

RESOLUTION 2024-28
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
DETERMINATION ON APPLICATION FOR
HIGHLANDS REDEVELOPMENT AREA DESIGNATION
FOR TOWNSHIP OF LOPATCONG, WARREN COUNTY,
BLOCK 102, LOTS 9, 9.01 AND 9.03
AND TOWNSHIP OF POHATCONG, WARREN COUNTY,
BLOCK 1, LOT 1.01

WHEREAS, the Highlands Water Protection and Planning Act (Highlands Act) created a public body corporate and politic with corporate succession known as the Highlands Water Protection and Planning Council (Highlands Council); and

WHEREAS, the Highlands Council prepared and adopted Procedures for Highlands Redevelopment Areas Designation (Procedures) by Resolution 2008-43 dated October 30, 2008; and

WHEREAS, on September 27, 2017, the Council approved a Resolution adopting the final “RMP Addendum 2018-1 Procedure for Considering Proposals to Amend the Highlands Regional Master Plan” (Amendment Procedure) as an amendment of, and addendum to, the RMP; and

WHEREAS, the Council prepared a document entitled “RMP Addendum 2019-1 Procedures for Highlands Redevelopment Area Designation” (Redevelopment Procedures); and

WHEREAS, on December 6, 2018, the Highlands Council adopted a resolution authorizing Council staff to conduct the requisite public hearings under the Amendment Procedure before the Redevelopment Procedures may be adopted as an amendment to the RMP; and

WHEREAS, the Highlands Council adopted the final “RMP Addendum 2019-1 Procedures for Highlands Redevelopment Area Designation,” as an addendum to the RMP on March 21, 2019; and

WHEREAS, Lopatcong Township is the primary applicant for the Highlands Redevelopment Area designation, with Pohatcong Township having provided a letter indicating they do not object to Lopatcong Township taking the lead role in the application;

WHEREAS, Lopatcong Township submitted the original Petition for Lopatcong and Pohatcong Townships, Warren County Properties: Block 102, Lots 9 and 9.01 (Lopatcong) Block 1, Lots 1 and 1.01 (Pohatcong), all aforementioned parcels located solely in the Planning Area, for a Highlands Redevelopment Area Designation; and

WHEREAS, the application was revised to remove Block 1 Lot 1 (Pohatcong) from the proposed Highlands Redevelopment Area and construct a 367,350 sq. ft. warehouse on Block 102 Lot 9 (Lopatcong); and

WHEREAS, the Highlands Council held a public comment period concerning the proposed Highlands Redevelopment Area Designation commencing July 8, 2024 and ending August 9, 2024; and

WHEREAS, the Highlands Council extended the written public comment period on the designation of a Highlands Redevelopment Area through August 30, 2024, because a parcel included in the

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proposed Highlands Redevelopment Area (Lopatcong Township, Block 102, Lot 9.03 located in the Planning Area) was not previously identified.

WHEREAS, the Highlands Council duly considered the Draft Recommendation Report and all public comments on the proposed Highlands Redevelopment Area Designation; and

WHEREAS, after Highlands Council staff review, staff recommended that the Highlands Council approve the proposed Highlands Redevelopment Area Designation with the conditions set forth in the Highlands Council Staff Final Recommendation Report, dated {DATE} which is incorporated by reference into this Resolution; and

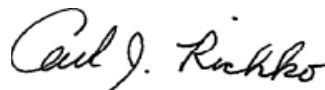
WHEREAS, pursuant to N.J.S.A. 13:20-5.j, no action authorized by the Highlands Council shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Council has been delivered to the Governor for review, unless prior to the expiration of the review period the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE, BE IT RESOLVED, the Highlands Council hereby

- (1) Adopts the findings of fact and conclusions based thereon set forth in the Final Recommendation Report, dated {DATE}; and
- (2) Based on said findings of fact and conclusions, approves the Block 102, Lots 9, 9.01 and 9.03 (Lopatcong), Warren County; and Block 1, Lot 1.01 (Pohatcong), Warren County, with conditions as set forth in the Final Recommendation Report.

CERTIFICATION

I hereby certify that the foregoing Resolution was adopted by the Highlands Council at its regular meeting held on the 17th day of October, 2024.



Carl J. Richko, Chairman

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Vote on the Approval of This Resolution	Motion	Second	Yes	No	Abstain	Absent
Councilmember Alstede			√			
Councilmember Bush	√		√			
Councilmember Dougherty				√		
Councilmember Dressler				√		
Councilmember Francis				√		
Councilmember James						√
Councilmember Sebetich				√		
Councilmember Van Abs			√			
Councilmember Visioli		√	√			
Councilmember Vohden			√			
Chairman Richko			√			