

## **BOROUGH OF ALPHA LAND USE BOARD -**

June 29, 2022, Special Meeting

Municipal Building 1001 East Blvd., Alpha, New Jersey

The special meeting of the Borough of Alpha Land Use Board was called to order at 7:01 p.m., by Chairman Fey.

### NOTICE

Pursuant to the Open Public Meeting Act, Chapter 231, P.L. 1975, adequate notice of this meeting has been provided by mail to the Star Ledger and the Hunterdon County Democrat; a notice of this meeting and all other regular meeting of the Land Use Board of the Borough of Alpha, which notice sets forth the time, date and location of this meeting by posting said notice on the bulletin board outside the municipal clerk's office.

### Roll Call:

Present: Mr. Dragotta, Ms. Dalrymple, Mr. Fey, Mr. Schwar, Mr. Seiss. Absent: Mr. Cartabona, Mayor Dunwell, Mr. Fritts and Mr. Gable.

Chairman Fey asked our engineer, Stan Schrek to speak on Standard Street Alpha, Property, LLC under Old Business. Mr. Schrek asked to speak on 1603 Springtown, LLC first, under New Business.

Public Hearing - Amendment to the Master Plan – via the adoption of documents entitled “Borough of Alpha, Warren County, Highlands Center Designation Plan – Stan Schrek, PE, AIA, PP, CME, LEED AP, Van Cleef Engineering Associates, LLC.

Attorney Gruenberg informed Chairman Fey that this is the hearing on the proposed amendment to the master plan by the adoption of the document that is before him. Mr. Gruenberg swore Mr. Schreck in.

Mr. Schrek introduced the plan. This plan was introduced a few months ago and the Board asked for some minor changes to be made. Those changes were made. We petitioned for Highlands to accept us in 2004 and we were accepted in 2008. In 2010 we asked to become a Highlands Center, which puts protection on certain lands that are environmentally sensitive.

They also look to aid with development in areas where there is already existing infrastructure and ability to promote new development. Alpha is considered one of those. The Highlands asked us to look at our master plan and bring them both together so that we have the same objectives as the Highlands. Stan referenced the following:

#### Land Use and Planning Strategies

This Center Designation Plan also supports and promotes the purposes of the Borough's Land Use Ordinance planning strategies, especially in relation to the possibility for redevelopment and the areas identified above. This plan affirms and restates the following Land Use and Planning Strategies:

- Identify opportunities to improve Center zoning for increased development in the Center and as recommended by Center sub-areas.
- Update Master Plan to incorporate recommendations from this Plan.
- Update ordinances to incorporate recommendations from this Plan.
- Update Open Space & Recreation Plan.
- Incorporate Placemaking Strategies:
- Identify opportunities for public art and events.
- Identify opportunities for place making through municipally-sponsored activities, grants and public-private partnerships.
- Develop gateway features into the Center.
- Sponsor and work with local businesses to encourage Pop-Up events/uses;
- Continue work on streetscapes.
- Identify opportunities to widen sidewalks, encourage outdoor dining.
- Develop wayfinding signage.

- **Policy 5A4** To provide for safe and efficient pedestrian connections including features such as sidewalks, proper lighting, signage, shelters, and green street initiatives consistent with the NJDOT's Pedestrian Safety Initiative.
- **Policy 5A5** To promote safe routes for children to travel to and from school in support of the NJDOT's Safe Routes to School Program.
- **Policy 5C4** To support economic development by ensuring that transportation planning and improvements support regional development, redevelopment and tourism opportunities.
- **Policy 5E1** To promote land use patterns that support a balance of jobs to housing as a means of reducing average trip lengths.
- **Policy 5E3** To promote land use patterns which facilitate use of alternative modes of transportation including walking and the use of bicycles.
- **GOAL 6F and All 6F Policies** Support of compact development, mixed use development and redevelopment and maximization of water, wastewater and transit infrastructure investments for future use of land and development within the Existing Community Zone.
- **Policy 6H6** To integrate public parks and green spaces into development and redevelopment projects and ensure restoration of impaired natural resources to the extent required by law, at a minimum, and where feasible to a greater extent to maximize long-term value of the project.
- **Objective 6H8a** Development and redevelopment initiatives shall encourage the use of HDC as a means to enhance the existing or adjacent community while protecting local and regional natural resources.
- **Policy 6H9** To incorporate smart growth principles and green building design and technology in development and redevelopment initiatives.
- **GOAL 6N** Use of Smart Growth principles, including low impact development, to guide development and redevelopment in the Highlands region.
- **GOAL 6O** Market-rate and affordable housing sufficient to meet the needs of the Highlands region within the context of economic, social and environmental considerations and constraints.
- **GOAL 8A** Sustainable economic development in the highlands region.
- **GOAL 8C** Expansion of compatible and sustainable tourism and recreation within the Highlands Region.
- **GOAL 8D** Expansion of innovative technology and entrepreneurial businesses including home office, energy efficiency, and resource conservation enterprises in the Highlands Region.
- **GOAL 8E** Estimate and track over time the costs and benefits associated with plan implementation and the protection of critical resources of the highlands region.
- **GOAL 10A** Maximize municipal participation to ensure the regional master plan achieves its long term goals of protecting, enhancing and restoring Highlands resources and maintaining a sustainable economy in the Highlands region.

