open Weekends only May 25 through June 23, 2024 including Memorial Day  
Open 7 days a week June 24 through September 2, 2024 including Labor Day

Pool Hours  
10:00am - 6:00pm

**Season Pass Options:**

<b>PASS TYPE</b>	<b>PRE-SEAS ON TOWN RESIDEN T</b>	<b>BEGINNIN G JUNE 1 TOWN RESIDENTS</b>	<b>NON-RESIDENT WARWICK SCHOOL TAX PAYER CURRENTLY ENROLLED STUDENT</b>
<b>Family Season Pass – 6 Family Members Max</b>	<b>\$225</b>	<b>\$375</b>	<b>\$400</b>
<b>Senior Season Pass (Age 60 +)</b>	<b>\$25</b>	<b>\$35</b>	<b>\$50</b>
<b>Adult Season Pass (Age 18+)</b>	<b>\$75</b>	<b>\$125</b>	<b>\$125</b>
<b>Children Season Pass (Age 6 – 17) 12 and under must be accompanied by Adult Season Pass Holder</b>	<b>\$30</b>	<b>\$50</b>	<b>\$80</b>
<b>Extra Family Member Season Pass</b>	<b>\$25</b>	<b>\$25</b>	<b>\$25</b>
<b>Replacement Pass</b>	<b>\$5</b>	<b>\$5</b>	<b>\$5</b>
<b>Daily Fee (Guest Pass/per day)</b>	<b>\$12</b>	<b>\$12</b>	<b>\$12</b>

**THERE WILL BE A FEE OF \$25.00 FOR EACH ADDITIONAL FAMILY MEMBER UP TO 2  
(Additional Family Member passes must live in the same household.)**

## TOWN CLERK REPORT:

## 1. FEES COLLECTED – FEBRUARY 2024

<b>Interest in Town Clerk's Checking Account</b>	<b>\$3.60</b>
<b>MLP Art Studio</b>	<b>\$3,200.00</b>
<b>Mlp-Cabins/Apartments</b>	<b>\$225.00</b>
<b>MLP Dance Studio</b>	<b>\$150.00</b>
<b>MLP Front Building</b>	<b>\$1,500.00</b>
<b>MLP Indoor Theater</b>	<b>\$500.00</b>
<b>MLP Kitchen</b>	<b>\$1,050.00</b>
<b>MLP Kitchen Per Hour</b>	<b>\$300.00</b>
<b>MLP Kitchen Storage</b>	<b>\$170.00</b>
<b>MLP Lakeside Pavilion</b>	<b>\$85.00</b>
<b>MLP Lodge Dining Hall</b>	<b>\$2,570.00</b>
<b>MLP Lounge</b>	<b>\$650.00</b>
<b>MLP Lodge Lower Level</b>	<b>\$150.00</b>
<b>MLP – NR Lodge Dining Hall</b>	<b>\$450.00</b>
<b>MLP- Office Small Room</b>	<b>\$200.00</b>
<b>MLP- Office Large Room</b>	<b>\$100.00</b>
<b>MLP- REC Building Storage</b>	<b>\$50.00</b>
<b>MLP- Round Tables</b>	<b>\$125.00</b>
<b>MLP-Serving Station</b>	<b>\$30.00</b>
<b>MLP Table cloths</b>	<b>\$65.00</b>
<b>Wickham Woodland Manor Fee</b>	<b>\$250.00</b>
<b>Copy of Map</b>	<b>\$15.00</b>
<b>Film Production Permit Fee</b>	<b>\$250.00</b>
<b>Marriage Certified</b>	<b>\$80.00</b>
<b>MISC. Fees – Code Book updates</b>	<b>\$35.00</b>
<b>Carter Permit</b>	<b>\$1,400.00</b>
<b>Photocopies</b>	<b>\$37.50</b>
<b>Postage</b>	<b>\$2.00</b>
<b>Special Event Permit</b>	<b>\$100.00</b>
<b>Use of Room Senior Center</b>	<b>\$50.00</b>

<b>Town Park Pavilion</b>	<b>\$75.00</b>
<b>Athletic Field Fee</b>	<b>\$50.00</b>
<b>Marriage License Fee</b>	<b>\$192.50</b>
<b>Conservation</b>	<b>\$7.43</b>
<b>Dog Licensing</b>	<b>\$1,157.00</b>
<b>Registrar Town of Warwick</b>	<b>\$580.00</b>
<b>Wickham Woodland Manor Deposit</b>	<b>\$600.00</b>
<b>MLP Deposit Cabins/Apartments</b>	<b>\$700.00</b>
<b>MLP-Deposit Kitchen</b>	<b>\$600.00</b>
<b>MLP – Deposit Lakeside Pavilion</b>	<b>\$200.00</b>

**ADDENDUM # 6**

<b>MLP Deposit Lodge Dining Hall</b>	<b>\$2,200.00</b>
<b>MLP Deposit Lodge Lounge</b>	<b>\$400.00</b>
<b>MLP – Theater Deposit</b>	<b>\$200.00</b>
<b>Town Park Deposits</b>	<b>\$100.00</b>
<b>Total Local Shares Remitted</b>	<b>\$20,855.03</b>

**2. FEES PAID – FEBRUARY 2024**

<b>NYS Dept. of Health</b>	<b>\$247.50</b>
<b>NYS Ag &amp; Markets for Spay/neuter program</b>	<b>\$143.00</b>
<b>NYS Environmental Conservation</b>	<b>\$127.57</b>
<b>Village of Florida</b>	<b>\$290.00</b>
<b>Village of GWL Registrar</b>	<b>\$50.00</b>
<b>Village of Warwick for Registrar</b>	<b>\$1,160.00</b>
<b>Total Non-Local Revenues</b>	<b>\$2,018.07</b>

CONFIDENTIAL

ADDENDUM # 7



**GENTECH LTD**

**RECEIVED**

**MAR 12 2024**

**TOWN OF WARWICK  
TOWN CLERK**

**Scheduled Maintenance Agreement #24-087**

This Scheduled Maintenance Agreement is offered on this 1<sup>st</sup> day of February 2024, between:

**Town of Warwick**

Warwick, NY 10990

&

**Gentech LTD**

3017 US Route 9W,  
New Windsor, NY 12553

Generator Model: See Attached Sheet

Serial Number:

Gentech Ltd. shall provide scheduled maintenance to the generator unit specified above. Such scheduled maintenance shall adhere to the manufacturer's recommended procedures and will include the service checks as outlined in the attached checklist. We offer one standard scheduled maintenance agreements:

- A. Semi-Annual contract, on the first visit (Major) the scheduled maintenance includes replacement of lube oil, lube filter, fuel filter, spark plugs, coolant filters and air cleaner element as needed. On the second visit (Minor) we will perform all service checks per the attached checklist and make any necessary adjustments.

Semi-Annual contract is offered at \$3,735.00 per visit.

**Repairs:**

Our labor rate is \$130.00 per hour, there is a three (3) hour minimum charge for all service calls. Normal service call hours are between 9:00am and 5:00pm, Monday thru Friday. Our overtime/emergency labor rates are \$195.00 per hour, there is a four (4) hour minimum charge for all overtime/emergency calls. Overtime time hours are between 5:01pm and 8:59am Monday thru Friday, all day Saturday thru Sunday and all Holidays. Our normal response time is about 1 to 3 hours depending on location.



# GENTECH LTD

## Items Excluded from the Maintenance Agreement

- Service or Emergency calls
- Repairs to the generator unit, including all parts and labor
- Damage caused by rodents, hurricane, tornado, lightning, flooding, rain or similar event
- Repairs needed due to unauthorized changes to the equipment, neglect, abuse or misuse
- Damage resulting from external mechanical or electrical equipment.

### Warranty/Extended Warranty

The cost of this maintenance agreement is NOT covered under the warranty of the generator.

