RESOLUTION 2025-22
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
DETERMINATION ON APPLICATION FOR
HIGHLANDS REDEVELOPMENT AREA DESIGNATION
FOR TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY,
Block 8300, Lots 5, 5.02, 6, 7, 8, 9, 11, 11.01; Block 8100, Lot 38; Block 8400, Lot 1

WHEREAS, the Highlands Water Protection and Planning Act (Highlands Act) created a public body corporate and politic with corporate succession known as the Highlands Water Protection and Planning Council (Highlands Council); and

WHEREAS, the Highlands Council prepared and adopted Procedures for Highlands Redevelopment Areas Designation (Procedures) by Resolution 2008-43 dated October 30, 2008; and

WHEREAS, on September 27, 2017, the Council approved a Resolution adopting the final "RMP Addendum 2018-1 Procedure for Considering Proposals to Amend the Highlands Regional Master Plan" (Amendment Procedure) as an amendment of, and addendum to, the RMP; and

WHEREAS, the Council prepared a document entitled "RMP Addendum 2019-1 Procedures for Highlands Redevelopment Area Designation" (Redevelopment Procedures); and

WHEREAS, on December 6, 2018, the Highlands Council adopted a resolution authorizing Council staff to conduct the requisite public hearings under the Amendment Procedure before the Redevelopment Procedures may be adopted as an amendment to the RMP; and

WHEREAS, the Highlands Council adopted the final "RMP Addendum 2019-1 Procedures for Highlands Redevelopment Area Designation," as an addendum to the RMP on March 21, 2019; and

WHEREAS, Mount Olive Township is a municipality located at the western end of Morris County with lands in both the Highlands Planning and Preservation Areas. Mount Olive Township is conforming for only the Preservation Area, which accounts for 79% (15,861 acres) of the 19,992-acre municipality; and

WHEREAS, On February 12, 2024, Mount Olive Township, the applicant for the Highlands Redevelopment Area designation, submitted a complete Highlands Redevelopment Area Application for Block 8300, Lots 5, 5.02, 6, 7, 8, 9, 11, 11.01; Block 8100, Lot 38; Block 8400, Lot 1, all aforementioned parcels are located entirely within the Preservation Area and encompass 47.61 acres; and

WHEREAS, a public comment period was held from May 2, 2024 through June 2, 2024 and one written comment was received in addition to two public comments which were made at the June 20, 2024 Highlands Council meeting; and

WHEREAS, the redevelopment plan as proposed was tabled in 2024, due to litigation with an adjacent property owner; and

WHEREAS, in May 2025, the Township requested that the Highlands Council renew the original redevelopment application to receive formal action from the Highlands Council; and

DID NOT PASS

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WHEREAS, the Highlands Council staff conducted a site visit on March 18, 2024, and again on June 9, 2025 to document current conditions and examine the area proposed for development; and

WHEREAS, the Highlands Council conducted a public comment period on the proposed Highlands Redevelopment Area Designation, beginning on June 16, 2025, and concluding on July 16, 2025, during which thirteen comments were submitted, with an additional four comments received after the close of the period; all comments were addressed in the public comment response document; and

WHEREAS, the Highlands Council duly considered the Draft Recommendation Report and all public comments on the proposed Highlands Redevelopment Area Designation; and

WHEREAS, after Highlands Council staff review, staff recommended that the Highlands Council approve the proposed Highlands Redevelopment Area Designation with the conditions set forth in the Highlands Council Staff Final Recommendation Report, which is incorporated by reference into this Resolution; and

WHEREAS, pursuant to N.J.S.A. 13:20-5.j, no action authorized by the Highlands Council shall have force or effect until ten (10) 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, the Highlands Council hereby

(1) Adopts the findings of fact and conclusions based thereon set forth in the Final Recommendation Report; and
(2) Based on said findings of fact and conclusions, approves Block 8300, Lots 5, 5.02, 6, 7, 8, 9, 11, 11.01; Block 8100, Lot 38; Block 8400, Lot 1, with conditions as set forth in the Final Recommendation Report.

CERTIFICATION

I hereby certify that the foregoing Resolution was adopted by the Highlands Council at its regular meeting held on the 16th day of October, 2025.

Carl J. Richko

Carl J. Richko, Chairman

DID NOT PASS

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

DID NOT PASS