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- Morris City vs Boonton → General

A statement of Russel A. Miles
on the issue of delineation of
Region.

pgs 8

ML000623E

A STATEMENT OF RUSSELL A. MILES
ON THE ISSUES OF DELINEATION OF REGION

MORRIS COUNTY FAIR HOUSING COUNCIL et al

-v-

BOONTON TOWNSHIP et al

DOCKET NO. L 6001-78 P.W.

In response to the invitation of the Court to present statements of position that will assist the judicial determination of "region" as it relates to the municipalities within Warren County, I recommend that the region be coterminous with the boundaries of Warren County.

The County of Warren is located in the northwestern part of the State, along the Delaware River, and occupies an area of 363 square miles, a large part of which is devoted to agriculture. Development that occurred during the 19th century began in three town centers--Hackettstown, Washington and Phillipsburg--and has been reinforced by the construction in the 20th century of New Jersey Highway Route 57. The development in and around Phillipsburg, which is located in the southwestern part of the County, is unique in that it is directly related to nearby Easton, Pennsylvania. A recent land use study revealed that more than 55 percent of the land area was devoted to agriculture and approximately 5 percent is devoted to urban uses, such as residential, commercial, industrial, transportation, etc.

The New Jersey State Development Guide Plan (May 1980), which provides a blueprint for development, has recognized the geographic and social conditions in Warren County and has, therefore, designated almost all of the County as "agricultural" or "limited growth" areas. Only the three town centers of

Hackettstown, Washington and Phillipsburg, with portions of surrounding communities, are designated as "growth" areas. These centers have historically served as the economic focal point for the surrounding "agricultural" areas. It should be noted, on the attached map entitled "Growth Areas" (Map 1) taken from the State Development Guide Plan, that the small "growth" areas in Warren County are not contiguous and, in fact, are substantially separated from the "growth" areas in Morris, Hunterdon and Sussex Counties, our immediate neighbors in New Jersey. This separation clearly points up the justification for Warren County to be established as a region in itself. Map 2, entitled "Warren County-- State Development Guide Plan", clearly shows the extent of "agricultural", "limited growth" and "conservation" areas as envisioned by the New Jersey Department of Affairs in its plan.

The Warren County General Development Plan (Map 3), adopted by the County Planning Board on September 24, 1979, demonstrates the coordination that exists between the State of New Jersey and the County of Warren with respect to the guidance of future development in the County. In only one area, that is the Phillipsburg town center, does the County plan differ slightly from the State plan. In that instance, the County plan includes a somewhat smaller area designated as a "growth" area than does the State Guide Plan. This difference is the result of local knowledge of the extent of prime "agricultural" land which exists along the alignment of Interstate Route 78. It is the objective of the Warren County Planning Board that this prime "agricultural" land remain in production of food and fiber and not be encouraged to convert to other uses. For this reason, the County plan does not encourage the extension of utilities into this area.

Warren County has been designated as a part of the Allentown-Bethlehem (Pa.) Metropolitan Statistical Area by the Federal Office of Management and


Budget (OMB), Map 4. The purpose of the designation of a metropolitan statistical area is to maintain geographical consistency in the presentation of data issued by Federal agencies. The general concept of a metropolitan statistical area is one of a large population nucleus, together with adjacent communities which have a high degree of economic and social integration with that nucleus. Warren County has been designated for several decades as part of the Allentown-Bethlehem Metropolitan Statistical Area because of the economic and social interaction with that part of Pennsylvania referred to locally as the Lehigh Valley. The County Planning Board, in 1983, reexamined this designation and concluded that, based on employment patterns, that is the number of Warren County residents who worked in the Lehigh Valley and, conversely, the number of Pennsylvania residents who worked in Warren County, the social and economic interaction with the Lehigh Valley as opposed to areas to the east of Warren County and, based on the fact that the principal newspaper serving Warren County is published in Pennsylvania, Warren County should remain as part of the Allentown-Bethlehem Metropolitan Statistical Area and should not be included within any of the New Jersey Metropolitan Statistical Area designations.

It is apparent, based on the preceding information, that the determination of the region for Warren County should be the County itself and should not extend into other counties in New Jersey for the following reasons.

1. The New Jersey State Development Guide Plan shows Warren County to be separate and apart from any other "growth" areas in the State.
2. The Warren County Master Plan is consistent with the State Development Guide Plan.
3. There is a well-defined geographic separation of Warren County from other New Jersey counties to the east, specifically, by the

Schooley's Mountain Range.