Please check below the agreement of your choice:

\_\_\_\_\_ Semi-Annual Agreement in the amount of \$3,735.00 per visit

**This contract will stay in effect until one of the parties cancel in writing. Please notify us if selling your home/business.**

Sincerely,

John Sayegh  
Operations Manager

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
E-mail address

\_\_\_\_\_  
Daytime Phone Number

May we forward your invoice via e-mail? \_\_\_ yes \_\_\_ no

We require to keep a credit card # on file for automatic bill pay, please complete below:

Card # \_\_\_\_\_ Exp. Date \_\_\_\_\_ Security code \_\_\_\_\_

Name and Address as it appears on card \_\_\_\_\_





## GENTECH LTD

### Town of Warwick Generators

1. TOWN OF WARWICK-SIMPSON WELL  
Model-Cummins 80KW DSFAE-1511769      Serial Number: F150841817
  
2. TOWN OF WARWICK-BELLVALE  
Model-Generac RGO2224JNAX      Serial Number: 3012150874
  
3. TOWN OF WARWICK- WICKHAM  
Model-Power Guard DLC90      Serial Number: L9458926
  
4. TOWN OF WARWICK- KINGS  
Model-20ROZ281      Serial Number: 187185
  
5. TOWN OF WARWICK- AIRPORT  
Model-87AO2061-S      Serial Number: 84073-9
  
6. TOWN OF WARWICK- MID ORANGE CORRECTIONS PUMP  
Model-87A020602      Serial Number: 840749
  
7. TOWN OF WARWICK- MAIN SEWER PLANT  
Model-Caterpillar SR4/3406B      Serial Number: 2WD01139
  
8. TOWN OF WARWICK- TOWN HALL  
Model-Generac 47039901100      Serial Number: 2080758



## GENTECH LTD

9. TOWN OF WARWICKFAIRGROUNDS PLAZA

Model-Kohler-150RE

Serial Number:2284674

10. TOWN OF WARWICK-HILLSIDE WATER

Model: Generac G0070351

Serial Number:3003788234

11. PINE ISLAND WATER DISTRICT

Model: RD05033JDAL

Serial Number: 3011122733

12. EURICH HEIGHTS PUMP HOUSE

Model: RD05033JDAL

Serial Number: 3011519200

13.EURICH HEIGHTS WELL SITE

Model: RD03022JDAL

Serial Number: 3012554946

14. WESTSIDE WATER

Model: RD05033JDAL

Serial Number: RD05033JDAL

**Warwick Town Clerk**

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**From:** Márcy Gianattasio <mgianattasio@vernontwp.com>  
**Sent:** Tuesday, March 12, 2024 11:14 AM  
**To:** Hardyston Clerk; Sussex Borough; Hamburg Borough; Wantage Clerk; Warwick Town Clerk  
**Cc:** 'Scplanning@Sussex.nj.us'  
**Subject:** Vernon Township Ordinance #24-05 Introduced  
**Attachments:** 24-05 Ordinance Adopting Redevelopment Plan.pdf; 151-161 NJSH Route 94 Redevelopment Plan 2.23.24 FINAL.pdf

Good morning,

The attached ordinance was introduced at their March 11, 2024 Vernon Township Council meeting and will be on the April 8, 2024 agenda for public hearing/adoption. I have also attached the redevelopment plan.

**AN ORDINANCE OF THE TOWNSHIP OF VERNON, IN THE COUNTY OF SUSSEX, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR PROPERTY LOCATED IN THE TOWNSHIP IDENTIFIED AS BLOCK 525, LOTS 18 AND 19 PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.**

Best regards,

*Marcy Gianattasio*

Marcy Gianattasio, RMC CMR  
Vernon Township Municipal Clerk  
21 Church Street  
Vernon, NJ 07462  
973-764-4055 Ext. 2238  
973-764-6393 (fax)  
mgianattasio@vernontwp.com

**RECEIVED**  
**MAR 12 2024**  
TOWN OF WARWICK  
TOWN CLERK

**TOWNSHIP OF VERNON**

**ORDINANCE #24-05**

**AN ORDINANCE OF THE TOWNSHIP OF VERNON, IN THE COUNTY OF SUSSEX, NEW JERSEY ADOPTING A REDEVELOPMENT PLAN FOR PROPERTY LOCATED IN THE TOWNSHIP IDENTIFIED AS BLOCK 525, LOTS 18 AND 19 PURSUANT TO THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.**

**WHEREAS**, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq., as amended and supplemented (the “Redevelopment Law”), authorizes municipalities to determine whether certain parcels of land in the municipality constitute areas in need of rehabilitation or redevelopment; and

**WHEREAS**, on July 18, 2005, the Council (the “**Township Council**”) of the Township of Vernon, in the County of Sussex, New Jersey (the “**Township**”), authorized and directed the Land Use Board of the Township of Vernon (the “**Land Use Board**”) to examine whether all or a portion of the McAfee Village area (the “**Initial Study Area**”), meet the criteria set forth in the Redevelopment Law for redevelopment area designation and to make a recommendation as to whether such Initial Study Area should be designated as an area in need of redevelopment; and

**WHEREAS**, on May 31, 2006, the Land Use Board, after providing due notice, conducted a public hearing in accordance with the Redevelopment Law, at which hearing it determined that the Initial Study Area qualified as an area in need of redevelopment and recommended that the Township Council designate the Initial Study Area as an area in need of redevelopment pursuant to the criteria and requirements of the Redevelopment Law; and

**WHEREAS**, on June 12, 2006, in accordance with the provisions of the Redevelopment Law, the Township Council adopted Resolution #06-106 that designated a portion of the Initial Study Area as an area in need of redevelopment (the “**Initial Redevelopment Area**”) which included Block 525, Lot 18 (the “**Parcel**”); and

**WHEREAS**, on March 13, 2008, the Township Council adopted Ordinance #08-04 adopting a redevelopment plan for the Initial Redevelopment Area (the “**Initial Redevelopment Plan**”); and

**WHEREAS**, on April 9, 2018, the Township Council adopted Resolution #18-127 ratifying and reaffirming Resolution #06-106 designating the Initial Redevelopment Area; and

**WHEREAS**, on June 13, 2022, the Township Council adopted Resolution #22-159 authorizing the Land Use Board to undertake a preliminary investigation of property located at 161 NJSH Route 94 and known as Block 525, Lot 19 (the “**Study Area**”) to determine whether that parcel constitutes a non-condemnation area in need of redevelopment in accordance with the Redevelopment Law; and

**WHEREAS**, on August 24, 2022, the Land Use Board, after providing due notice, conducted a public hearing in accordance with the Redevelopment Law, at which hearing it determined that the Study Area qualified as an area in need of redevelopment and recommended that the Township Council designate the Study Area as an area in need of redevelopment pursuant to the criteria and requirements of the Redevelopment Law; and

**WHEREAS**, on October 13, 2022, in accordance with the provisions of the Redevelopment Law, the Township Council of the Township adopted Resolution #22-241 which designated the Study Area as an area in need of redevelopment (together with the Parcel, the “**Redevelopment Area**”) and authorized Jessica Caldwell, PP, AICP of J. Caldwell & Associates, LLC (the “**Planning Consultant**”) to draft a redevelopment plan for the Redevelopment Area; and

**WHEREAS**, the Planning Consultant prepared a redevelopment plan entitled, “151-161 NJSH Route 94 Redevelopment Plan” for Block 525, Lots 18 and 19 (the “**Redevelopment Plan**”); and

**WHEREAS**, the Township Council desires to have the Land Use Board review and make recommendations concerning the Redevelopment Plan in accordance with Section 7(e) of the Redevelopment Law; and

**WHEREAS**, subject to receipt of the Land Use Board’s recommendations concerning the Redevelopment Plan, the Township Council believes that the adoption of the Redevelopment Plan is in the best interests of the Township and the redevelopment of the Redevelopment Area.

**NOW, THEREFORE, BE IT ORDAINED** by the Township Council of the Township of Vernon, in the County of Sussex, New Jersey, as follows:

**Section 1.** The aforementioned recitals hereof are incorporated herein as though fully set forth at length.

**Section 2.** The Redevelopment Plan, on file with the Township Clerk, is incorporated herein by reference and, contingent upon the receipt of the Planning Board’s recommendations, is hereby approved and adopted pursuant to N.J.S.A. 40A:12A-7.

**Section 3.** The zoning ordinances and maps of the Township are hereby amended to be consistent with the Redevelopment Plan and the provisions therein.

**Section 4.** This Redevelopment Plan supersedes the Initial Redevelopment Plan in its entirety with regard to the Redevelopment Area.

**Section 5.** The Township Council shall serve as “redevelopment entity” for purposes of implementing the Redevelopment Plan and exercising the powers granted to a redevelopment entity under the Redevelopment Law.

**Section 6.** In case any one or more of the provisions of this ordinance or the Redevelopment Plan shall, for any reason, be held to be illegal or invalid, such illegality or

invalidity shall not affect any other provision of this ordinance or the Redevelopment Plan and this ordinance shall be construed and enforced as if such illegal or invalid provision had not been contained herein.

**Section 7.** This ordinance shall take effect as provided by law.

**CERTIFICATION**

This is to certify that the above Ordinance was introduced and passed on first reading at the Meeting of the Township Council held on March 11, 2024, and the same came up for final passage and was adopted at the Meeting of the Township Council held on April 8, 2024 at which time all persons interested were given an opportunity to be heard. The above ordinance will be in full force and effect in the Township of Vernon according to law.

\_\_\_\_\_  
 Marcy Gianattasio, Clerk  
 Township of Vernon

\_\_\_\_\_  
 Anthony Rossi, Mayor

**Township of Vernon**

**INTRODUCED: March 11, 2024**

NAME	M	S	YES	NO	ABSTAIN	ABSENT
Buccieri, N.		X	X			
DeBenedetto, J.	X		X			
Higgins, W.			X			
Sparta, B.			X			
Rizzuto, P.			X			

**ADOPTED:**

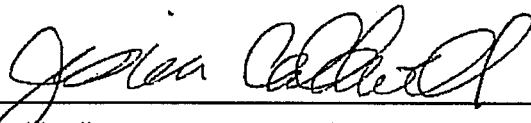
NAME	M	S	YES	NO	ABSTAIN	ABSENT
Buccieri, N.						
DeBenedetto, J.						
Higgins, W.						
Sparta, B.						
Rizzuto, P.						

