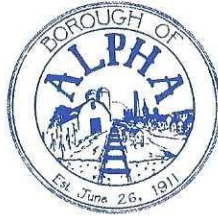


Borough of Alpha  
Office of the Mayor



County of Warren

State of New Jersey

June 30, 2021

Lisa Plevin,  
Executive Director  
Highlands Council  
100 North Ave.  
Chester, NJ

RE: Borough of Alpha - Proposed Scope of Work and Budget for Petition to Expand the Highlands Designated Center

Dear Ms. Plevin,

The Borough of Alpha respectfully requests \$27,500 to prepare a Petition for the Expansion of the Highlands Designated Center (HDC) that would include all of the required elements of the Center Implementation Plan. The Borough is proposing to expand their HDC to include all parcels in the town. The purpose of the expansion is to include parcels that are not currently in the HDC boundaries and that may exhibit qualities for redevelopment. We believe these potential redevelopment areas would provide the Borough with more opportunities to revitalize the main business corridor. As it stands now, the business corridor includes uses not suitable for a Main Street character and should be located in a more appropriate zoning district. The preferred locations are currently outside the HDC boundary.

A recent Feasibility Study, funded by the Highlands Council, revealed that zoning districts outside the HDC boundary could be suitable for these uses however there are limiting factors. Expanding the HDC boundary to include all parcels in the Borough would remedy those conditions. It would also afford the Borough the opportunity to evaluate redevelopment potential in zoning districts where it is logical due to highway access, separation of nuisance uses, and most importantly, to help revitalize the main business corridor.

Enclosed you will find a breakdown of our proposed Tasks, Timeline and Budget for this project. Please feel free to reach out to Angela Knowles, Borough Planner, should you need any further information or have any questions. Angela can be reached at [aknowles@vancleefengineering.com](mailto:aknowles@vancleefengineering.com). Thank you very much for the opportunity to submit this proposed Scope of Work. We look forward to hearing from you.

Regards,

Craig S. Dunwell, Mayor

Borough of Alpha