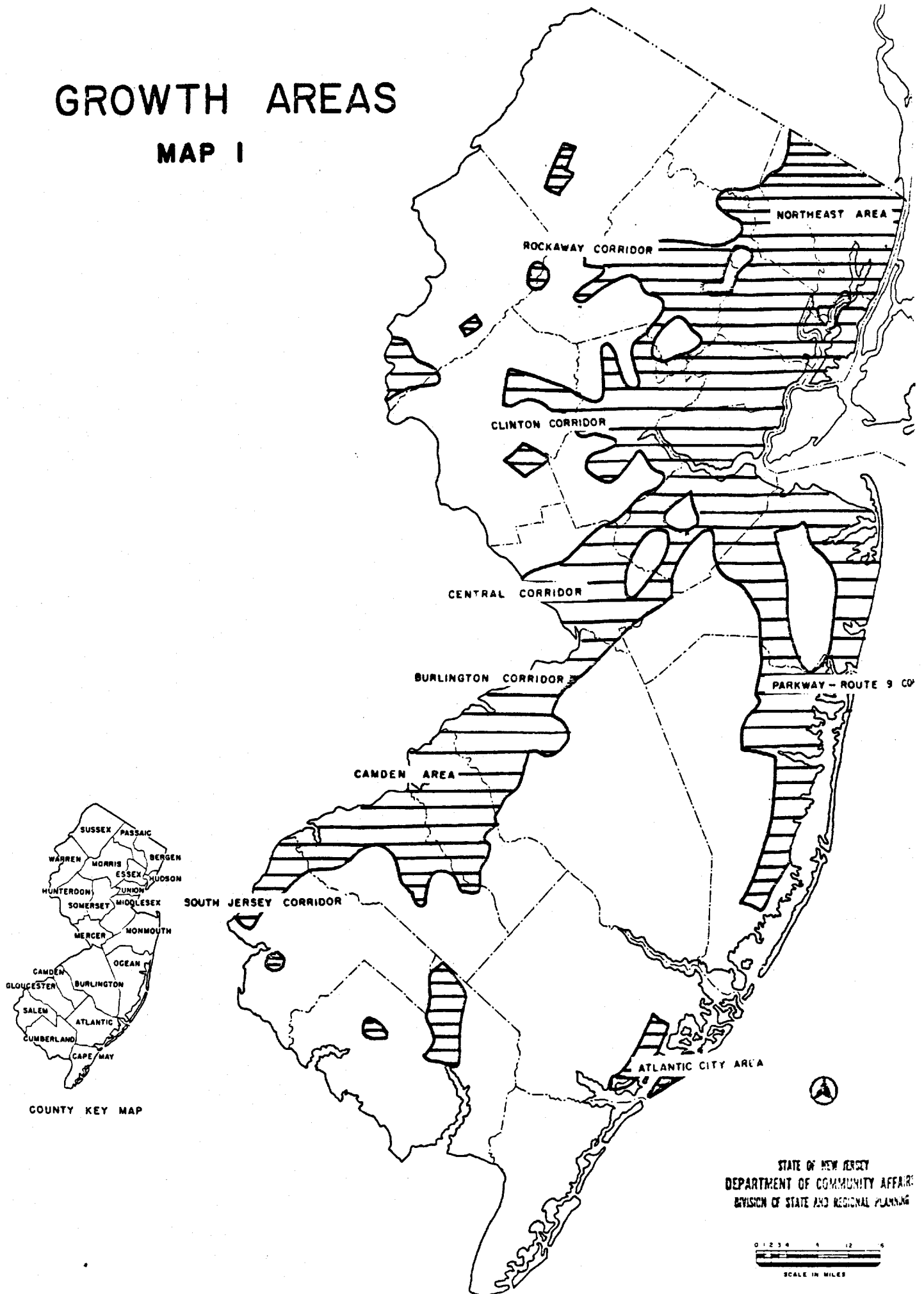
4. The small "growth" areas in Warren County have a definite inter-relationship to the surrounding "agricultural" areas rather than some distant area of industrial employment.
5. The labor market of Warren County has historically been considered part of the Lehigh Valley, in Pennsylvania, and not part of New Jersey.
6. The Federal Office of Management and Budget has designated Warren County to be part of the Allentown-Bethlehem (Pa.) Metropolitan Statistical Area.



