



## State of New Jersey

Highlands Water Protection and Planning Council  
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*Executive Director*

### MEMORANDUM

**TO:** Plan Conformance Committee  
**FROM:** Benjamin L. Spinelli, Esq., Executive Director  
**SUBJECT:** Committee Meeting Minutes – March 1, 2023  
**DATE:** March 7, 2023

A Plan Conformance Committee meeting was held on Wednesday, March 1, 2023, at 2:00pm via Zoom teleconference.

Committee Members present: Council Chair Richko, Committee Chair Dressler, and Committee Members Van Abs and Vohden.

Staff Members present: Ben Spinelli, Gabrielle Gallagher, James Humphries, Maryjude Haddock-Weiler, Kelley Curran, Judy Thornton, Corey Piasecki, Allison Bittner, and Annette Tagliareni.

Also present was Thomas F. Holl, Associate Counsel of the Governor's Authorities Unit

*The meeting commenced at 2:10pm.*

There were three (3) items to discuss:

#### **Planning Standards for Warehousing in the New Jersey Highlands Region**

James Humphries, Director of Planning, Science & GIS, and Judy Thornton, Principal Planner, gave a presentation on proposed warehousing standards for the Highlands Region. After the presentation, Committee Member Van Abs had several written comments which he indicated he would share with staff. After much discussion, staff added that the document is still a work-in-progress and thanked the committee for its input. At the next Council meeting, staff will report out that this document is being prepared.

#### **Alpha Borough, Warren County – Amended Petition for Plan Conformance with Highlands Center Designation**

Maryjude Haddock-Weiler, Planning Manager, gave a presentation on Alpha Borough's Amended Petition for Plan Conformance for a Highlands Center Designation.

After the presentation, Committee Chair Dressler asked if the municipality had seen the Council's proposed conditions for any approval. Ms. Haddock-Weiler responded that the Mayor of Alpha Borough understands the conditions and received the Draft Consistency Review and Recommendations Report. Member Van Abs had concerns about some of the details of the amended Petition. After much discussion, it was decided by staff and the committee to move the amended Petition to the Council's April meeting to allow more time to refine the conditions and gain firm agreement concerning relevant aspects of them, from the Borough. Staff will discuss the committee's concerns and proposed condition language with the municipality and finalize the report. The committee will meet again prior to Council's April meeting.

### **Chester Township, Morris County – Map Adjustment, Block 26.06, Lot 7**

*Mr. Spinelli recused himself from the meeting prior to start of discussion on this topic.*

Corey Piasecki, Principal Planner, gave a presentation on Chester Township's Map Adjustment. Mr. Humphries noted that staff is asking the committee to release the Map Adjustment Review and Recommendations Report for a 30-day public comment period. Committee member Van Abs asked if there are any wetlands in the forested area of the subject property and if the location had access to any form of public transit. Mr. Piasecki responded that there are no wetlands present on the site. There is a small area of Highlands Open Water Buffer in the southwest portion of the site associated with the stream across the street. The buffer area would not be impacted by the change in Land Use Capability Zone. There is no public transit in the area.

*Committee Member Vohden made a motion to release the Map Adjustment Review and Recommendations Report for a 30-day public comment period and Committee Chair Dressler seconded it. All were in favor.*

Committee Chair Dressler asked for a motion to adjourn the meeting.

*Chair Richko made a motion and Member Vohden seconded it. All were in favor.*

*The meeting adjourned at 3:01pm.*