



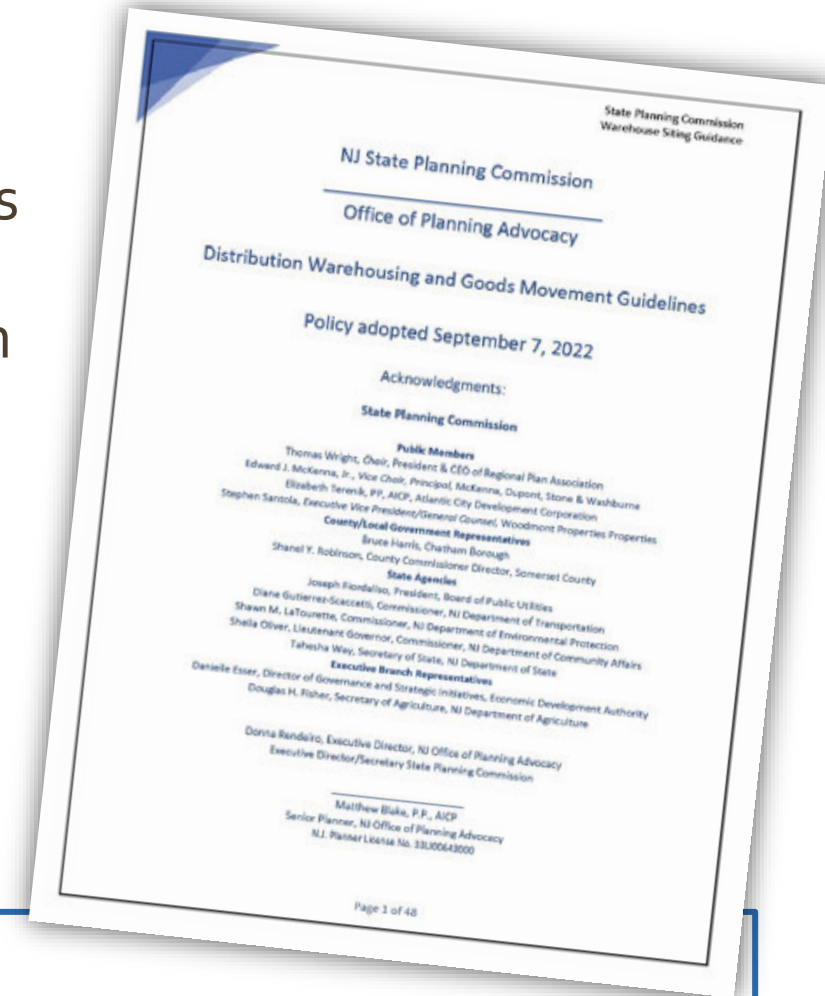
New Jersey Highlands Council Meeting

Thursday, April 20, 2023

Warehousing Standards

Warehousing in New Jersey

- Distribution Warehousing and Goods Movement Guidelines released and adopted as policy by New Jersey State Planning Commission Office of Planning Advocacy (OPA) in September 2022.
- Recognized the New Jersey Highlands Region as a “Special Resource Area.”
- Directed municipalities to refer to the Highlands Regional Master Plan (RMP) in conjunction with the OPA Guidelines with deference to the RMP.



Goal

Provide Highlands municipalities with additional support to implement the OPA Guidance in the context of Highlands RMP standards.

Policy Standards for Warehousing in the Highlands Region

- Builds on OPA guidance with Highlands RMP-specific requirements.
- Emphasizes proactive approach to warehouse development planning.
- Considerations include:
 - Location in Preservation Area/Planning Area, Highlands Land Use Capability Zones, local zoning, impervious surfaces, transportation access, infrastructure capacity, site-specific requirements
- Grant funding and technical assistance available for all Highlands municipalities to implement

Warehousing is going to occur in the Highlands.
These Policy Standards help ensure protections of the RMP remain.