Motion made by Mr. Schwar to adopt the plan and Resolution 2022-05. Motion was seconded by Mr. Seiss. Roll Call: Ayes: Dragotta, Dalrymple, Fey, Schwar, and Seiss. Nays: None. Absent: Cartabona, Dunwell, Frits, and Gable.

**RESOLUTION 2022-05  
RESOLUTION OF ADOPTION  
BOROUGH OF ALPHA  
LAND USE BOARD  
FINDINGS OF FACT AND CONCLUSIONS OF LAW  
REGARDING THE ADOPTION OF A DOCUMENT ENTITLED  
“BOROUGH OF ALPHA, WARREN COUNTY, HIGHLANDS CENTER DESIGNATION PLAN DATED  
JUNE 2022” PREPARED BY STANLEY SCHRECK, PE, AIA, PP, CME, LEED AP, PP LICENSE 3213,  
VAN CLEEF ENGINEERING ASSOCIATES, LLC  
AT A HEARING HELD ON JUNE 29, 2022.**

The Land Use Board of the Borough of alpha in the County of Warren and State of New Jersey, upon motion of Mr. Schwar, seconded by Mr. Seiss, adopts the following findings of fact, conclusions and resolutions:

**Findings of Fact and Conclusions of Law:**

**WHEREAS**, on JUNE 29, 2022, a hearing was held upon appropriate Notice to the public upon which testimony was received by the Board’s Planner, Stanley Schreck, PE, AIA, PP, CME, LEED AP, PP LICENSE 3213, Van Cleef Engineering Associates, LLC; and

**WHEREAS**, at said hearing, the public was invited and participated in the proceedings and provided testimony before the Board as to the matters discussed in the document entitled **“BOROUGH OF ALPHA, WARREN COUNTY, HIGHLANDS CENTER DESIGNATION PLAN DATED JUNE 2022” PREPARED BY STANLEY SCHRECK, PE, AIA, PP, CME, LEED AP, PP LICENSE 3213, VAN CLEEF ENGINEERING ASSOCIATES, LLC ;** and

**WHEREAS**, the Board, upon hearing all testimony presented and upon review of the document made no recommended changes to the report document; and

**WHEREAS**, N.J.S.A. 40:55D-28 authorizes a planning board to prepare and, after public hearing, adopt or amend a master plan or component parts thereof, to guide the use of lands within a municipality in a manner which protects public health and safety and promotes the general welfare; and

**WHEREAS**, a public hearing was held on June 29, 2022 at which time detailed testimony was received from Stanley Schreck, PE, AIA, PP, CME, LEED AP, PP LICENSE 3213, Van Cleef Engineering Associates, LLC as well as any members of the public as to the proposed Amendment to the Master Plan; and

**WHEREAS**, the Board, upon hearing all testimony presented, and upon review of the documents, made recommended minor clarifications to the report documents; and

**WHEREAS**, the Board specifically adopts the findings, history and conclusions of the “BOROUGH OF ALPHA, WARREN COUNTY, HIGHLANDS CENTER DESIGNATION PLAN DATED JUNE 2022” as though fully set forth herein at length; and

**WHEREAS**, the Board specifically finds that appropriate proof of publication and service of the Notice of Hearing was provided and that the document entitled “BOROUGH OF ALPHA, WARREN COUNTY, HIGHLANDS CENTER DESIGNATION PLAN DATED JUNE 2022” was available for public inspection at the Alpha Borough Municipal Building during normal business hours in accordance with N.J.S.A. 40:55D-10(b). No member of the public was prejudiced during the public hearing process as legally required access to the documents was provided; and

**WHEREAS**, the Board specifically finds that any language changes during the hearing process were minor changes enhancing and clarifying the contents and findings in the documents or typographical/grammar changes, were not amendments to the proposed documents, and did not constitute a substantial change warranting a new or continued hearing.

**NOW THEREFORE BE IT RESOLVED**, that the Borough of Alpha Land Use Board adopts the document entitled “BOROUGH OF ALPHA, WARREN COUNTY, HIGHLANDS CENTER DESIGNATION PLAN DATED JUNE 2022” and attached hereto as an Amendment to the Borough’s Master Plan pursuant to N.J.S.A. 40:55D-28 and Highlands Center Designation Plan.

**NOW THEREFORE BE IT FURTHER RESOLVED**, that per N.J.A.C. 7:15, the amendment to the Highlands Master Plan Element and Highlands Center Designation Plan could also modify the sewer service area in the area-wide Water Quality Management Plan and the Borough of Alpha Land Use Board supports such a modification by the adoption of this Plan.

I certify that this is a true copy of a resolution adopted by the Land Use Board of the Borough of Alpha, Warren County, on June 29, 2022, to memorialize the Land Use Board’s action on June 29, 2022.

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Donna Messina  
Land Use Board Secretary

Dated: June 29, 2022

Next Meeting:

July 20, 2022

Adjourn:

There being no other business on the agenda, Mr. Schwar moved to adjourn the meeting at 7:22 PM. Mr. Dragotta seconded the motion. The motion carried unanimously,

Respectfully submitted,

Donna L. Messina,

Land Use Board Secretary

Approved: \_\_/\_\_/\_\_