
Amendment to the Highland Center Boundaries
of Lopatcong and Pohatcong Townships
Warren County, New Jersey

Petition for Plan Conformance
Lopatcong Township
Lots 4, 5, 6, 7, 8, 8.01, 9, 10, and 11 / Block 102
Pohatcong Township
Lot 1 / Block 1 and Lot 1 / Block 38

Adopted
Lopatcong Township Council
December XX, 2022
Pohatcong Township Council
December XX, 2022

Proposed Amendment to the Highland Center Boundaries of Lopatcong and Pohatcong Townships

Petition for Plan Conformance
Lopatcong and Pohatcong Center Designations

Prepared for:
Lopatcong Township
232 South Third Street, Morris Park
Phillipsburg, NJ 08865
and
Pohatcong Township
50 Municipal Drive
Pohatcong, NJ 08865

Under the Supervision of:
George Ritter PP, AICP
License # 2126
AICP # 017420

James T. Kyle, PP, AICP
License # 5667
AICP # 017372

December 1, 2022

Table of Contents

Section 1. Introduction..... 3

Section 2. Amended Center Boundaries..... 5

Section 3. Relationship with Adjoining Highland Centers..... 6

Section 4. Existing Zoning..... 7

Section 5. Appropriate for Growth and Economic Development..... 8

Section 6. Location on Major Transportation Corridor..... 9

Section 7. Available Infrastructure..... 10

Section 8. Cultural Features and Natural Resources..... 11

Section 9. Purpose of Inclusion in the Highlands Center..... 13

Section 10. Relationship to Highlands Regional Master Plan..... 16

Section 11. Highlands Regional Master Plan Goals..... 16

Section 12 Summary.....17

Section 13 Implementation Schedule..... 18

List of Exhibits 20

Maps 20

Appendices 20

Both Lopatcong and Pohatcong Townships have petitioned the Highlands Council for approval of a designated Highlands Center. Lopatcong Township's petition for Plan Conformance was approved with conditions by the Highland Council on March 17, 2011. On December 7, 2011, the Township petitioned the Highlands Council to amend the approved Petition for Plan Conformance, to include an area of the Township within a Highlands Center designation. The Amended Petition for Plan Conformance was adopted by the Highlands Council on January 19, 2012.

Pohatcong Township Township's petition for Plan Conformance for the Township was approved by the Highlands Council on August 3, 2011. As part of its initial Plan Conformance process, the Township held meetings with Highlands Council staff to discuss the potential for Highlands Center designation for much of the Planning Area. The Township received conditional approval for the initial phase of the Highlands Center as currently mapped in the Regional Master Plan, however no additional work was completed.

This petition for an amended Highland Center designation provides an overview of the existing land use patterns, zoning, environmental constraints, and location of the properties that are to be incorporated into the centers. The Townships of Lopatcong and Pohatcong are now looking to amend their petitions for Plan Conformance to include several other properties within their designated Highland Centers. In Lopatcong Township Block 102 / Lots 4, 5, 6, 7, 8, 8.01, 9, 10 and 11 and in Pohatcong Township Block 1 / Lot 1 and Block 38 Lot 1 would be incorporated into the Township's designated Centers. This joint petition for plan conformance has been prepared for both Lopatcong and Pohatcong Townships to assist their efforts in the preparation of a redevelopment plan for the Phillipsburg Mall and Pohatcong Township's efforts to provide affordable housing opportunities.

Section 1. Introduction

The Highlands Water Protection and Planning Act of 2004 established the Highlands Region in New Jersey. The Act delineates a contiguous area in the northwest portion of the State as the "Highlands Region." The Highland Region as described in Highlands Regional Master Plan is an area of 859,358 acres that includes 88 municipalities and parts of seven New Jersey counties. The region was further divided into the Preservation and Planning Areas.

Lopatcong Township contains 4,721 acres of which 1,049 acres are in the Preservation Area and 3,672 acres are in the Planning Area. The Highlands Center acts as an overlay to the Planning Area. The Highlands Center includes 1,539 acres. Within the Center area is approximately 104 acres designated HERZ, a Highlands Environmental Resource Zone, by the Highlands Council.

Pohatcong Township contains 8,779 acres of which 7,571 acres are in the Preservation Area and 1,208 acres are in the Planning Area. The Highlands Center acts as an overlay to the Planning Area. The Highlands Center covers 632 acres.