Alpha Center Petition

Alpha Borough, Warren County

- Entirely within the Planning Area, 1.7 square miles
- Population of 2,368 (2020 census)
- Plan Conformance Petition approved in 2011
- Highlands Accomplishments
 - Planning Area Petition Ordinance (2011)
 - Environmental Resource Inventory (2012)
 - Land Use and Circulation Plan element (2013)
 - Zoning Map update (2014)
 - Redevelopment Plan for Borough-owned quarry (2018)
 - Reexamination Report (2019)
 - Highlands Center Designation Plan (2022)

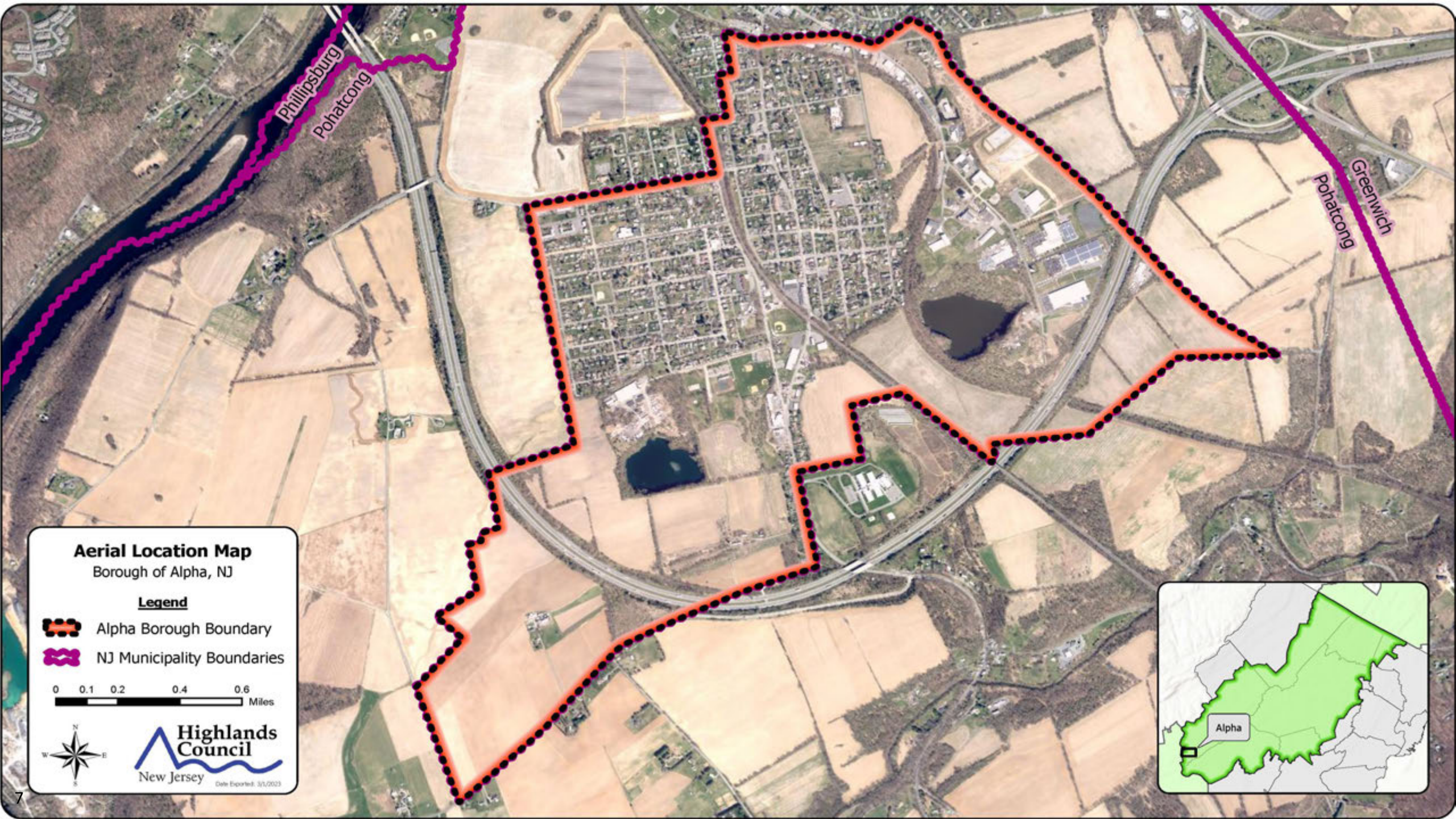
Some History

Formerly named Vulcanite. Home to the Vulcanite Portland Cement Company.

Many houses in the Borough are made from concrete.

The Concrete Mile was constructed nearby in Franklin Twp (now Rt 57).

2 abandoned quarries; remnants of cement operations.