# 151-161 NJSH Route 94 Redevelopment Plan

Township of Vernon  
Sussex County, New Jersey

Block 525, Lots 18 & 19  
151-161 NJSH Route 94

February 23, 2024



Jessica Caldwell, P.P., A.I.C.P., Township Planner, P.P. #5944



**J Caldwell  
& Associates, LLC**  
Community Planning Consultants

145 Spring Street, Suite E  
Newton, New Jersey 07860

The original of this document was signed and sealed in accordance with Chapter 41 of  
Title 13 of the State Board of Professional Planners.

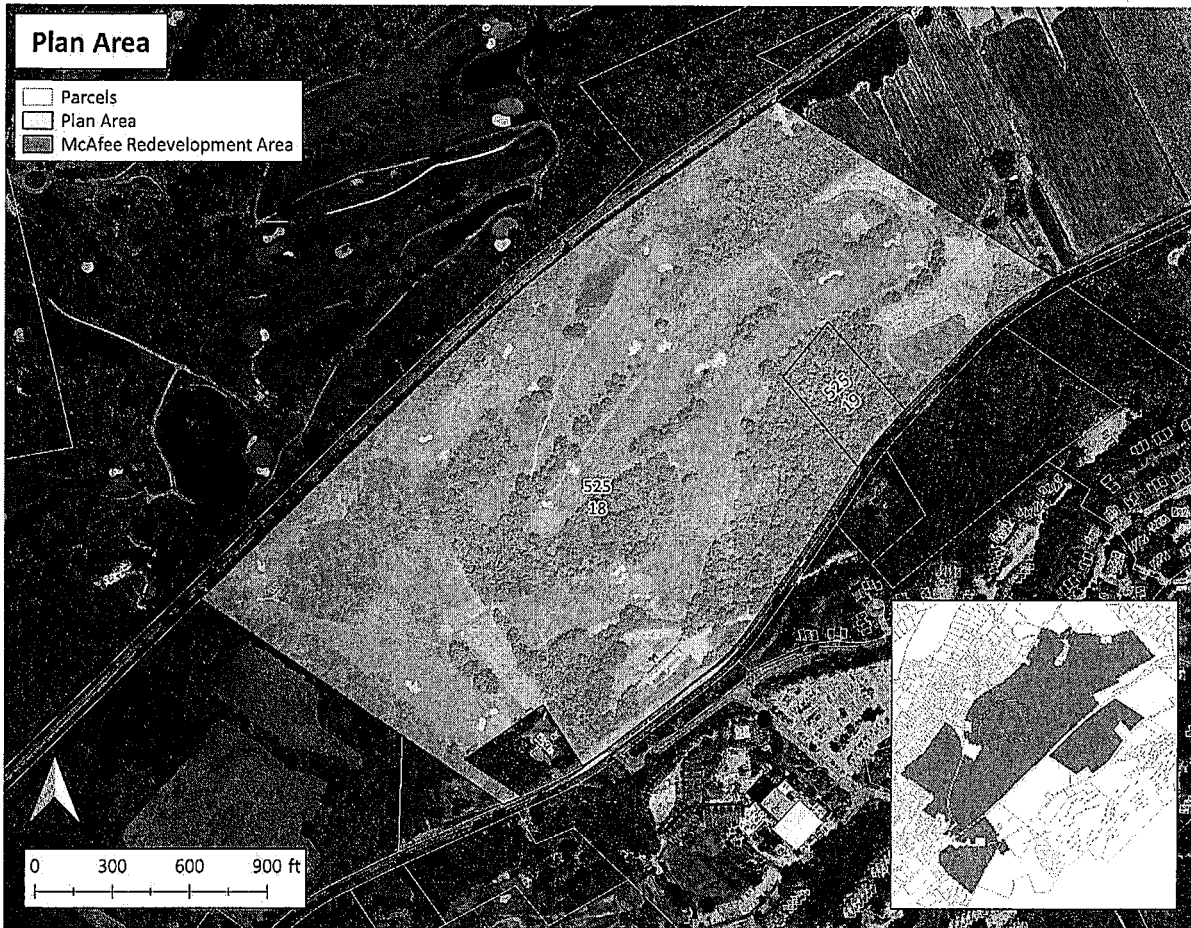
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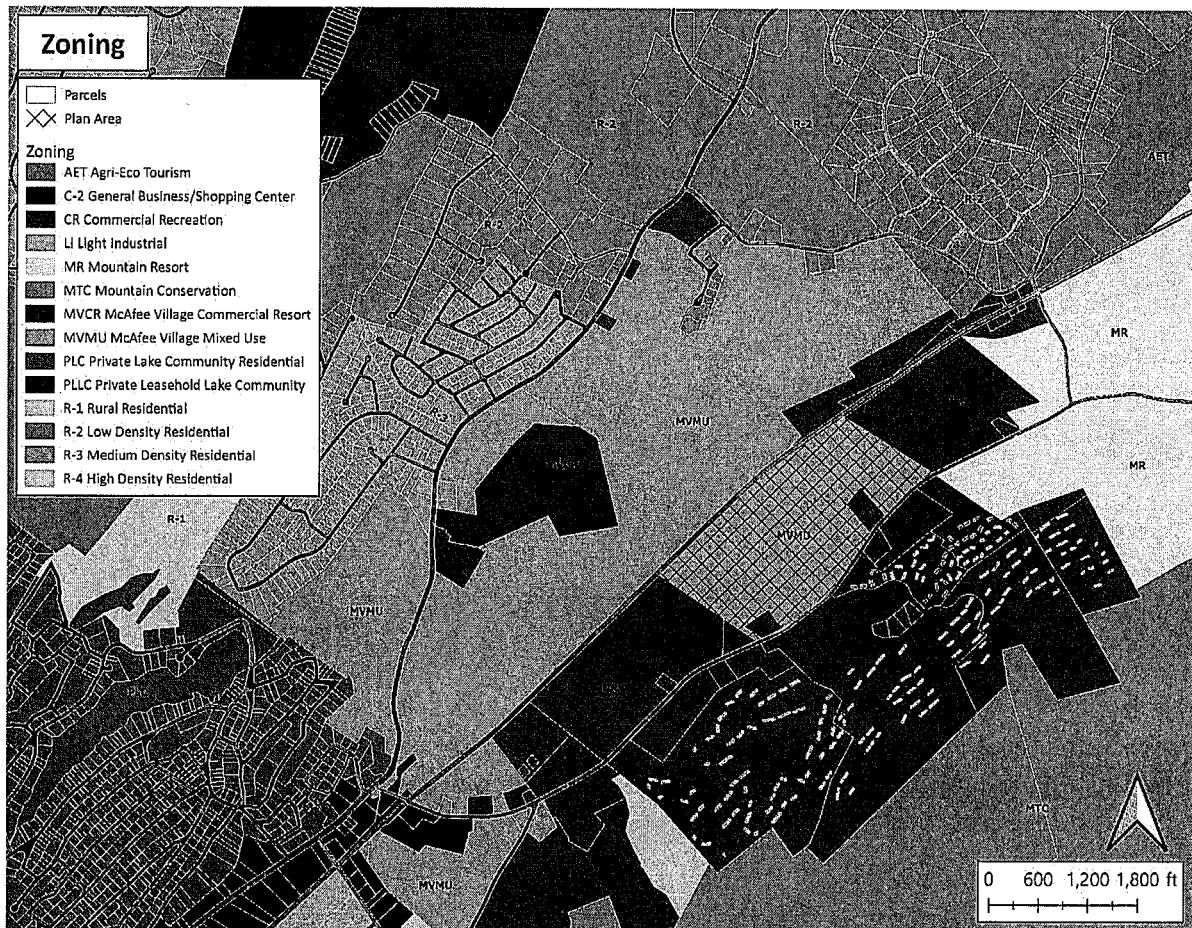
## Introduction

The 151-161 NJSH Route 94 Redevelopment Plan (the "Plan") governs two (2) parcels including Block 525, Lots 18 and 19 (the "Plan Area"). Block 525, Lot 18, is within the McAfee Redevelopment Area which was designated as an Area in Need of Redevelopment by a resolution adopted by the Township Council of the Township of Vernon (the "Council") on April 25<sup>th</sup>, 2006, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law"). Block 525, Lot 19, was designated as an Area in Need of Redevelopment by a resolution adopted by the Council on October 13, 2022. A redevelopment Plan, Ordinance 08-04, was adopted by the Township Council on May 8, 2008. This Plan will supersede Ordinance 08-04 for the Plan Area shown below.