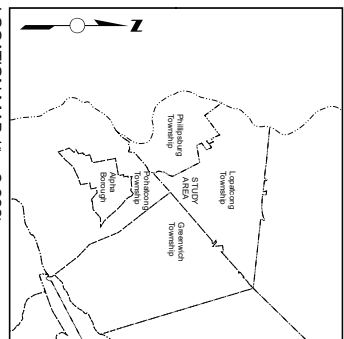
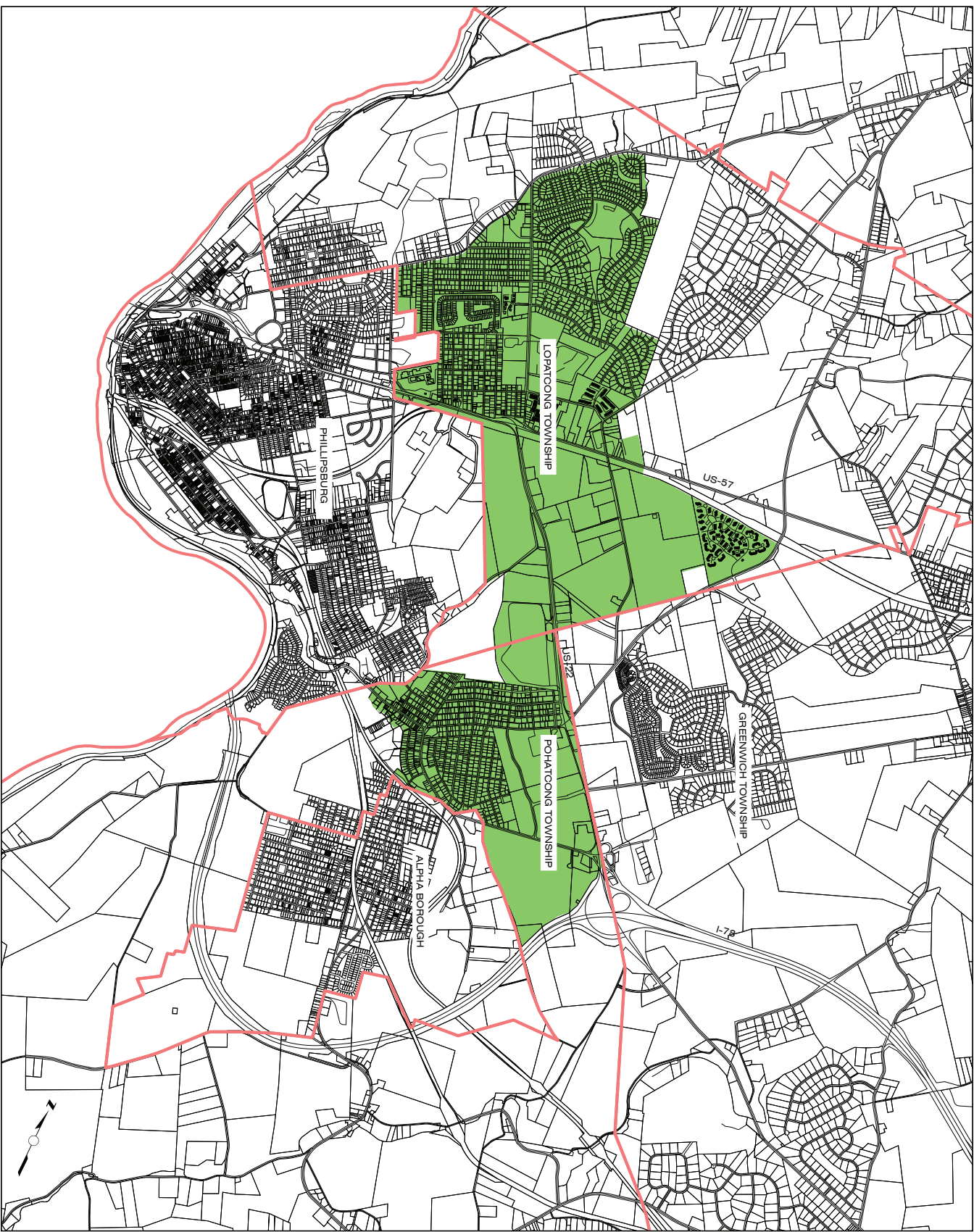
(See Exhibit 1, Lopatcong, and Pohatcong Existing Centers)

The Lopatcong and Pohatcong Highlands Centers cover the most intensely developed portions of the Townships. Lopatcong's most intensely developed neighborhoods are generally located north of Route 57, south of Upper Belvidere Road and west of Strykers Road. This area is made up of Lopatcong's older residential neighborhoods – Rose Hill Heights, Morris Park and Brakely Park- and the apartments including the more recently completed Delaware Crossing age-restricted community, Clymer Village Senior Housing apartments, Brakely Gardens apartments community and a townhouse / garden apartment project comprised mostly of professional / medical offices, residential health care facilities and regional/ neighborhood retail establishments.

The portion of the Lopatcong Highlands Center that is located south of Route 57 and the Township's border with Greenwich, Pohatcong Townships, and the Town of Phillipsburg contained until recently some of the least developed areas of the Lopatcong Highlands Center. The area includes lands located between the Norfolk Southern Railroad and State Route 22 and includes the Phillipsburg Mall and the townhouse apartment condominium projects known as Sycamore Landing and Overlook at Lopatcong. The area had scattered manufacturing uses with commercial activities clustered along the Route 22 highway corridor. This area has now become the focus of development activity within the Township.

