

RESOLUTION 2024-04

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL AUTHORIZATION FOR HIGHLANDS COUNCIL STAFF TO RELEASE THE REGIONAL MASTER PLAN (RMP) AMENDMENTS FOR SIX PUBLIC HEARINGS AND 60-DAY COMMENT PERIOD

WHEREAS, the Highlands Water Protection and Planning Act (Highlands Act or Act), N.J.S.A. 13:20-1 et seq., created a public body corporate and politic with corporate succession known as the Highlands Water Protection and Planning Council (“Highlands Council” or “Council”); and

WHEREAS, Section 8(a) of the Highlands Act mandates that the Council prepare and adopt a Regional Master Plan (“RMP”) for the Highlands Region; and

WHEREAS, the Highlands Act provides that the RMP may be periodically revised and updated after “public hearings;” and

WHEREAS, on September 27, 2018, the Council adopted Resolution 2018-11 “RMP Addendum 2018-1 Procedure for Considering Proposals to Amend Highlands Regional Master Plan” (the “Amendment Procedure”) as an amendment of, and addendum to, the RMP, establishing procedures to be followed by the Council for amending the RMP; and

WHEREAS, the Council has developed Policy Standards for the siting of warehousing in the Highlands Region, “Standards for Warehousing in the NJ Highlands Region,” which it plans to adopt as an amendment of, and addendum to, the RMP; and

WHEREAS, these Standards supplement guidelines issued by the New Jersey State Planning Commission and are intended to provide RMP-based information and criteria for use in development of local transportation plans, land use plans, and governing ordinances on warehousing; and

WHEREAS, in 2008, the Council originally adopted the Land Use Capability Zone (LUCZ) Map as part of the RMP and as an associated Technical Report, which provides the guiding policy map for the RMP; and

WHEREAS, the LUCZ Map was developed pursuant to N.J.A.C. 7:38-1.1(a) whereby the Highlands Council includes in the RMP a land use capability map and a comprehensive statement of policies for planning and managing the development and use of land; and

WHEREAS, since 2008, most of the source data underlying the LUCZ Map has been updated, including the 2020 update of the Land Use Land Cover data prepared by the New Jersey Department of Environmental Protection; and

WHEREAS, the “Land Use Capability Zone Map and Technical Report Update,” which the Council plans to adopt as an amendment of, and addendum to, the RMP, incorporates the new 2020 data, along with other updated data sources, to recalculate the LUCZ Map; and

WHEREAS, the Council shall utilize the Amendment Procedure to adopt the “Standards for Warehousing in the NJ Highlands Region,” and “Land Use Capability Zone Map and Technical Report Update,” as amendments of, and addendums to, the RMP, including the requirement that the Highlands Council conduct a minimum of six public hearings before taking final action on the proposed RMP amendments; and

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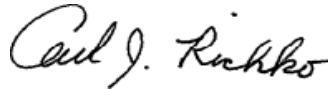
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WHEREAS, pursuant to N.J.S.A. 13:20-5.j, no action authorized by the Highlands Council shall have force or effect until thirty (30) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Council has 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, that the Highlands Council staff is hereby authorized and directed to hold five (5) public hearings in various locations in the Highlands Region (one of which may be via video conference), and at least one (1) public hearing in Trenton, on the proposed RMP Amendments: “Standards for Warehousing in the NJ Highlands Region,” and “Land Use Capability Zone Map and Technical Report Update,” and shall also invite the submission of written comments on the aforementioned amendments within 60 days from the date of the public notice of said hearings before the amendments can be adopted by the Highlands Council as amendments of, and addendums to, the RMP.

CERTIFICATION

I hereby certify that the foregoing Resolution was adopted by the Highlands Council at its regular meeting held on the 18th day of January 2024.



Carl J. Richko, Chairman

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