## Plan Context

The Plan Area occupies approximately 90.41 acres in Vernon Township, Sussex County. Lot 18 is 87.61 acres and Lot 19 is 2.80 acres. A large portion of the Plan Area is located in the McAfee Redevelopment Area, specifically in the McAfee Village Mixed Use Zone as illustrated in the Zoning Map below. The remainder is in the Commercial Recreation Zone. The Plan Area is bound by: the New York, Susquehanna, and Western Railway to the northwest; Block 525, Lot 17 to the northeast; Block 634, Lots 1 and 3 to the southwest; and Block 525, Lot 20, and New Jersey State Route 94/McAfee Vernon Road to the southeast. Lot 18 currently contains seven (7) holes that are a part of the Great Gorge Golf Club, which consists of 27 holes and three (3) courses in total. In addition to the golf uses, Lot 18 also contains Legends Riding Stables, which is accessed from Route 94. Lot 19 is entirely undeveloped, forested land. The primary goal of this Redevelopment Plan is to increase the quantity and variety of housing opportunities within the Plan Area while retaining the mountain resort atmosphere that the Township desires. This could include adaptive reuse of the Horse Stables for commercial opportunities.



## Purpose

This Plan is designed to serve as the zoning for the Plan Area, provide guidelines for new construction, and establish permitted land uses and building requirements for the Plan Area. The Plan permits single-family detached residences, townhouses, stacked condo units and a variety of neighborhood commercial and resort-oriented uses. All development is required to follow the design standards of the Town Center and Resort Areas to promote the Township's desired mountain resort atmosphere. Furthermore, the Plan is designed to encourage the integration of enhanced building designs, parking, landscape, and signage elements in order to improve the appearance of the streetscape along NJSH Route 94 (McAfee Vernon Road) and to support the specific goals and policy statements set forth in the Township Master Plan.

## Plan Consistency Review

### Township Master Plan Consistency

The Redevelopment Law requires that this Plan define its relationship to local master plan goals and objectives such as appropriate land uses, population densities, improvements to traffic, public utilities, recreational and community facilities, and other improvements. The Redevelopment Law also requires that this Plan be substantially consistent with the municipal master plan or designed to effectuate the master plan.

The Township's Master Plan was adopted by the Vernon Township Land Use Board on December 27, 1995, and a Master Plan amendment was adopted in November 2003. The 1995 Master Plan was then updated in July 2010 with a new Land Use Element, Historic Element and Recycling Plan. Most recently, the Township completed a Reexamination Report in February 2022. The following Master Plan goals and objectives relate to the Redevelopment Plan and further enhance the Land Use Goals of the Township of Vernon's Master Plan.

1. To ensure adequate infrastructure to accommodate the projected level of intensity and development;
2. To direct the majority of future growth in the Township to the Vernon Center, Redevelopment Areas, and appropriate existing resort areas of the Township; and
3. To create land use and development plans, policies, and ordinances that are predominantly consistent with the goals and policies of the State Development and Redevelopment Plan.

The 2022 Reexamination Report also affirmed that the Township's housing policies supporting a variety of housing opportunities are appropriate given 2020 Census data. Additionally, the Reexamination Report recommended that the Township continue to promote redevelopment and infill as well as increase housing. This Plan is consistent with these goals and objectives of the Township's Master Plan.

### Local, Regional, and State Plan Consistency

The relationship of this Plan with surrounding communities' master plans is also reviewed to determine whether any significant relationship exists. Its relationship to the State Development and Redevelopment Plan must also be reviewed. The Plan Area is located in the southwestern portion of the Township but is not bordered by another municipality and does not create any significant issues with surrounding municipalities or their respective Master Plans.

The Sussex County Strategic Growth Plan (SGP) divides the County into six (6) "landscapes," and this Plan's parcel is classified as "Rural/Agricultural," where there is a combined sense of openness and human presence. These areas are characterized by large tracts of land with low-density residential development, active and fallow farmlands and small commercial service groups, natural resource development, golf courses, and ski areas. This Plan is consistent with the Sussex County Strategic Growth Plan because the Plan calls for low-density housing and agricultural uses as permitted uses.

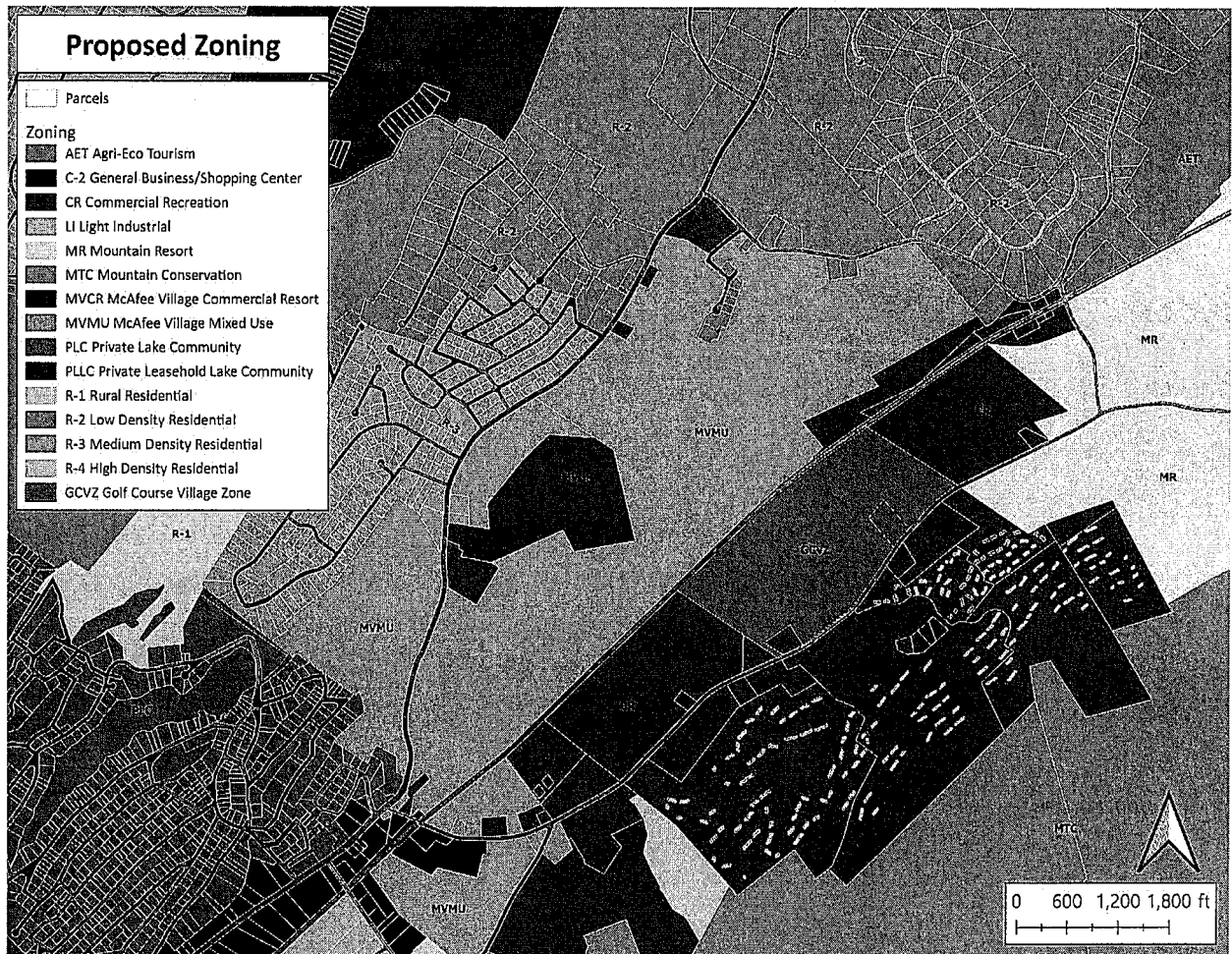
The Plan Area is located in the State Development and Redevelopment Plan designated Vernon Town Center. The Town Center designation acknowledges that the development proposed within this area is generally consistent with the State Plan. The Township, overall, falls within three (3) planning areas, according to the State Plan. These areas include the Rural Planning Area (PA4), Rural/Environmentally Sensitive Planning Area (PA4b), and the Environmentally Sensitive Planning Area (PA5). The Plan Area is in two (2) of the three (3) planning areas, which includes the Rural Planning Area (PA5) and Environmentally Sensitive Plan Area (PA4), which enables areas for limited growth. Given the constraints of the Planning Areas in the Township overall, the Town Center is the primary area where the State Plan encourages growth in the Township and has access to water and sewer utilities. As a result, this Plan is consistent with the State Development and Redevelopment Plan.

Vernon Township falls mostly in the Highlands Preservation Area (approximately two-thirds of the land area) with a smaller area in the Highlands Planning Area (approximately one-third of the land area). The Highlands Regional Master Plan (RMP) was adopted by the Highlands Council in 2008. The Township has conformed to the Highlands Regional Master Plan in the Preservation Area of the Township. The Plan Area is located in the Planning Area of the Highlands Region, and is therefore an area that is appropriate for redevelopment. The Redevelopment Plan is consistent with the Highlands Regional Master Plan.

### **Golf Course Village Zone - Application of Regulations**

Vernon Township will seek a Redeveloper, or Redevelopers, for all or portions of the Plan Area based on developer interest and ability to assemble parcels. The Redeveloper will acquire, or work with the Township to acquire, all or portions of the Plan Area in order to redevelop it according to the following land use regulations. This Plan shall serve as the zoning for the Redevelopment Area. Where conflicts exist between this Plan and the Township's Land Development Ordinance, this plan shall supersede. Where a standard is not addressed by this Plan, the Land Development Ordinance shall supersede.

