



**BOROUGH OF ALPHA
LAND USE BOARD**

1001 East Boulevard
Alpha, New Jersey 08865

REGULAR MEETING AGENDA

Borough of Alpha Municipal Building
February 21, 2024 @ 7:00 PM

1. **CALL TO ORDER and PUBLIC NOTICE**
2. **ROLL CALL**
3. Mr. Boyle, Mr. Castro, Ms. Dalrymple, Mr. Dragotta, Mr. Gable, Mayor Schocko, Ms. Schocko, Mr. Schwar, and Mr. Seiss.
4. **OATH OF OFFICE:**
 - Shandor Szanati as Alternate Land Use Board Member
 - Rob Gable as Class 4 Land Use Board Member
5. **RESOLUTIONS**
 - **RESOLUTION 2023-06
RESOLUTION OF EXTENSION - FIRST
FINDINGS OF FACT, CONCLUSIONS AND RESOLUTION
REGARDING THE APPLICATION OF WIP ALPHA, LLC FOR
PRELIMINARY AND FINAL SITE PLAN APPROVAL WITH "C"
VARIANCE AND DESIGN WAIVER RELIEF FOR BLOCK 100.01, LOT
10 AND BLOCK 100, LOT 10.05**
6. **APPROVAL OF MINUTES**
 - 10/18/23 – Regular Minutes
 - 1/17/24 – Reorganization Minutes
7. **OLD BUSINESS**
8. **NEW BUSINESS**

9. CORRESPONDENCE

10. PUBLIC COMMENT

11. EXECUTIVE SESSION (As Needed)

12. NEXT MEETING – 3/20/24

13. ADJOURNMENT

Application #: 2021-01

Approved:

**RESOLUTION 2023-06
RESOLUTION OF EXTENSION - FIRST
BOROUGH OF ALPHA
LAND USE BOARD
FINDINGS OF FACT, CONCLUSIONS AND RESOLUTION
REGARDING THE APPLICATION OF WIP ALPHA, LLC FOR PRELIMINARY AND
FINAL SITE PLAN APPROVAL WITH “C” VARIANCE AND DESIGN WAIVER
RELIEF FOR BLOCK 100.01, LOT 10 AND BLOCK 100, LOT 10.05**

The Land Use Board of the Borough of Alpha, in the County of Warren and State of New Jersey, upon motion of _____, seconded by _____, adopts the following findings of fact, conclusions and resolutions:

Findings of Fact:

1. Applicant, WIP ALPHA, LLC has filed this application for preliminary and final site plan approval with bulk variance and design waiver relief as to property located at Block 100.01, Lot 10 and Block 100, Lot 10.05 and is within the Industrial Zone District of the Borough of Alpha. By way of Resolution adopted by the Board on December 15, 2021, the Board granted preliminary and final site plan approval with bulk variance and design waiver relief to construct a warehouse and office 450,000 SF in total area with 444,000 SF being warehouse and 6,000 SF being office.

2. By way of email correspondence dated November 22, 2023, the applicant by its attorney, Mark R. Peck, Esq. has requested its first one-year extension of final site plan approval pursuant to N.J.S.A. 40:55D-52 to December 15, 2024. The request is based on “WIP Alpha has been working diligently and in good faith to secure outside agency approvals... They have also come to an agreement with the Delaware River Joint Toll Bridge Commission, which is about to be signed, for the license allowing them to cross Route 78. This license agreement will enable them to make application to the DEP for water and sewer approvals, which they are about to do.”

3. N.J.S.A. 40:55D-52 provides:

If the developer has followed the standards prescribed for final approval, and, in the case of a subdivision, has duly recorded the plat as required in section 42 of P.L.1975, c.291

(C.40:55D-54), the planning board may extend such period of protection for extensions of one year but not to exceed three extensions.

4. A motion to grant a one year extension of final site plan approval to December 15, 2024 subject to conditions was made by _____, seconded by _____. Members in favor:

Conclusion:

A majority of the Board agreed that in light of the size of the project and current market conditions a one year extension of final site plan approval was warranted

Resolved:

NOW THEREFORE BE IT RESOLVED, that the request for a one year extension of the final major site plan approval is granted conditioned upon the applicant complying in all other respects with the prior resolution of approval and maintaining all escrow balances current sufficient to permit continued professional review on the application and compliance.

Applicant shall comply with all conditions of the approval by December 15, 2024.

ALPHA BOROUGH LAND USE BOARD

APPLICATION ABLU# 2021-01

SECRETARY: _____

APPROVAL DATE: _____

BLOCK(S): _____100.5; 100_____ LOT: _____10; 10.05_____

VOTE:

Ayes:

Nays:

Abstain:

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 February 21, 2024, to memorialize the Land Use Board's action on February 21, 2024.

DONNA MESSINA, Secretary

Eligible to Vote: