



## State of New Jersey

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**CARL J. RICHKO**  
*Chairman*

**BENJAMIN L. SPINELLI, ESQ**  
*Executive Director*

### MEMORANDUM

**To:** RMP Amendment Committee  
**From:** Benjamin L. Spinelli, Esq., Executive Director  
**Subject:** RMP Public Amendment Committee Meeting Minutes of April 15, 2024  
**Date:** April 18, 2024

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The RMP Amendment Committee met on Monday, April 15, 2024, at 2:30pm at the Highlands Council office in Chester and via Zoom videoconference. This meeting was publicly noticed and open to the public.

RMP Amendment Committee Members present: Council Chair Richko, Committee Chair Alstede, Members Vohden and Van Abs.

Highlands Council Staff Members present: Gabrielle Gallagher, Neda Hartman, James Humphries, Maryjude Haddock-Weiler, Corey Piasecki, Jocelyn van den Akker, Carole Ann Diction, Roberta Burkhart, Annette Tagliareni, and Karen Castanhas.

Governor's Authority Unit (GAU): Alexis Franklin, Associate Counsel.

Public present: George Cassa, Linda Lee, Dave Novak, Dylan Medici, Elliott Ruga, Julia Somers, Anthony Soriano, William Glaser, and Tom Behrens.

*Committee Chair Alstede called the meeting to order at 2:30pm.*

#### **Regional Master Plan Amendments:**

Committee Chair Alstede presented a summary of the agenda items for the meeting, which centered on three amendments to the Highlands Regional Master Plan (RMP).

- Standards for Warehousing in the New Jersey Highlands Region (adoption)
- Land Use Capability Zone Map and Technical Report Update (adoption)
- Proposed Affordable Housing Amendment (release for public comment)

### **Standards for Warehousing in the New Jersey Highlands Region**

At this time Corey Piasecki, Principal Planner, gave a presentation on the policy standards for warehousing in the New Jersey Highlands region.

Committee Chair Alstede asked for a motion to forward the Standards for Warehousing in the New Jersey Highlands Region as amended to the full Council for adoption.

*Committee Member Van Abs made a motion to forward the Standards for Warehousing in the New Jersey Highlands Region as amended to the Council for adoption. Council Chairman Richko seconded the motion. All were in favor.*

### **Land Use Capability Zone Map and Technical Report Update**

At this time James Humphries, Director of Planning, Science and GIS, gave a presentation on the Land Use Capability Zone (LUCZ) Map and Technical Report Update.

Mr. Piasecki clarified for the public that the committee is not adopting either the Warehousing or LUCZ Map amendments at this time; they are voting to forward them to the full Council for a vote to adopt.

Committee Chair Alstede asked the committee if there were any comments.

Council Chairman Richko asked about the comments received regarding the difference in the Vernal Pool Buffer change of 1,000 feet to the 300 meters.

Ms. Gallagher stated it is a 16-foot difference.

Committee Chair Alstede asked for a motion to forward the LUCZ Map and Technical Report Update as amended to the full Council for adoption.

*Committee Member Van Abs made a motion to forward the LUCZ Map and Technical Report Update as amended to the Council for adoption. Member Vohden seconded the motion. All were in favor.*

### **Affordable Housing Amendment**

At this time Mr. Humphries, Director of Planning, Science and GIS, gave a presentation on the proposed Affordable Housing Amendment.

Committee Chair Alstede asked for a motion to forward the proposed Affordable Housing amendment to full council to release it for a 60-day public comment period and six hearings.

*Committee Chair Alstede made a motion to forward the proposed Affordable Housing Amendment to the Council. Member Vohden seconded the motion. All were in favor.*

**Next Steps**

A presentation will be provided to the Highlands Council on April 18, 2024 to adopt the Standards for Warehousing in the New Jersey Highlands Region and Land Use Capability Zone Map and Technical Report Update as amendments to the RMP.

Highlands Council will also consider at its April 18, 2024 meeting a resolution to release the proposed Affordable Housing Amendment for a 60-day public comment period and six public hearings.

*The RMP Amendment Committee adjourned at 2:45pm.*