### Golf Course Village Zone (GCVZ)



## Golf Course Village Zone - Permitted Uses

The following uses are permitted in the Golf Course Village Zone (GCVZ). Uses not identified below are prohibited. Multiple principal uses and structures, along with multiple accessory uses and structures are permitted subject to the regulations below.

### A. Principal permitted uses.

1. Dwellings, single-family, detached;
2. Townhouses and stacked condo units;
3. Farmer's Market/Farm Related-Retail Sales;
4. Resort lodging;
5. Bakeries;
6. Banks and financial institutions, including ATMs, either with a banking facility or as a standalone machine;
7. Barber and beauty shops;
8. Bars, Brewpubs, craft breweries or distilleries;
9. Bookstore/newsstand/card shops;
10. Childcare facilities;
11. Conference centers and support services, including stationery and supplies sales kiosks or small shops not exceeding 1,000 square feet;
12. Delicatessens/coffee shops;
13. Drug stores and pharmacies;
14. Galleries;
15. Golf courses;
16. Grocery and convenience stores;
17. Health clubs;
18. Hospitals, having a 24-hour emergency room facility and/or other medical facilities including medical education facilities (colleges);
19. Indoor and outdoor recreation facilities, including but not limited to, indoor tennis, basketball, soccer and youth sports (gymnastics, softball, etc.) activities. This may include a limited number of mechanized rides and attractions (e.g., amusements, roller coasters, arcades, miniature golf parks);
20. Learning centers;
21. Liquor stores;
22. Indoor and outdoor ice skating, water park and related recreation facilities;
23. Nightclubs/dance clubs;
24. Offices, including medical offices and/or urgent medical care facility;
25. Outdoor festivals and art shows, commercial retail, food and beverage;
26. Restaurants;
27. Resort support services (e.g., aerial transportation system, water park resort sales and operation centers, skier information services, transit center, lift ticket offices, event areas);
28. Spas and personal services;
29. Indoor and outdoor theaters and amphitheaters;
30. Clothing and other merchandise sales;
31. Temporary uses which are customary and incidental to a resort, including but not limited to festivals, concerts, events, picnics, shows, games and other temporary gatherings or events provided that such temporary uses shall be limited by a Redevelopment Agreement;
32. Other commercial, retail, and service uses of similar character normally associated with a resort;
33. Wineries/breweries and associated services; and
34. Above- and below-grade parking decks.

B. Accessory uses and structures.

1. Recreational facilities including but not limited to clubhouses, lobbies, fitness facilities, outdoor barbecues, fire pits, gazebos, club rooms, lounges, libraries, game rooms, pool rooms, community gardens, recreation rooms, children's play rooms, private theater rooms, community bath houses and locker rooms.
2. Tenant amenities including but not limited to leasing and management offices, business centers, mail rooms, package storage areas, general storage areas and/or enclosure areas, kitchens for tenant use and related mechanical equipment, shared work space and similar interior tenant amenities.
3. Sports facilities, including but not limited to sports fields, courts, putting greens and swimming pools.
4. Park facilities including but not limited to playground facilities, picnic areas; walking paths, dog parks and dog runs.
5. Home Occupations complying with Section 165-95J.
6. Generators.
7. Sheds on commercial lots (not on residential lots)
8. Interior and/or exterior waste and recycling receptacles.
9. Signs.
10. Fences.
11. Parking.
12. Retaining walls.
13. Decks and patios.
14. Temporary model homes and units.
15. Temporary sales and construction offices and trailers.
16. Above and/or below ground detention basins, retention basins, and/or stormwater management uses and/or structures including green infrastructure.
17. Utilities.
18. Any use customary and incidental to a permitted principal use.

### Golf Course Village Zone Area and Bulk Requirements

The following regulatory controls apply to properties located within the Plan Area:

Bulk Regulations	Townhouses/Condos	Residential	Non-Residential Uses
Minimum Lot Area	N/A	6,000 SF	N/A
Minimum Lot Width	20 feet	50 feet	500 feet
Minimum Lot Depth	75 feet	100 feet	700 feet
Front Yard Setback	15 feet	15 feet	80 feet
Side Yard Setback			
One Side	5 feet	5 feet	100 feet
Both Sides	15 feet	15 feet	
Rear Yard Setback	15 feet	15 feet	100 feet
Maximum Building Height	35 feet / 2 ½ stories	35 feet/ 2 ½ stories	45 feet / 3 stories
Maximum Building Coverage	N/A	50%	35%
Maximum Lot Coverage	65%	65%	50%
Maximum Number of Units	100	150	N/A
Affordable Housing Set-Aside	20%*	20%*	N/A

\*Affordable set-aside is based on total unit count which may be satisfied by any permitted unit type.

Accessory uses and structures shall be permitted in side and rear yards and five (5) feet shall be the minimum side or rear yard setback for accessory structures and uses.

### Parking Standards

Residential parking shall comply with Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq., (RSIS) as listed below, except where the Land Use Board grants de minimis exceptions as permitted by RSIS. The number of parking spaces required per use in the Plan Area are as displayed on the table below:

Use	Required Parking Spaces
	<i>Per N.J.A.C. 5.21-4.14 Table 4.4, unless otherwise noted</i>
Market-rate single-family detached dwelling	2.0 spaces per 3 BR dwelling unit 2.5 spaces per 4 BR dwelling unit
1-bedroom stacked condo	1.8 spaces per dwelling unit
2-bedroom stacked condo	2.1 spaces per dwelling unit
3-bedroom stacked condo	2.3 spaces per dwelling unit
3-bedroom townhouse	2.4 spaces per dwelling unit
Other Residential	Per N.J.A.C. 5.21-4.14 Table 4.4
Non-Residential Uses	Refer to § 330 Land Development of Vernon Township Code, Attachment 8, Schedule D: Minimum Parking Requirements



1. Parking Layout shall follow the Land Development Ordinance for Commercial uses and RSIS for residential uses including the following:
  - a. Parking space sizes shall be 9 feet by 18 feet.
  - b. Parking lots shall meet New Jersey ADA requirements for handicapped parking.
  - c. Electric Vehicle Supply/Service Equipment (EVSE) and/or Make-Ready Spaces shall be provided pursuant to P.L. 2021, c. 171 signed into law on July 9, 2021.

### Screening Requirements

1. Wherever possible, natural screening shall be used to achieve privacy. However, where a privacy fence appears to offer a better alternative than the absence of such fence or natural screening due to circumstances involving the characteristics of the affected properties, fences conforming to § 330-178.C shall be required by the Land Use Board.
2. Fences and screen walls shall be limited to a maximum height of four (4) feet in front yards except they must be six (6) feet in height when used as a buffer for refuse area enclosures. Fences and screen walls in rear and side yards may be up to six (6) feet in height. The Land Use Board may increase height up to eight (8) feet where it deems necessary for screening purposes.

### Landscaping Requirements

Landscaping shall be provided in all non-developed graded areas to promote a desirable and cohesive natural environment for residents, commercial/resort patrons, employees, and the public. Landscaping shall enhance the particular identity and character of the site. Landscaping must also be utilized to screen parking and loading areas, provide windbreaks for winter winds and summer cooling for building, streets, and parking, according to the following standards:

1. Landscaping plans shall be submitted as part of the site plan review process in both map and written form and shall indicate the types of trees and shrubs to be used.
2. Ornamental trees should be provided throughout the Plan Area, particularly at key locations such as site entrances and along existing roadway frontages along the property lines.
3. Hedges, shrubs, and ground cover must be used to define space and provide privacy along the perimeter of the property.
4. All landscaping must have a two-year maintenance guarantee. If any planting material dies within two years of planting, it must be replaced by the following planting season.
5. Within the overall Landscape Plan, a Hardscape and Streetscape Plan shall be required. The Hardscape and Streetscape Plan shall be submitted to the Vernon Township Land Use Board for its review and approval in conjunction with the project site Plan application and implemented contemporaneously with the construction of the redevelopment project. The Streetscape Plan shall include sidewalks on all street frontages.

### Street Trees

Street trees should have a minimum of a three (3) inch caliper at the time of planting. The bottom branches shall be trimmed to a minimum of seven (7) feet from the group to allow pedestrian passage. Tree spacing shall be generally fifty (50) feet apart with variation for driveways, lighting, and other streetscape impediments.

### Mobility Regulations

Thoroughfares are an important aspect of public space. Streets and their surrounding development form our primary sense of place. The design of the Plan Area plays a key role in forming this sense of place for the neighborhood. Streets and circulation shall comply with RSIS and the following:

1. Streets and circulation:
  - a. Appropriate traffic control signs must be installed to ensure the safe flow of traffic into and through the redeveloped area.
  - b. Street configurations shall be designed to meet projected vehicular traffic and circulation needs.
  - c. Bicycle racks are encouraged.
2. Pedestrian circulation:
  - a. The streetscape shall include sidewalk, brick paver or landscaped area, street trees, and street lights.
  - b. Sidewalk areas shall be minimum width of four (4) feet wide; grass strips or paver areas shall be a minimum of two (2) feet wide.

