



State of New Jersey

Highlands Water Protection and Planning Council
100 North Road (Route 513)
Chester, New Jersey 07930-2322
(908) 879-6737
(908) 879-4205 (fax)
www.nj.gov/njhighlands



PHILIP D. MURPHY
Governor

TAHESHA L. WAY
L. Governor

CARL J. RICHKO
Chairperson

BENJAMIN L. SPINELLI, ESQ.
Executive Director

MEMORANDUM

TO: Plan Conformance Committee
FROM: Benjamin L. Spinelli, Esq., Executive Director
SUBJECT: Committee Meeting Minutes – July 16, 2024
DATE: July 18, 2024

A Plan Conformance Committee meeting was held on Tuesday, July 16, 2024, at 2:30pm 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, James Humphries, Allison Bittner, Maryjude Haddock-Weiler, Kelley Curran, Neda Hartman, Carole Ann Dicton, Roberta Burkhart, and Linda Acker.

GAU Members present: Samuel Kovach-Orr

Committee Chair Dressler opened the meeting at 2:33pm.

Petition for Plan Conformance – Harding Township (Morris County)

Allison Bittner, Principal Planner, presented the Harding Township Petition for Plan Conformance. She stated that no public comments were received, and the staff recommendation is to approve the Petition with conditions.

Member Vohden asked for clarification of the differences between Planning and Preservation Conformance.

James Humphries, Director of Planning, Science and GIS, gave a summary of the differences between Planning and Preservation Conformance.

At this time, Chair Richko made a motion to move the Petition for Plan Conformance for Harding Township, Morris County to the full Council for consideration. Member Vohden seconded it. All were in favor.

Highlands Redevelopment Area Designation For Township of Mount Olive, Morris County (Sandshore Road) Block 8100 Lot 38; Block 8300 Lots 5, 5.02, 6, 7, 8, 9, 11 and 11.01; and Block 8400 Lot 1

Allison Bittner, Principal Planner, presented the application for the Highlands Redevelopment Area Designation (Sandshore Road) Block 8100 Lot 38; Block 8300 Lots 5, 5.02, 6, 7, 8, 9, 11 and 11.01; and Block 8400 Lot 1, Township of Mount Olive, Morris County. She stated that one written public comment was received from an adjacent property owner and two public comments were received at the last Highlands Council Meeting on June 20, 2024. She stated the staff recommendation is to approve with conditions.

Mr. Humphries discussed the adjacent property owner's comments from the June meeting, regarding work conducted by the Township on the neighboring property.

Member Vohden asked which property was the one that had been included in a previous Highlands Redevelopment Area Designation application, but is now excluded, resulting in litigation between the property owner and Mt. Olive Township. Mr. Humphries identified the excluded property and stated that Mt. Olive Township is no longer including it in the application. Director Spinelli stated that the Highlands Council is not a party to the litigation.

Member Van Abs asked if the properties include in the Highlands Redevelopment Area have the ability to build out if included. Mr. Humphries stated that the properties cannot build out due to the existing impervious surface coverage.

Chair Richko asked if there are any wetlands on the vacant properties included in the redevelopment area. Mr. Humphries responded there are no wetlands present.

At this time, Chair Richko made a motion to move the Highlands Redevelopment Area Designation, Mount Olive, Morris County (Sandshore Road - Block 8100 Lot 38; Block 8300 Lots 5, 5.02, 6, 7, 8, 9, 11 and 11.01; and Block 8400 Lot 1) to the full Council for consideration. Member Vohden seconded it. All were in favor.

The meeting adjourned at 2:53pm.