Aerial Location Map

Borough of Alpha, NJ

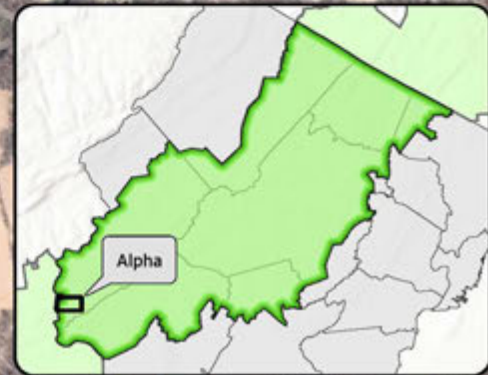
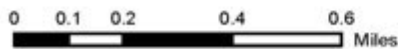
Legend



Alpha Borough Boundary



NJ Municipality Boundaries




Municipal Zoning

Borough of Alpha, NJ

Legend

 Alpha Borough - Boundary

Zone Type (2019)^*

 Agricultural (21.47%)

 Business Zone (8.44%)

 Cemetery (1.3%)

 Industrial Zone (24.73%)

 Park (4.22%)

 Residential Zone (22.11%)

^Transportation [Not Represented] (17.73%)

*Percentages derived from:
Area Acres Per Zone Type
Total Borough Acres

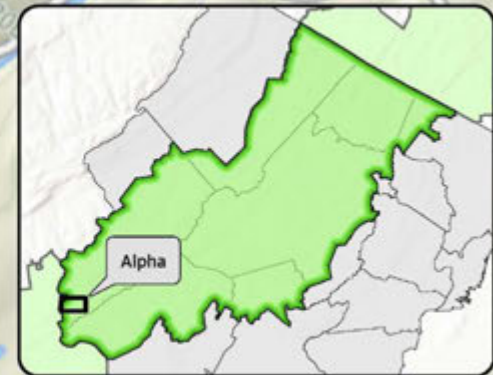
0 0.1 0.2 0.4 0.6 Miles



Highlands Council
New Jersey

Date Expired: 3/31/2023









Pohatcong Township



Existing Center Boundary

Borough of Alpha, NJ

Legend

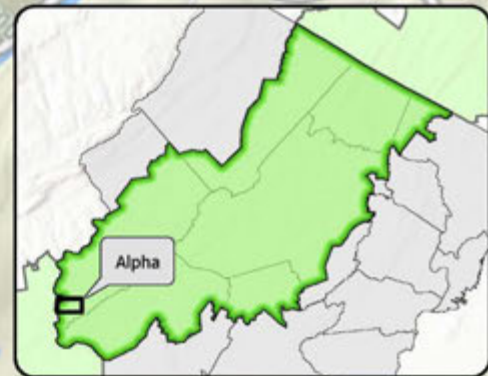
-  Existing Center Boundary
- Zone Type (2019)^***
-  Agricultural (21.47%)
-  Business Zone (8.44%)
-  Cemetery (1.3%)
-  Industrial Zone (24.73%)
-  Park (4.22%)
-  Residential Zone (22.11%)
-  ^Transportation [Not Represented] (17.73%)

*Percentages derived from: $\frac{\text{Area Acres Per Zone Type}}{\text{Total Borough Acres}}$



