



# State of New Jersey

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*Executive Director*

## MEMORANDUM

**TO:** Plan Conformance Committee  
**FROM:** Benjamin L. Spinelli, Esq., Executive Director  
**SUBJECT:** Committee Meeting Minutes – April 2, 2024  
**DATE:** April 8, 2024

A Plan Conformance Committee meeting was held on Tuesday, April 2, 2024, at 3:00pm via Zoom teleconference.

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

Staff Members present: Ben Spinelli, Gabrielle Gallagher, Neda Hartman, James Humphries, Carole Ann Diction, Roberta Burkhart, Annette Tagliareni and Linda Acker.

*Committee Chair Dressler opened the meeting at 3:00pm.*

### **Amended Petition for Highlands Center Designation: Lopatcong and Pohatcong Townships, Warren County, Block 102, Lots 4, 5, 6, 7, 8, 8.01, 10 and 11 (Lopatcong) and Block 38, Lot 1 (Pohatcong)**

Mr. Humphries, Director of Planning, Science and GIS, gave a summary of Lopatcong and Pohatcong Township's joint petition for approval of amendments to their previously approved Highlands Center Designations.

Mr. Humphries indicated that two vacant lots located behind the Phillipsburg Mall property, Block 102 Lot 9 in Lopatcong and Block 1 Lot 1 in Pohatcong, are no longer included in the new Highlands Redevelopment Area Designation petition after being withdrawn by Pohatcong.

Mr. Humphries gave a presentation in which he identified the remaining parcels included in the amended petition, including Block 38 Lot 1 in Pohatcong, the proposed location for a 96-unit, 100% affordable housing project and the "Lock Street Parcels" in Lopatcong, Block 102, Lots 4, 5, 6, 7, 8, 8.01, 10 and 11, proposed only as part of the Highlands Environmental Resource Zone (HERZ) due to their location along the Lopatcong Creek.

Mr. Humphries indicated that there are no warehousing elements in the amended petition and the petition's main purpose was to permit affordable housing within the sewer area.

Mr. Humphries advised the committee that three public comments were received and summarized the public's concerns.

Council member Van Abs inquired about next steps and protecting the natural resources present on Block 38 Lot 1 in Pohatcong, the proposed location for the 96-unit, 100% affordable housing project.

Mr. Humphries responded that besides a forested area the only other resource on the property is a C1 stream in one corner, which is protected by a 300' buffer.

Council member Vohden inquired if Pohatcong would receive extra affordable housing obligations as a result of this center designation.

Mr. Humphries responded it would be minimal, if any, due to the small size of the parcel.

Director Spinelli stated that an RMP Amendment will assist Highlands municipalities in navigating the new Affordable Housing requirements.

Council Chair Richko inquired if any future warehouse applications will affect this center designation. Mr. Humphries stated that there would be no impacts.

*At this time, Committee Chair Dressler made a motion to move the Amended Petition for Highlands Center Designation to the full Council for consideration. All were in favor.*

*The meeting adjourned at 3:09pm.*