



Warehouses Are Coming to a Farm Near You

Support the Skylands Preservation Alliance

Our Vision: To promote the preservation of the agricultural, historical and ecological heritage of New Jersey Skylands Communities while fostering sustainable and thoughtful economic development and growth.

Multiple warehouse projects are on the horizon

Heritage Farm, Franklin Township, Warren County

Yaraghi (Tobias) Farm, Franklin Township, Warren County

The Tinsley (Former Peter Smith Farm), Greenwich Township, Warren County

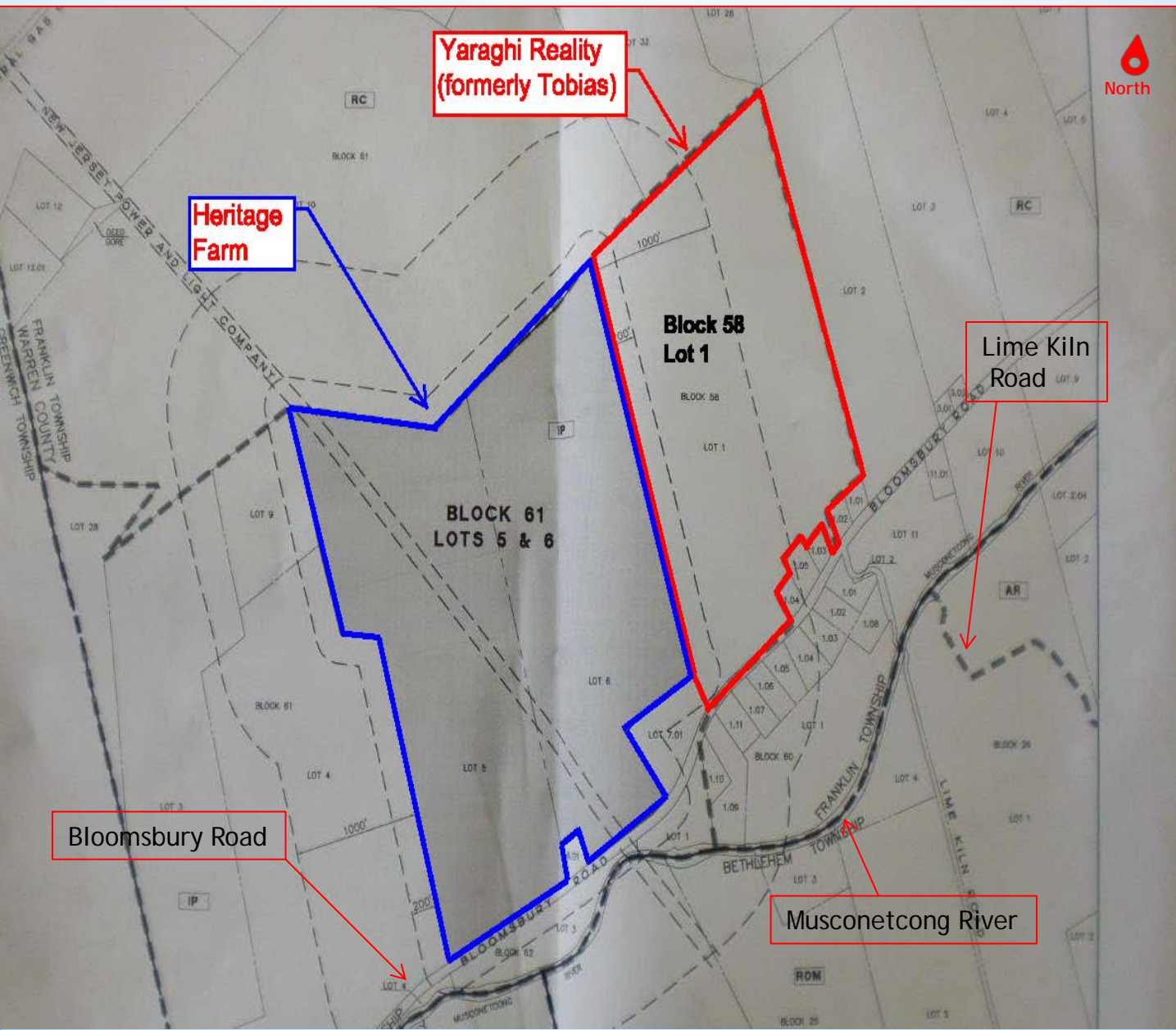
Immediate Concerns:

- Loss of farmland
- Increased tractor trailer traffic on local roads
- Pollution, air and water quality impact to local residents
- Contamination of the Musconetcong River with C-1 Wild and Scenic designation
- Loss of "community character"
- Loss of Wildlife Habitat
- Conformance to weight limitations on roads and bridges
- Karst topography, potential sink holes

How Can You Help!

