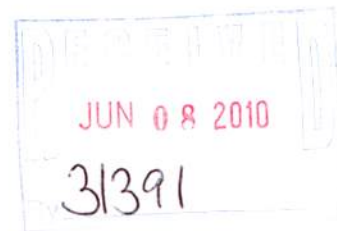


June 7, 2010



Mr. Sean Thompson (via overnight mail)
Acting Executive Director
New Jersey Council on Affordable Housing
101 South Broad Street
PO Box 803
Trenton, NJ 08628

Re: Petition for Substantive Certification
Borough of Alpha – Warren County, NJ

Dear Mr. Thompson:

Pursuant to COAH's Substantive Rules and the requirements of the Highlands Council, attached you will find the Borough of Alpha's Housing Element and Fair Share Plan and petition for substantive certification.

Should you require additional information or have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "J.T. Kyle". The signature is stylized with large, fluid loops.

James T. Kyle, PP/AICP
Principal

Cc: NJ Highlands Council (via overnight mail)
Dolores Hanisak, Planning Board Secretary
David Maski, Van Cleef Engineering Associates
Warren County Planning Board

PO Box 236
Hopewell, NJ 08525
Ph: 609.529.8692
Fx: 609.751.9022
jkyle@kyleplanning.com
www.kyleplanning.com

**Certified Planning Board Resolution adopting the Housing Element and
Fair Share Plan**

**ALPHA BOROUGH PLANNING BOARD
RESOLUTION MEMORIALIZING THE APPROVAL
AND ADOPTION FOR INCLUSION INTO THE
SUBSISTING MASTER PLAN FOR THE
DEVELOPMENT OF THE BOROUGH OF ALPHA
OF A HOUSING PLAN ELEMENT AND FAIR SHARE PLAN
DATED APRIL 6, 2010**

WHEREAS, the Borough of Alpha, pursuant to its obligation to do so as imposed by the Municipal Land Use Law, particularly N.J.S.A. 40:55D-28, has previously adopted a Master Plan for the development of the Borough of Alpha; and,

WHEREAS, it is required by the Municipal Land Use Law, particularly N.J.S.A. 40:55D-89, that:

The governing body shall, at least every six years, provide for a general reexamination of its master plan and development regulations by the planning board which shall prepare and adopt by resolution a report of the findings of such reexamination, a copy of which report and resolution shall be sent to the county planning board and the municipal clerk of each adjoining municipality. The first such reexamination shall have been completed by August 1, 1982. The next re-examination shall be completed by August 1, 1988. Thereafter, reexamination shall be completed at least once every six years from the previous reexamination.

WHEREAS, Carolyn B. Neighbor, P.P. of Schoor DePalma, Inc., the professional planning consultant responsible to the governing body and Planning Board for planning services, pursuant to an authorization and direction in that regard has conducted a reexamination of the subsisting Master Plan of the Borough of Alpha and, as a result thereof, has prepared a report thereon, said report entitled: *Borough of Alpha, Master Plan Reexamination Report 2005 Prepared by the Borough of Alpha Planning Board in Consultation with Carolyn B. Neighbor, P.P., Schoor DePalma, Inc., Alpha, New Jersey*; and,

WHEREAS, the Alpha Borough Planning Board, at its regular meeting convened on November 30, 2005, reviewed the reexamination report identified hereinabove in the presence of Carolyn B. Neighbor, P.P. and has determined that said reexamination report accurately reflects the goals and objectives of the Borough of Alpha and incorporates the recommendations and a redevelopment plan endorsed by the Borough of Alpha, acting through its Planning Board; and,

WHEREAS, the said reexamination report contains the following elements:

- *The major problems and objectives relating to land development.*
- *The extent to which such problems and objectives have changed.*
- *Significant changes and assumptions, policies and objectives.*
- *Recommendations.*
- *Redevelopment plan.*

WHEREAS, at the regular meeting of the Board convened on October 18, 2006, the Board determined, by unanimous vote of the members then in attendance and participating, a quorum being present, to approve and adopt the *Borough of Alpha Master Plan Re-Examination Report 2005* as revised as of May 2006 as prepared by Carolyn B. Neighbor, P.P., of Schoor DePalma, Inc. and did further authorize and direct that same be incorporated into the subsisting Master Plan for the Development of the Borough of Alpha; and,

WHEREAS, the Borough of Alpha, acting through its Planning Board, having engaged the services of James T. Kyle, P.P., A.I.C.P. of CMX Engineering to prepare a *Housing Element and Fair Share Plan* for the Borough of Alpha for inclusion as a revised/updated plan and element of the subsisting Master Plan of the Borough of Alpha, said *Housing Element and Fair Share Plan* being fully entitled as follows: *Borough of Alpha, Warren County, New Jersey Housing Plan Element and Fair Share Plan Prepared for: Mayor and Council, the Borough of Alpha Planning Board and the New Jersey Highlands Council Prepared by: CMX Dated February 4, 2010, signed, sealed and certified by James T. Kyle, P.P., A.I.C.P. of CMX Engineering*, said housing element and fair share plan being a document consisting of 37 pages, exclusive of attachments thereto, and being subdivided into the following sections:

- Introduction
- Borough Profile
- Fair Share Obligation
- Fair Share Plan
- Appendix