### Building Design Standards

Building design should meet, to the maximum extent practicable, the requirements of Section 330-204.A-B (Architecture) of the Township Code.

1. Buildings in the Plan Area shall be designed to evoke the architectural attributes of mountain village architecture, alpine architecture, or the colonial architectural elements of historic Vernon buildings. Building materials shall contain mountain resort architectural elements such as timber framing, cedar shake shingles and field stone, or traditional architectural elements such as clapboard siding, gable roofs and window shutters.

**Noise**

- Noise levels at any property shall meet NJDEP standards.

**Lighting**

Lighting standards for the Redevelopment Plan are regulated by § 330-80 of the Township Code. In the Plan Area, residential uses shall adhere to levels stated for the R-1 zone and farmstand/produce uses should adhere to the levels stated for the CR zone.

**Signage**

The following standards shall apply to signage in the Plan Area.

Sign Type	Required
<i>Freestanding or Ground Sign</i>	
Maximum Number of Signs	Two (2) per business occupancy. One (1) per entrance for residential development
Maximum Area of Sign	100 square feet
Maximum Height	20 feet
Minimum Setback to Property Line or Right-of-Way Line, whichever is closer	5 feet
<i>Wall Signs</i>	
Maximum Area of Signs (Lesser of 10% of Wall Area or 40 Square Feet per sign)	Building: 40 Square Feet
	Canopy: 2 Square Feet
Maximum Sign Extension Beyond Wall	12 Inches

All signs may be internally illuminated. Additional signs not regulated by this Section are regulated by Section 330-180 of the Township Code.

**Site Plan Design Standards**

Site Plan Design Standards not addressed by this Plan shall be governed by Article VII Design and Development Principles and Standards of the Township’s Land Development Ordinance.

**Affordable Housing**

The Township of Vernon is in the Highlands Region with two-thirds of the municipality located in the Preservation Area, and one-third in the Planning Area. With most of the land in the Preservation Area, developing affordable housing in the Township is challenging and the bulk of new development will occur within the Town Center Area and sewer service area. As a result, an affordable housing set-aside within this Redevelopment Plan, will provide for a mix of housing choices consistent with the Township’s goals to provide for a variety of housing types including affordable housing. Any housing proposed within this Plan Area shall provide a 20 percent set-aside for affordable housing. Those units shall meet N.J.A.C. 5:80-26.1 et seq., Uniform Housing Affordability Controls as well as N.J.A.C. 5:93 Council on Affordable Housing Regulations. Affordable units may be satisfied using any permitted unit type.

### Submittal Requirements

The Redeveloper(s) will submit a site plan, and subdivision application if applicable, for all, or a portion of, the Plan Area. The site plan approval process will occur as per the Land Use Board's site plan review requirements.

### Projects Governed by a Redevelopment Agreement

For developments within the Plan Area that are governed by a redevelopment agreement between the developer and the Township (each, a "Redevelopment Agreement"), such Redevelopment Agreement must be fully executed prior to submission of a development application to the Township Land Use Board. The Township Land Use Board shall deem any application for redevelopment subject to this Redevelopment Plan incomplete if the applicant has not yet entered into such Redevelopment Agreement with the Borough. After entering into a Redevelopment Agreement with the Township, a redeveloper shall submit to the Township Land Use Board a development application for all, or a portion of, the Plan Area. The development application must be consistent with this Redevelopment Plan and the Redevelopment Agreement. The approval process for the development application will proceed in accordance with the Township's Land Use Board's rules and requirements.

## Legal Provisions

### The Validity of the Plan

If any section, subsection, paragraph, division, subdivision, clause or provision of this Plan is deemed by a court of competent jurisdiction to be invalid, such adjunction will only apply to the particular section, subsection, paragraph, division, subdivision, clause, or provision in question, and the balance of the Plan will be adjudged valid and effective.

### Zoning Map Revisions

Upon final adoption of this Redevelopment Plan by the Township Council, the Zoning Map of the Township of Vernon is hereby amended and must be revised to show the boundaries of the 151-161 NJSH Route 94 Redevelopment Area and identify the district as the "Multi-family Residential Redevelopment Zone." All provisions of this Plan apply, and upon final adoption of this Redevelopment Plan by the Borough Council, this Redevelopment Plan will supersede all provisions of the Mount Arlington Zoning Ordinance for the Plan Area. Any zoning-related issue that is not addressed herein will refer to the Mount Arlington Zoning Ordinance for guidance. No variance from the requirements herein will be cognizable by the Land Use Board. The Land Use Board alone will have the authority to grant deviations from the requirements of this Plan, as provided herein.

### Amendment to the 151-161 NJSH Route 94 Redevelopment Plan

This Plan may be amended from time to time in compliance with the requirements of the Redevelopment Law.

As development occurs within the Plan Area, development priorities and market demands may change. This Plan should have the adaptability to meet the changing needs of market demand, the Township of Vernon and its citizens. Amendments may be required in order to accommodate these changes.

### Variations in Site Plan Design

Modifications from standards that are expressly stated to be “mandatory” under the Land Use Regulations of this Plan, may be approved by the Land Use Board only by formal grant of a deviation as provided.

The Land Use Board may grant deviations from the regulations contained within the Plan, where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structure, or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk, or design objective or regulation adopted pursuant to this Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the owner of such property. The Land Use Board may also grant a deviation from the regulations within this Plan related to a specific piece of property where the purposes of this Plan would be advanced by such deviation from the strict application of the requirements of this plan, and the benefits of granting the deviation would outweigh any detriments. The Land Use Board may grant exceptions or waivers from design standards, from the requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review, and/or subdivision approval within this Plan, if the literal enforcement of one or more provisions of the Plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good, and will not substantially impair the intent and purpose of this Plan.

De minimis exceptions from RSIS may be granted by the Land use Board as permitted by N.J.A.C. 5:21-3.1 et seq.

An application requesting deviation from the requirements of this Plan must provide a public notice of such application in accordance with the public notice requirements set forth in N.J.S.A. 40:55D-12.a. & b.

No deviations may be granted which will result in permitting:

1. A use or principal structure not permitted in this Plan;
2. An expansion of a nonconforming use; and
3. An increase in height of a principal structure which exceeds by ten (10) feet or ten (10%) percent the maximum height permitted in this Plan.

Any party seeking a deviation from this Plan which cannot be granted by the Land Use Board as set forth above may apply to the Governing Body to request an amendment to this Plan.

### Acquisition Plan

There is no property acquisition by the Township anticipated by this Plan.

### Relocation Plan

Because there is no property acquisition by the Township anticipated by this Plan, no Relocation Plan is necessary.

X

**Warwick Town Clerk**

---

**From:** Deidre Ellis (ClerksOffice2@WestMilford.org) <ClerksOffice2@westmilford.org>  
**Sent:** Monday, March 4, 2024 1:59 PM  
**To:** bsmith@bloomingdalenj.net; clerk@butlerborough.com; jbakalarczyk@hardyston.com; clerk@villageofgreenwoodlake.org; Michele Reilly; kiuele@kinnelonboro.org; clerk@ringwoodnj.net; townclerk@vernontwp.com; Warwick Town Clerk; dimhof@passaiccountynj.org; pcpb@passaiccountynj.org; efalt@rockawaytownship.org  
**Cc:** Pamela Jordan (PlanningBoard@WestMilford.org); Pamela Jordan (ZBOA@WestMilford.org)  
**Subject:** Ordinance 2024-004 West Milford Township  
**Attachments:** 2024-004-Readoption2003-02-VacateTenaflyCourt.pdf

March 4, 2024

**RECEIVED**

**MAR 04 2024**

**TOWN OF WARWICK  
TOWN CLERK**

**TO:** Borough of Bloomingdale  
Borough of Butler  
Borough of Kinnelon  
Borough of Ringwood  
Passaic County Clerk  
Passaic County Planning Board  
Township of Hardyston  
Township of Jefferson  
Township of Rockaway  
Township of Vernon  
Town of Warwick  
Township of West Milford Planning Board  
Village of Greenwood Lake

**Re:**  
**Ordinance 2024-004 - TOWNSHIP**  
**ORDINANCE READOPTING ORDINANCE 2003-02 TO VACATE CERTAIN PUBLIC RIGHTS IN A ROAD KNOWN AS "TENAFLY COURT" OF THE TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC, STATE OF NEW JERSEY**

Dear Sir/Madam:

Please take notice that the above Ordinance 2024-004 was introduced at a Regular Meeting of the Mayor and Governing Body of the Township of West Milford held on January 17, 2024 and was adopted on February 14, 2024.

Enclosed herewith as a courtesy is a copy of the Ordinance referenced above.