- ✓ Attend township committee and land use board meetings
- ✓ Challenge township leaderships to stop inappropriate township development
- ✓ Challenge potential conflict of interest of township committee members, land use board members and township professionals
- ✓ **Get involved; join Skylands Preservation Alliance (SPA), SkylandsPreservationAlliance.org**
- ✓ Request to be on the SPA mailing list to keep informed on what is going on
- ✓ Follow us on Facebook, Skylands Preservation Alliance
- ✓ Put a No Warehouse sign in your front yard
- ✓ Volunteer your time/talents
- ✓ **Your financial support is needed for hiring lawyers and professionals, donate to SPA in person or online at SkylandsPreservationAlliance.org**

Local Properties at Risk of Warehouse Development



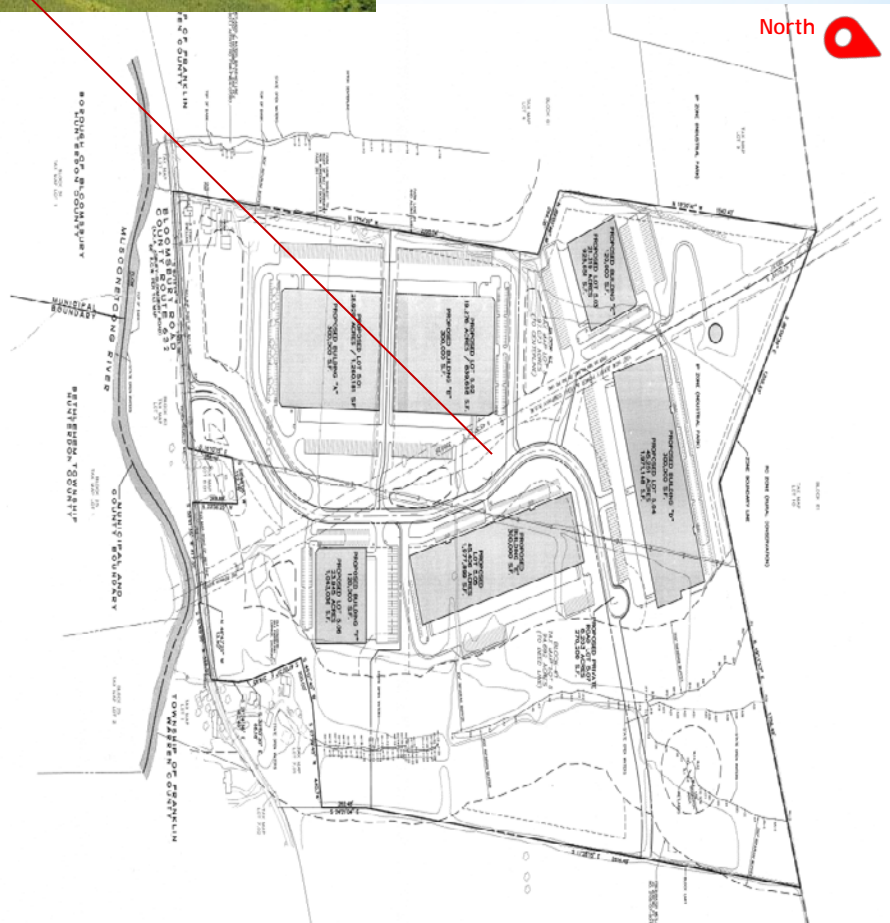
Heritage Farm

Franklin Township, Warren County



Productive
farmland with
streams feeding
the Musconetcong
River

Possible future:
Multiple buildings,
850,000 total
square foot



Heritage Farm Background Information

Historical Information:

2009-2010

Heritage Farm, Block 61 Lots 5 & 6

- F. Greek Project, Bloomsbury Industrial Park
 - Actually a transfer station
 - 191.76 acres
 - Six (6) buildings totaling 1.44 million sq. ft.