WHEREAS, a public hearing was held upon notice in accordance with the provisions of the Municipal Land Use Law, particularly N.J.S.A. 40:55D-13, at the regular meeting of the Alpha Borough Planning Board convened on March 17, 2010, at which James T. Kyle, P.P., A.I.C.P. of CMX Engineering, the preparer of the Housing Element and Fair Share Plan, presented same to the Planning Board, the Mayor of the Borough of Alpha and Councilperson Tarsi of the Borough, no members of the public attending.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Alpha that, pursuant to the provisions of the Municipal Land Use Law, the requirements of the New Jersey Supreme Court in the Mt. Laurel cases and further pursuant to the requirements of the Highlands Water Protection and Planning Act (2004), the Board does herewith **APPROVE** and **ADOPT** the *HOUSING ELEMENT AND FAIR SHARE PLAN* dated April 6, 2010 and prepared by James T. Kyle, P.P., A.I.C.P. of CMX Engineering and does herewith **AUTHORIZE** and **DIRECT** that same be incorporated into the subsisting Master Plan for the development of the Borough of Alpha.

BE IT FURTHER RESOLVED that the Planning Board of the Borough of Alpha does herewith recommend that Borough Council approve and adopt the *Fair Share Plan* component of the *Housing Element and Fair Share Plan*.

ALPHA BOROUGH PLANNING BOARD


THOMAS SEISS, CHAIRMAN


DOLORES HANISAK, SECRETARY

I herewith certify the foregoing Resolution to be a true and complete memorialization of the Official Action taken by the Alpha Borough Planning Board at its meeting held on March 17, 2010 by a motion and vote as follows:

MOTION TO APPROVE AND ADOPT THE HOUSING ELEMENT AND FAIR SHARE PLAN OF THE BOROUGH OF ALPHA AS PREPARED BY JAMES T. KYLE, P.P., A.I.C.P. OF CMX ENGINEERING AND DATED APRIL 6, 2010:

IN FAVOR: FEY, HANISAK, LEE, MIHURSKY, RIFINO, TARS, SEISS,
WAMBOLD, BEVISS

OPPOSED: None.

ABSTAIN: ~~None~~ BARTON

ATTEST:


DOLORES HANISAK, SECRETARY

Dated: April 21, 2010

ABPB: Approval & Adoption Housing Element Fair Share Plan. Reso.

CERTIFICATION

I, Dolores P. Hanisak, Planning Board Secretary of the Borough of Alpha, County of Warren, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted as to form by the Borough of Alpha Planning Board at a meeting held on April 21, 2010.

Dolores P. Hanisak
Dolores P. Hanisak, Planning Board Secretary

**Certified Governing Body Resolution endorsing the Housing Element and
Fair Share Plan**

RESOLUTION 2010-45
AMENDING THE HOUSING ELEMENT AND FAIR SHARE PLAN
THAT WAS ENDORSED BY THE BOROUGH OF ALPHA PLANNING BOARD

WHEREAS, the Planning Board of the *Borough of Alpha* State of New Jersey, adopted the Housing Element of the Master Plan on *April 21st, 2010* and

WHEREAS, a true copy of the resolution of the Planning Board adopting the Housing Element is attached pursuant to N.J.A.C. 5:96-2.2(a)2; and

WHEREAS, the Planning Board adopted the Fair Share Plan on *April 21st, 2010*; and

WHEREAS, a true copy of the resolution of the Planning Board adopting the Fair Share Plan is attached pursuant to N.J.A.C. 5:96-2.2(a)2.

NOW THEREFORE BE IT RESOLVED that the Governing Body of the *Borough of Alpha, Warren County*, State of New Jersey, hereby endorses the Housing Element and Fair Share Plan as adopted by the *Borough of Alpha* Planning Board; and

BE IT FURTHER RESOLVED that the Governing Body of the *Borough of Alpha*, pursuant to the provisions of N.J.S.A. 52:27D-301 et seq. and N.J.A.C. 5:96-3.2(a), submits this petition for substantive certification of the Housing Element and Fair Share Plan to the Council on Affordable Housing for review and certification; and

BE IT FURTHER RESOLVED that a list of names and addresses for all owners of sites in the Housing Element and Fair Share Plan has been included with the petition; and

BE IT FURTHER RESOLVED that notice of this petition for substantive certification shall be published in a newspaper of countywide circulation pursuant to N.J.A.C. 5:96-3.5 within seven days of issuance of the notification letter from the Council on Affordable Housing's Executive Director indicating that the submission is complete and that a copy of this resolution, the adopted Housing Element and Fair Share Plan and all supporting documentation shall be made available for public inspection at the *Borough of Alpha* municipal clerk's office located at *1001 East Boulevard, Alpha, NJ 08865* during normal business hours on Monday through Friday for a period of 45 days following the date of publication of the legal notice pursuant to N.J.A.C. 5:96-3.5.

CERTIFICATION

I, Laurie A. Barton, Clerk of the Borough of Alpha, County of Warren, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Common Council at a meeting of said Common Council on May 11, 2010 and that said Resolution was adopted by not less than the legal vote needed of the members of the Council.


Laurie A. Barton, Borough Clerk

Witness my hand and seal of the Borough of Alpha

This 11th day of May 2010.