*Deidre Ellis*

Deidre Ellis  
Clerk's Office

973-728-2714

Warning: This email transmission may contain confidential or privileged information. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or taking of any action in reliance on the content of this message is strictly prohibited. If you have received this communication in error, please notify the sender by replying to this message, and then delete it from your system. Although the managing agency attempts to filter e-mails and attachments for viruses, it does not guarantee that either are virus free and accepts no liability for any damage sustained as a result of viruses. This message is automatically appended to each e-mail leaving the managing agency's e-mail system. ----Would you like to Unsubscribe from one of our mailing lists? Please visit our website [www.WestMilford.org](http://www.WestMilford.org) select the "Services" Tab & then "Email Subscriptions", select the mailing list which you subscribed and use the Unsubscribe box.----

**Township of West Milford**  
Passaic County, New Jersey

**~ Ordinance 2024 – 004 ~**

**ORDINANCE READOPTING ORDINANCE 2003-02 TO VACATE CERTAIN PUBLIC RIGHTS IN A ROAD KNOWN AS “TENAFLY COURT” OF THE TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC, STATE OF NEW JERSEY**

**WHEREAS**, Ordinance 2003-02 has been previously adopted and enacted into law and duly published as the law provides; and

**WHEREAS**, this Ordinance will readopt Ordinance 2003-02 that previously was omitted in the recording with the Passaic County Clerk; and

**WHEREAS**, a recent pending real property sale recognized that Tenafly Court was omitted from the Passaic County Clerk records and is needed for the real property sale to proceed; and

**NOW THEREFORE BE IT ORDAINED**, by the Township of West Milford Township Council finds that the readopting of Ordinance 2003-02 is as follows:

**WHEREAS**, Tenafly Court was dedicated to the public by virtue of inclusion on a filed map entitled “Fifth Map of Upper Greenwood Lake” which was filed with the Passaic County Register on August 1932, as Map No. 943; and

**WHEREAS**, in response to a road assessment petition by residents, the Township Council adopted Ordinance No. 1985-7 on June 19, 1985, accepting the roads surrounding, but not including, Tenafly Court, on the basis of recommendations from the Township Engineer not to accept Tenafly Court because it served no public need; and

**WHEREAS**, it continues to be the recommendation of the current Township Engineer that Tenafly Court be vacated due to the fact that it serves no foreseeable future public need as a right-away; and

**WHEREAS**, the Township of West Milford has determined that it wishes to vacate the public interest in Tenafly Court.

**NOW, THEREFORE, BE IT ORDAINED**, by the Township Council of the Township of West Milford, in the County of Passaic and State of New Jersey, as follows:

1. Tenafly Court which was created by the “Fifth Map of Upper Greenwood Lake” which was filed with the Passaic County Register on August 8, 1932, as Map No. 943, shall be vacated.
2. That the vacation of the above-described property shall in no way affect any private rights which may exist at the time of passage of this Ordinance.
3. That pursuant to law all rights and privileges possessed by any public utility are hereby reserved and exempted from the effects of this Ordinance.
4. That a copy of this Ordinance together with a certified copy of the proof of publication shall be filed with the Township Clerk and the proper County office according to law.
5. After introduction, this Ordinance shall be referred to the Township Planning Board for review and comment pursuant to N.J.S.A. 40:55D-26, -32 and -33 since it is a vacation.
6. If any section or provision of this Ordinance shall be held invalid in any Court of competent jurisdiction, the same shall not affect the other sections or provisions of this Ordinance, except so far as the section or provision so declared invalid shall be inseparable from the remainder or any portion thereof.



- 7. The introduction of this Ordinance shall be advertised pursuant to N.J.S.A. 40:49-2, provided, however that notice as to introduction and public hearing shall be made , pursuant to N.J.S.A. 40:49-6 at least (10) days prior to the public hearing and adoption hereof.
- 8. Notice of the introduction of this Ordinance and the time and place when and where this Ordinance will be further considered for public hearing and final passage, including a copy of this ordinance, shall be mailed to every person whose lands may be affected by this Ordinance, so far as same may be ascertained, directed to the last known post-office address, in accordance with the provision of N.J.S.A. 40:49-6.
- 9. Within sixty (60) days after adoption of this Ordinance, the Township Clerk shall cause this Ordinance, certified under the seal of the Township, to be filed in the office wherein conveyances of lands are recorded in the County of Passaic.
- 10. All Ordinances or parts of Ordinances which are inconsistent herewith are hereby repealed to the extent of such inconsistency.
- 11. This Ordinance shall take effect immediately after final passage and publication in the accordance with the laws of the State of New Jersey.
- 12. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this ordinance.
- 13. This Ordinance may be renumbered for purposes of codification.

Introduced: January 17, 2024  
 Adopted: February 14, 2024  
 Effective Date: March 5, 2024

TOWNSHIP OF WEST MILFORD  
 COUNTY OF PASSAIC  
 STATE OF NEW JERSEY

ATTEST

\_\_\_\_\_  
 William Senande, Township Clerk

By: \_\_\_\_\_  
 Michele Dale, Mayor

X

**Warwick Town Clerk**

---

**From:** MacLeod, Jennifer <jmacleod@orangecountygov.com>  
**Sent:** Wednesday, February 28, 2024 2:31 PM  
**To:** Ann-Margaret Baxter - V. Clerk; Christine DiPoalo - V. Clerk; Christine Durante- Town Clerk; Christine Shenkman - V. Clerk; Colleen Wierzbicki - V. Clerk; Darlena Decker - Town Clerk; Deborah Miller - V. Clerk; Desiree Potvin - Village Clerk; Desiree Potvin- Town Clerk; Donna Matthews - Town Clerk; Warwick Town Clerk; Elizabeth Doherty - V. Clerk; Florence Santini - Town Clerk; Gedalye Szegedin - Administrator/Clerk; Jane Leake - V. Clerk; Jeanne Mahoney - V. Clerk; Jennifer McCormick - Town Clerk; Jessica Kempter - Town Clerk; Joseph Pedi - Town Clerk; June Patterson - Town Clerk; Kate Schupner - Deputy Clerk; Kathleen Myers - Town clerk; Kathryn A. Sherlock - Town Clerk; Kelly Allegra; Kerry Dougherty - V. Clerk; Kim Zahra- Deputy V. Clerk; Linda Zappala - Town Clerk; Linnea Vail - Deputy Clerk; Lorene Vitek - City Clerk; Louisa M. Ingrassia - Town Clerk; Maria Darby - V. Clerk; Marisa Kraus- V Clerk; Mary Riso - Town Clerk; Monserrate Rivera-Fernandez - V. Clerk; Patricia Olsen - V. Clerk; Raina Abramson - V. Clerk; Rebecca Rivera - V. Clerk; Regina M. Taylor - V. Clerk; Richard McCormack - City Clerk; Robin Waizenegger; Rosemarie Vega - Deputy ClerkClerk; Sally Crawford - Town Clerk; Tara Stickles - Town Clerk; Theresa Whelan - Town Clerk; Tina Murphy - Deputy V. Clerk; Valentina Johnson - V. Clerk; Valerie Bitzer - Town Clerk  
**Cc:** Sorensen, Alan  
**Subject:** Annual Agricultural District Review  
**Attachments:** Ag District Review Poster.doc

**RECEIVED**  
**FEB 28 2024**  
**TOWN OF WARWICK**  
**TOWN CLERK**

Dear Municipal Clerks,

I am writing to inform you that the Orange County Annual Agricultural District Review open enrollment period will be held during the month of March. During this time, interested property owners can apply for inclusion in Orange County Agricultural District 1. Please find attached an 8X10 flyer with more details that can be posted within your municipal hall to inform the public of the enrollment period. Additional information can also be accessed at <https://www.orangecountygov.com/266/Annual-Enrollment>. If you or a potential applicant have any questions, please feel free to contact me at 845-615-3854 or at [jmacleod@orangecountygov.com](mailto:jmacleod@orangecountygov.com). Thank you and have a nice day.

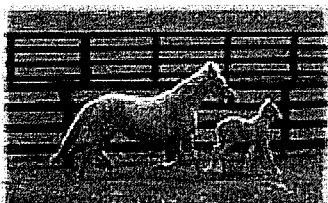
Sincerely,

Jennifer MacLeod, AICP  
 Senior Planner  
 Orange County Planning Department  
 124 Main Street  
 Goshen, NY 10924  
 (845) 615-3854

This communication may contain confidential information and is intended only for the individual or entity to whom it is addressed. Any review, dissemination, or copying of this communication by anyone other than the intended recipient is strictly prohibited. If you are not the intended recipient, please contact the sender, and destroy all copies of the original message. No responsibility is accepted by Orange County Government for any loss or damage arising in any way from receiving this communication.

Attention Farmers and Agricultural Land Owners:  
Orange County Annual Agricultural District Review  
Annual Application Period Ends March 31, 2024

# What the Agricultural District Review Means to You



The Agricultural Districts Law seeks to create an economic and regulatory climate which encourages farmers to continue farming. Every year the County allows interested property owners to apply for inclusion into its agricultural districts. Relying primarily on the initiative of landowners and local governments with state oversight, the law provides agricultural landowners with a number of benefits and protections which are outlined below.