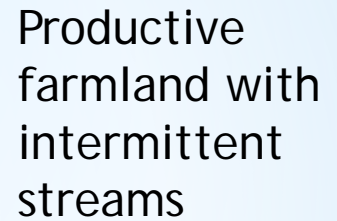
Application submitted to Franklin Township Land Use Board

- Multiple meetings and testimony from professionals on both sides
- Huge support from local residents
- Outcome from Skylands Preservation Alliance (SPA) efforts:
Application was withdrawn, project was abandoned

Current Project Status:

- New plans being developed with fewer buildings, now 650,000 sq. ft.
- Developer submitting storm water management system and wetland studies at county level
- no current application at the township level

Franklin Township, Warren County



Yaraghi Background Information

Yaraghi Property, Block 58 Lot 1 (formerly Tobias Farm)

Historical Information:

2019-2024

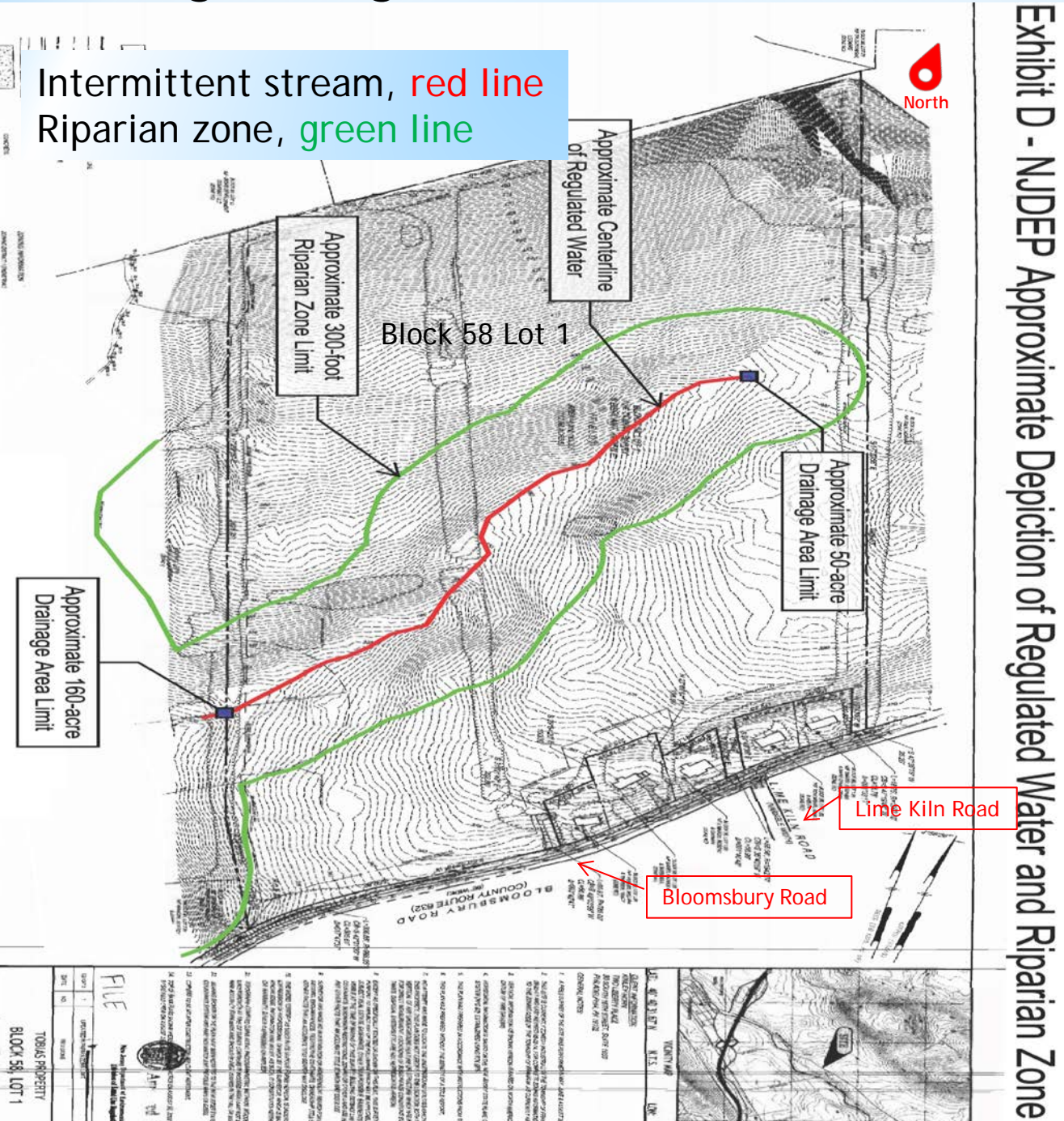
- SPA stopped Property in Need of Redevelopment designation on active farmland that Franklin Township was going for. Such a designation would have allowed for a PILOT (payment in lieu of taxes) program rather than standard property taxes. This was accomplished by SPA suing Franklin Township.
- SPA Challenged and won 2019 DEP Flood Hazard Area Determination, required SPA suing NJDEP
 - In 2022 our efforts were successful and original decision was remanded acknowledging that intermittent streams were on the property.
- 2023 Yaraghi bought Block 58 Lot 1 from Tobias for \$5,500,000

