

**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.

Donna Messina
Land Use Board Secretary

Dated: June 29, 2022