Highlands Council
New Jersey
Date Issued: 3/1/2023

Pohatcong Township




Proposed Center Boundary



Borough of Alpha, NJ

Legend

 Proposed Extension to the Center Boundary

 Existing Center Boundary

Zone Type (2019)^*

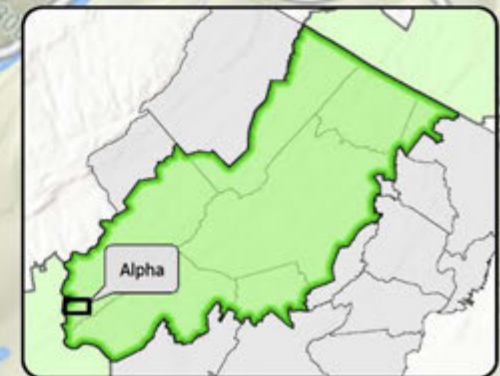
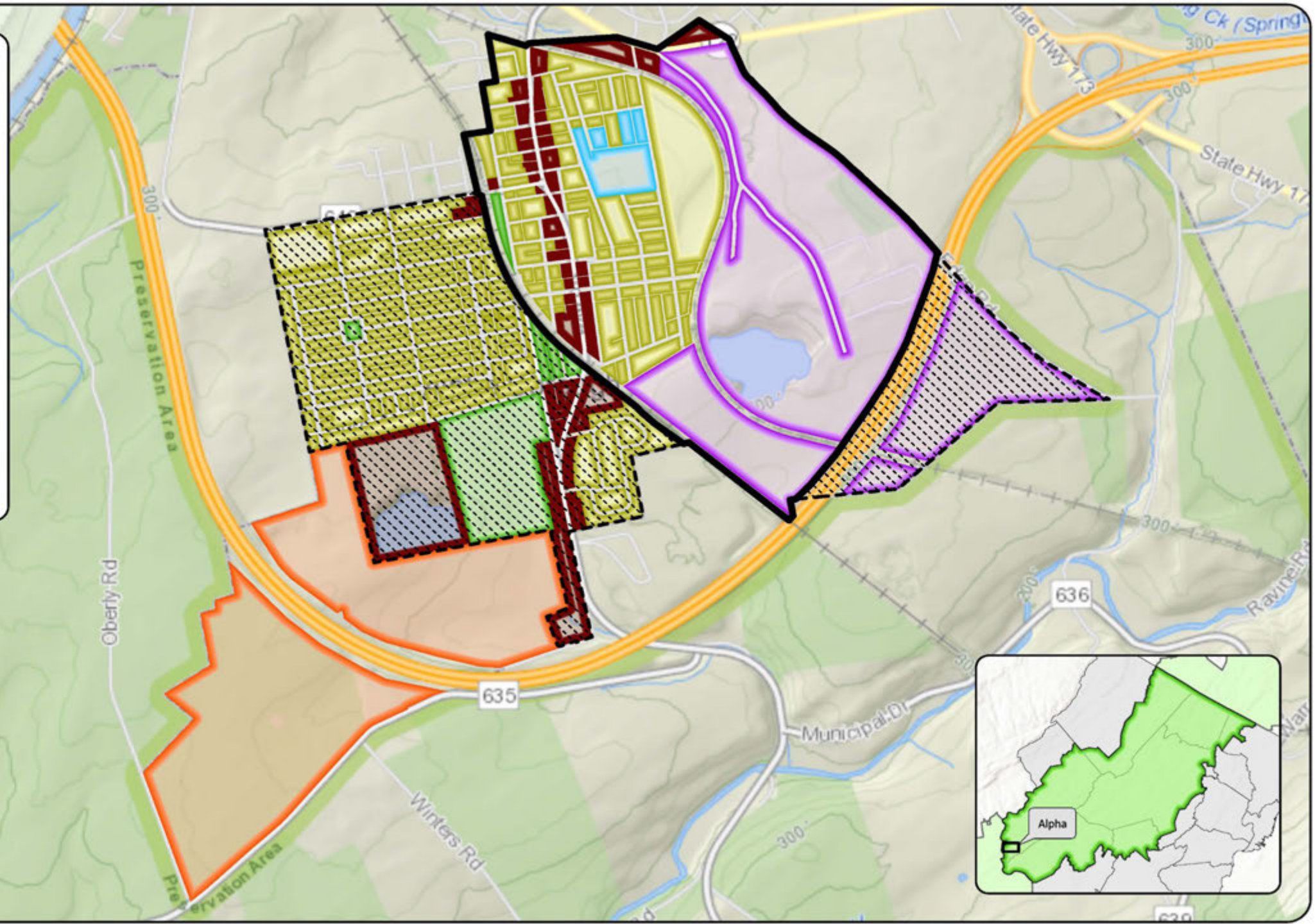
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Date Exired: 3/1/2023



Alpha Goals for the Center

Downtown Improvements

- Placemaking
- Streetscapes/Outdoor Dining
- Gateways into Town

Community Assets

- Pedestrian/Bike Access
- Public Art/Events
- Wayfinding Signage – businesses, parks, areas of interest

Opportunity for Growth

- Business Corridor Redevelopment
- Industrial District



Alpha Center supports this tight-knit community.

Center Designation Review

Criteria for Center Designation

- 1) Sufficient water availability, water supply, wastewater, and transportation capacity;
- 2) Consistent with resource protection standards of the Regional Master Plan and the Highlands Act;
- 3) Consistent with Smart Growth and Low Impact Development (LID) standards of the Regional Master Plan; and
- 4) Need for land uses within the community that may be met by the Highlands Center, provide for affordable housing, increased transit opportunities, and the potential use of Highlands Development Credits.

Alpha Center satisfies criteria.

Key Conditions of Petition Approval

- Wastewater management and stormwater management planning in Center.
- Strategies to facilitate downtown planning and placemaking – walkability, bike ability, streetscapes, etc.
- Water Use and Conservation Management Plan
- Follow state warehousing guidelines and Highlands Warehousing Policy Standards.
- Loss of lands in an Agricultural Resource Area **must** be mitigated through purchase of Highlands Development Credits (HDCs) or preservation of comparable farmland.

Conditions ensure goals and objectives of RMP are met.



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