Current Project Status:

- remand decision being challenged in court
- no current application at the Township level

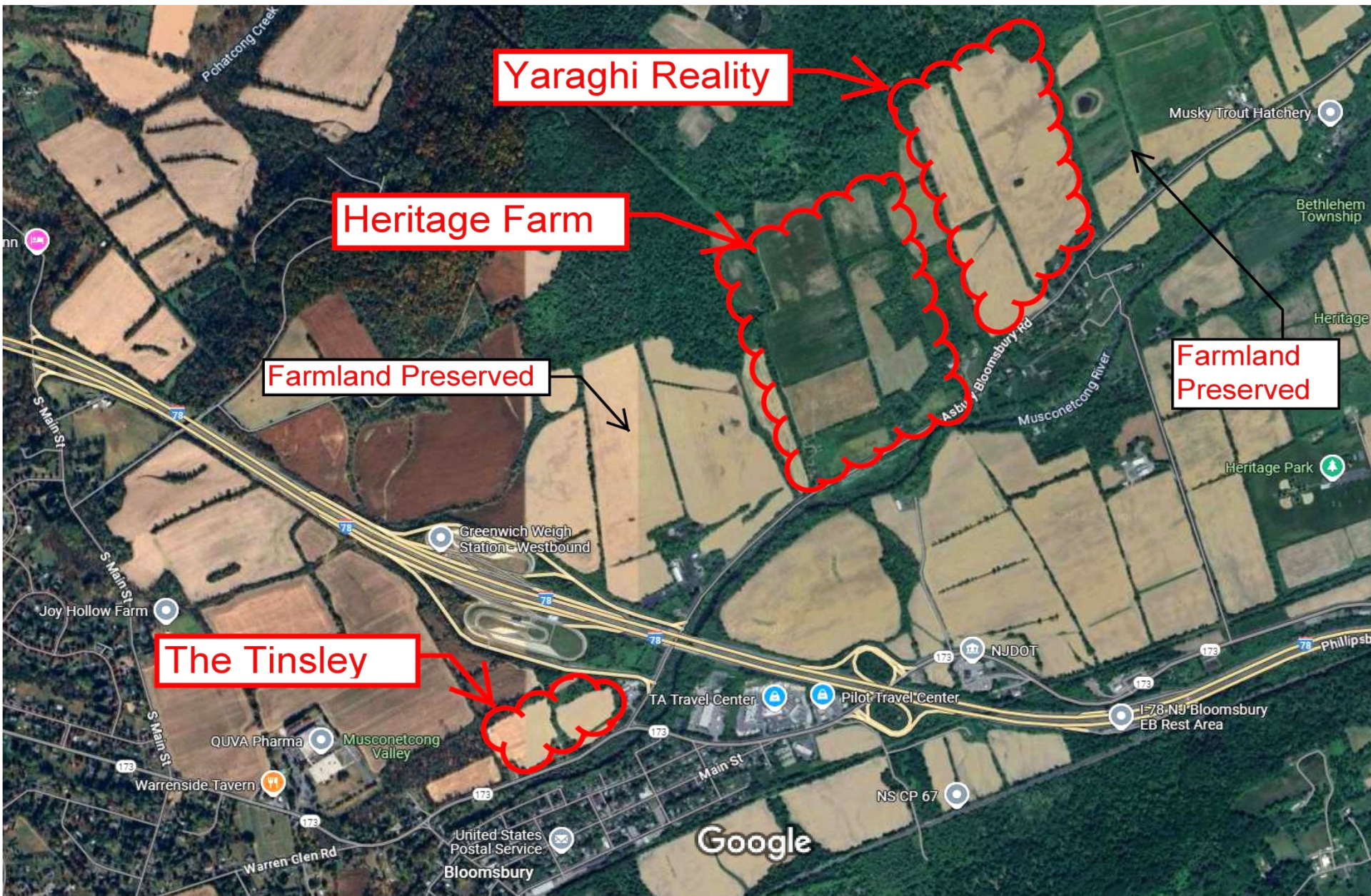
NJDEP Remand Decision 4/22/2022

Recognizing Intermittent Streams



A big win for SPA to have intermittent streams and