Russell A. Miles, Professional Planner






GROWTH AREAS

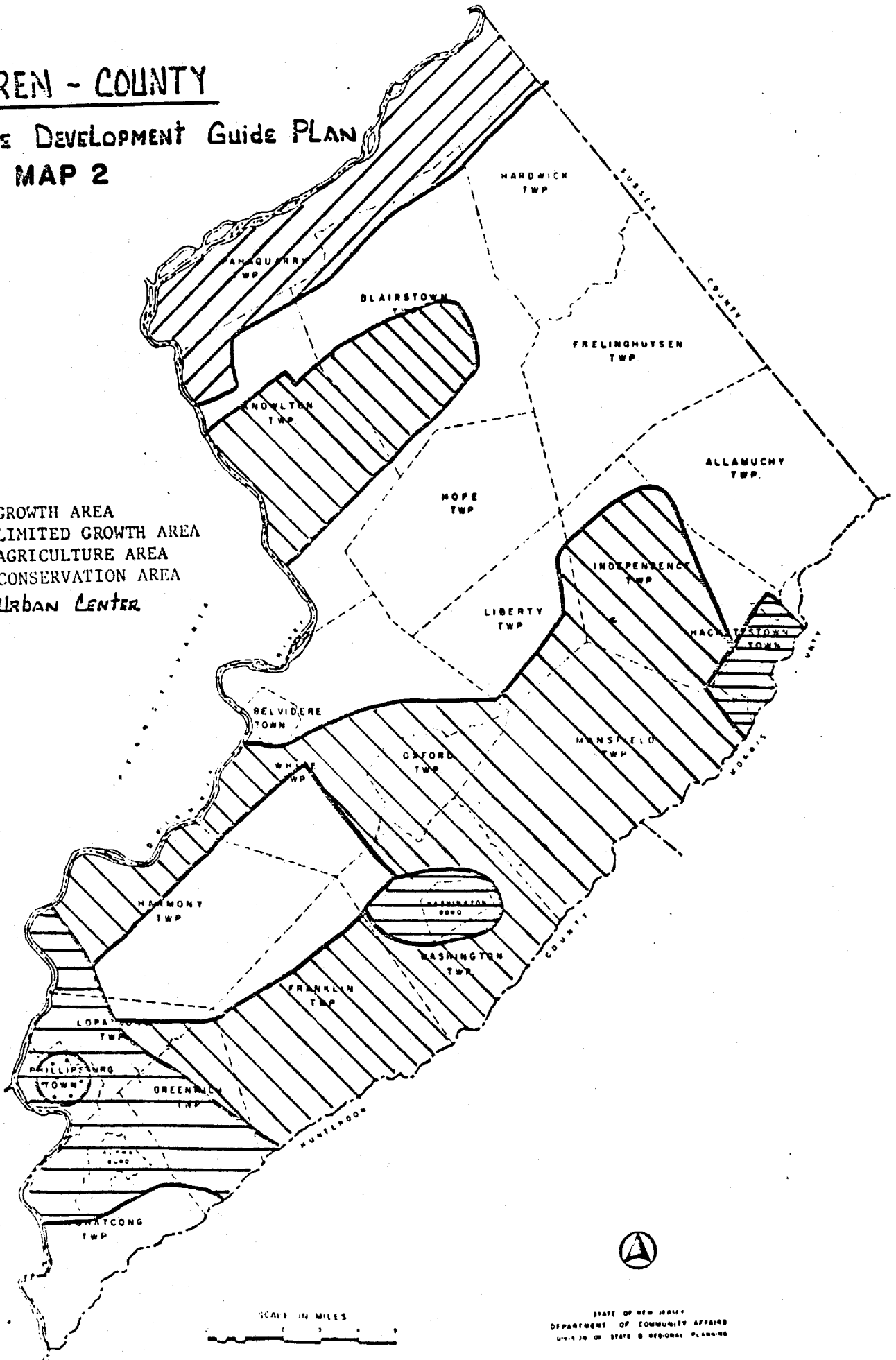
MAP I



WARREN - COUNTY

State Development Guide PLAN MAP 2

-  GROWTH AREA
-  LIMITED GROWTH AREA
-  AGRICULTURE AREA
-  CONSERVATION AREA
-  Urban Center



SCALE IN MILES

STATE OF NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF STATE & REGIONAL PLANNING

LARGE MAP

MAP 4

ALLENTOWN-BETHLEHEM PRIMARY STATISTICAL AREA