## **Requirements and Benefits**

Any owner of land within an agricultural district that meets the requirements of a "farm operation" as defined in the Agriculture and Markets Law, receives these benefits:

- ◆ protection against the enactment and administration of laws or ordinances by local governments which would unreasonably restrict or regulate farm structures or farming practices within an agricultural district;
- ◆ notice to assure a full evaluation of the potential effects of a government sponsored acquisition or construction project on farms and farm resources within the agricultural district;
- ◆ limitation on benefit assessments; and
- ◆ notification when an application for a special use permit, site plan approval, use variance or subdivision approval requires municipal review.

Any owner of at least seven acres of land which produces a minimum of \$10,000 annually or less than seven acres of land which produces a minimum of \$50,000 annually, on average, in the preceding two years from the sale of crops, livestock, or livestock products (or in the first year for beginning farmers), is eligible to receive:

- ◆ an agricultural assessment and
- ◆ protection from nuisance lawsuits.

## **Oversight**

Agricultural districts are adopted by the County Legislature. As such these districts should not be confused with municipal zoning districts created by municipalities. The New York Department of Agriculture and Markets assures that district plans conform with the requirements of the Law. The Department is also responsible for administering the farm protections and benefits provided under the Law.

Annual Orange County Agricultural District Enrollment forms are due March 31. The forms are available on-line at [www.orangecountygov.com](http://www.orangecountygov.com) or through the Orange County Planning Department (845-615-3840). Applications should be mailed to the Orange County Planning Department, 124 Main Street, Goshen, NY 10924.

**For More Information Contact the Orange County Planning Dept. at**

**(845) 615-3840 or [planning@orangecountygov.com](mailto:planning@orangecountygov.com)**

77 Main Street  
Post Office Box 369  
Warwick, NY 10990  
www.villageofwarwick.org



(845) 986-2031  
FAX (845) 986-6884  
mayor@villageofwarwick.org  
clerk@villageofwarwick.org

VILLAGE OF WARWICK  
INCORPORATED 1867

RECEIVED

FEB 26 2024

TOWN OF WARWICK  
TOWN CLERK

February 26, 2024

I wanted to take a moment to express my sincere appreciation for your organization's ongoing efforts to promote smart climate action and sustainability within our community.

I'm thrilled to share some exciting news about an upcoming initiative called "Earth to Warwick!". This collaborative effort, led by community partners such as Wickham Works and Sustainable Warwick, aims to unite diverse sustainability initiatives under one umbrella. Through this initiative, we underscore the importance of environmental awareness and sustainability, particularly as we enter the spring season, when numerous meaningful events are scheduled.

Through Earth to Warwick!, we aim to highlight and celebrate the diverse range of initiatives and events taking place throughout the community. By bringing these efforts together, we can amplify our impact and inspire more individuals to participate in creating a greener future for Warwick.

I invite your organization to join Earth to Warwick! in whatever capacity works best for you. Whether you choose to spread the word, host a table at Treecycle, or include your own event on the Green Calendar, your contribution will make a difference.

As part of Earth to Warwick!, we're planning a promotional campaign to showcase events taking place in our community. Some examples of these events include:

- Arbor Day celebration with Park Avenue Elementary students (Village of Warwick)
- Treecycle (Wickham Works)
- Too Good to Toss (Wickham Works)
- Coolest Recycling Drive (Sustainable Warwick)
- Food Scraps to Compost at the Warwick Farmers Market (Sustainable Warwick)
- Garden Tour (Warwick Valley Gardeners)

Ms. Melissa Shaw-Smith of Wickham Works is coordinating information from stakeholders, and I encourage you to collaborate with her to ensure your events are included in the collective outreach efforts.

Your participation in Earth to Warwick! is a wonderful opportunity to contribute to our community's sustainability efforts. Together, let's sow the seeds of positive change and inspire others to join us.

Very truly yours,

Michael J. Newhard, Mayor

# TOWN OF WARWICK



132 KINGS HIGHWAY  
WARWICK, NEW YORK 10990


BUILDING & PLANNING DEPT (845) 986-1127  
FAX NO. (845) 987-9644  
BUILDING DEPT EXT. 258/260  
PLANNING DEPT EXT. 261  
ENGINEER EXT. 275

## Memo

**RECEIVED**

**FEB 28 2024**

**TOWN OF WARWICK  
TOWN CLERK**

To: Town of Warwick Town Board  
From: Connie Sardo, Planning Board Secretary   
Dated: February 28, 2024  
Re: Ball Farm 14-Lot Subdivision – Lead Agency Circulation of Full EAF Part 2.  
SBL #53-1-37.2 (56 Ball Rd.)

Please be advised on February 27, 2024, the Town of Warwick Planning Board recirculated the proposed Ball Farm 14-Lot Cluster Subdivision Full EAF Part 2 to all of the Involved and Interested Agencies. The Town Board has been listed as an Involved/Interested Agency for the possible formation of a public road dedication and for drainage district.

cc: Eileen Astorino, Town Clerk

CC: Eileen ✓



**St. Anthony  
Community Hospital**  
Westchester Medical Center Health Network

February 27, 2024

Dear Town Supervisor Jesse Dwyer,

I am writing to inform you that, after thoughtful review and in consideration of current data, we are planning to close our extension site located at 74 North Main Street, Florida, New York, 10921. In doing so, we will be relocating The Sleep Institute to St. Anthony Community Hospital in Warwick, New York as well as pivoting to an at-home remote diagnostic care model. A formal Closure Plan will be submitted to the New York State Department of Health (NYSDOH) and closure will be contingent on NYSDOH approval. We believe this transition to providing services remotely in patients' homes will better meet their needs and is consistent with current sleep study trends. The Sleep Institute has been the primary provider of sleep services to the Florida area for the past 10 years. We take pride in providing the highest quality services while ensuring the best possible care and we look forward to continuing these services with the new at-home model. Additionally, for those patients who may require an in-lab sleep study, we will continue to offer this service at either of our state-of-the-art sleep lab center located at Bon Secours Community Hospital in Port Jervis, NY and Good Samaritan Hospital in Suffern, NY.

We are enthusiastic about the opportunity to continue providing sleep studies within the WMCHHealth and Bon Secours Charity Health System and are committed to maintaining the highest standards of care. Please also note that we are carrying out this closure in full compliance with all applicable NYSDOH requirements and processes.

As part of that process, we invite you to participate in a public forum scheduled for March 6, 2024, between 12pm-1pm. The event will be held on the 2<sup>nd</sup> floor conference room at St. Anthony Community Hospital. All are welcome to join and pose any questions or seek clarifications regarding this service transition. Your presence and engagement are highly valued as we strive to ensure transparency and address any concerns the community may have.

For any questions, please reach out to Megan Baldwin, Senior Vice President, Government and Community Relations at WMCHHealth using the following contact information.

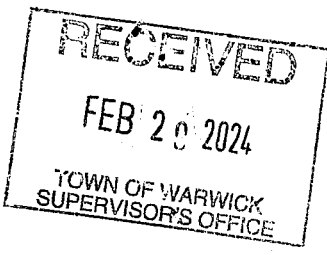
Email: [megan.baldwin@wmchealth.org](mailto:megan.baldwin@wmchealth.org)  
Phone: 914-493-7767

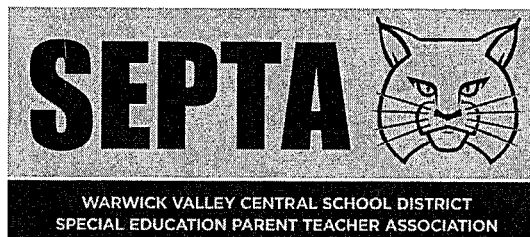
Sincerely,

*Mary P. Leahy MD*

Mary P. Leahy, MD, MHA,  
President & CEO, Bon Secours Charity Health System

15 Maple Avenue, Warwick, New York, 10990 tel 845/986-2276 [bschs.bonsecours.com](http://bschs.bonsecours.com)





Email: [wvsepta@gmail.com](mailto:wvsepta@gmail.com)

Facebook: <https://www.facebook.com/groups/wvsepta/>

Membership: <https://wvsepta.memberhub.com/store>

February 19, 2024

Dear Members of the Town Board;

My name is Jodi Brizell, I am the current president of the Warwick Valley Special Education PTA (SEPTA). We are writing to ask for sponsorship for our family picnic and hike event at Mountain Lake Park, scheduled for 6/8/2024. We plan to use the park grounds and Lakeside Pavilion for this event.

WV SEPTA is a non-profit organization that advocates for and serves K-12 children and their families within the WVCSD and the surrounding communities with specialized educational and medical needs.

When a family has children with special needs, they often find it difficult to attend functions and activities due to the higher support needs of those children. This can often lead to limited experiences for the children and isolation for the families. A core focus of WV SEPTA is to create events that provide an inclusive and supportive environment for those families.

Your sponsorship would allow us to minimize our costs and provide a great day for the families we serve to enjoy the park. Our chapter has been dormant for more than two years, so our budget for events is limited as we work to rebuild and expand our organization.

We hope the town will consider sponsorship and partner with us to create a wonderful day for the special needs children and their families in our community.

If you would like any additional information about our event or WV SEPTA, please reach out.

Thank you,

Jodi Brizell  
WV SEPTA President

**RECEIVED**  
MAR 08 2024  
TOWN OF WARWICK  
TOWN CLERK