riparian zones recognized by the DEP sending developer back to square one

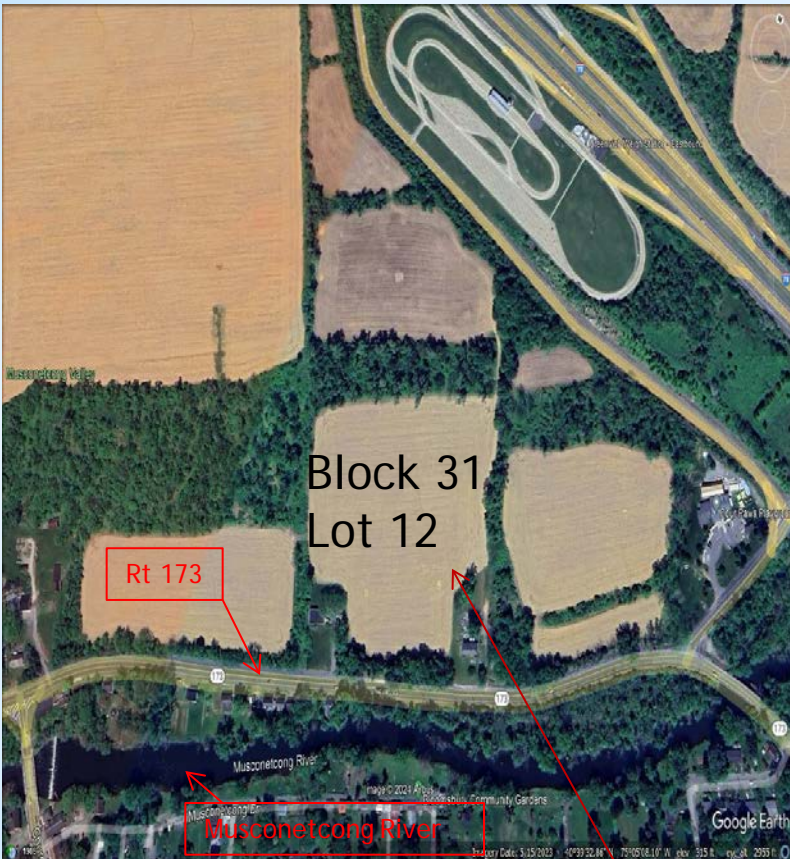
Imagine all the pollution, impact to local traffic, impact to the Musconetcong River, trucks, trucks, and more trucks if these warehouse projects move forward



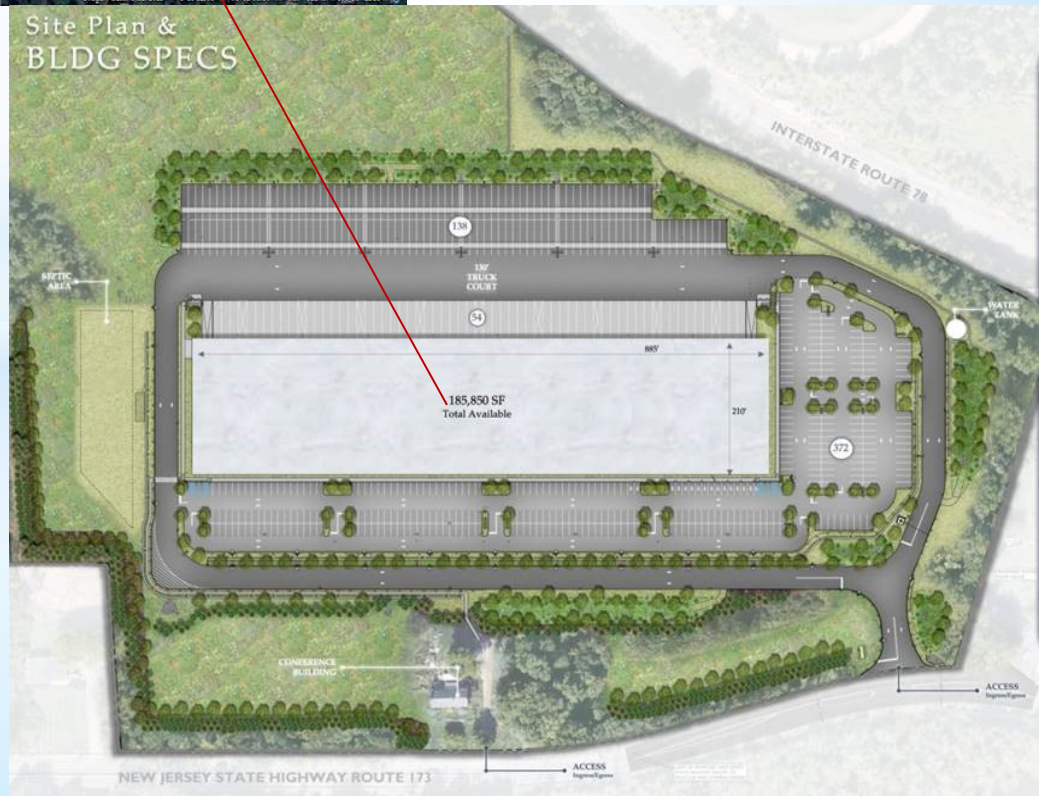
"The Tinsley"

Greenwich Township, Warren County

Forested
farmland across
the street from
the Musconetcong
River



Proposed
Warehouse,
185,850 square
foot building



The Tinsley Warehouse

Proposed Warehouse

- Greenwich Township Lot 31 Lot 12 (43.63 acres)
- 717 State Highway 173
- Proposed warehouse 185,850 sq. ft.
- 54 exterior trailer dock doors
- 344 auto, 28 van, 138 trailer parking spaces
- <https://www.loopnet.com/Listing/717-State-Route-173-Bloomsbury-NJ/27801317/?>

Current status:

- Township application deemed complete, January 2025
- March 13th LUB meeting was chaotic, two rooms were needed to accommodate approximately 200 visitors, audio and video in the firehouse room was inadequate. Bloomsbury lawyer did a great job questioning applicant's testimony. SPA lawyer gets his chance at the next meeting.
- Multiple variances needed for project to move forward
- Future LUB meetings held the 2nd Thursday of every month, **next meeting April 10th, 7:30 PM, location TBD**
- WE NEED YOU AT THE NEXT MEETING,

Your presence makes a difference!

Upcoming Events

Greenwich Land Use Board Meeting

The Tinsley testimony continues

When: April 10th 7:30 PM

Where: Meeting location TBD

Keep informed for final meeting location



Responsible planning
is needed, at local
and county levels

Warehouse Sprawl Informational Get-Together

Sponsored by Skylands Preservation Alliance

When: Sunday, April 27, 2025, 1-3 PM

Where: Greenwich American Legion Post 456

323 Greenwich Street, Stewartsville, New Jersey 08886

Occupancy limited to 75, please RSVP Barbara Banes
at barbara_banes@comcast.net to save a space

Program: Exchange of information with members of:

Skylands Preservation Alliance

Highlands Coalition

Musconetcong Watershed Association

Citizens for Sustainable Development

Delaware River Keepers