The Township's location on Route 22 and with access to Interstate 78 has resulted in increased interest in the area for the development of warehouse facilities in support of interstate commerce. Over the last 4 years, the Township has received four applications for the development of warehouse facilities. Three have received Township approval. Two have been constructed and a third has received preliminary approval. Bridge Point 78 warehouse located on Route 22 contains 975,000 square feet of floor area. Strykers Road Associates has developed a 511,200 square feet warehouse on Strykers Road. Also, on Strykers Road, Bridge Development Partners, LLC has received preliminary approval to construct an additional 877,019 square feet warehouse. When completed, the three warehouse facilities will occupy 245 acres and contain 2,363,219 square feet of floor area.

Pohatcong's Center includes its older developed neighborhoods north of Alpha Borough, commercially developed lands along the Route 22 corridor and currently undeveloped industrially zoned lands south of Route 122 (New Brunswick Avenue). The Land Use Board recently granted approval for development of a 660,000 square foot warehouse in the Industrial zone north of Interstate Route 78 and south of Route 122 which will ultimately result in the development of the last large remaining vacant parcel in Pohatcong. Other recent approvals



LOCATION MAP 1" = 8,333'

- LEGEND**
- Municipal Boundary
 - Road Centerline
 - Parcels
 - Highlands Designated Town Center
 - Lopatcong Twp. & Pohatcong Twp.

Highlands Designated Center Areas (Acres):
 Lopatcong Township 632
 Pohatcong Township 1,540
 Lopatcong Township 2,172 Acres

Mapping Source:
 NJHWPCC Highlands Designated Centers, 2022.
Amended Town Center Designation US-22 Corridor
 Lopatcong Twp., Warren Co., NJ
 prepared for: Lopatcong Township Planning Board
 532 South 3rd Street
 Phillipsburg, NJ 08865

Ruggerio Plante Land Design
 5900 Ridge Avenue Philadelphia, PA 19128
 phone: 215.968.3900 fax: 215.968.3900 www.ruggerioplanteland.com

Plan Date: October 14, 2022
 Scale: 1" = 1,100'-0"
 0 550 1,100 2,200 Feet

Sheet Title:
EXISTING HIGHLANDS CENTER AREA
LOPATCONG & POHATCONG TOWNSHIPS

include the EAI inclusionary housing project (239 total units with 44 affordable units) and the Larken project (120 units with 24 affordable units) on High Street adjacent to the EAI tract. Redevelopment of the former Shimer School site is also anticipated to lead to 60 apartments and 12 affordable housing units.

A center for commercial activity in both municipalities was the Phillipsburg Mall. Located on US Route 22, the 78-acre Phillipsburg Mall (Mall) at one time had approximately 577,000 square feet of floor area but has fallen into disuse and disrepair. Opening in 1989, the indoor mall had four anchor stores and over 90 smaller stores. In decline over the last decade, portions of the mall have been demolished or have collapsed and today only 487,000 square feet of floor area remain.

Located in both Lopatcong (33 acres) and Pohatcong (45 acres) Townships, the mall property has been identified along with several adjoining properties as an area in “Need of Redevelopment.” The properties include, in Lopatcong Township, Block 102, Lots 9.0, 9.01, 9.03, and 9.04, and in Pohatcong Township Block 1, Lot 1 and 1.01 have been found to be an area in need of redevelopment. Block 102, Lot 9.01, 9.03, 9.04 and Block 1, Lot 1.01 are currently developed. Block 102, Lot 9, and Block 1, Lot 1 that are located to the rear of the Phillipsburg Mall are undeveloped. Both Townships are in the process of working together to develop a comprehensive plan to redevelop the Mall and adjoining underutilized land with the intent of encouraging reinvestment in the area that could contribute significant economic activity, replace jobs, and increase tax rates lost to the Townships with the closing of the shopping center.

Both Lopatcong and Pohatcong Townships have received interest from developers in constructing warehouse facilities at the site of the former mall and on adjoining undeveloped lands. Representatives from both Townships have met representatives of CRG Integrated Real Estate Solutions and J.G Petrucci to discuss their interest in the area for the development of warehouse facilities. The developers are proposing two warehouse facilities, one containing 848,376 square feet of floor area which would be located on Block 102, Lot 9.01 and Block 1, Lot 1.01 the site of the shopping center. A second warehouse containing 568,500 square feet of floor area would be located to the rear of the shopping center on Block 102, Lot 9 in Lopatcong Township and Block 1, Lot 1 in Pohatcong Township.

Section 2 Amended Center Boundaries

The concept of a Highlands Center is an outgrowth of the “Smart Growth” policies found in the Highlands Regional Master Plan. The Highlands Regional Master Plan envisions Smart Growth as an approach to resource planning and management where growth and development are concentrated and organized around “Centers.” Lopatcong and Pohatcong Township’s Designated Centers are part of a concentration of population, commercial and industrial

development that is focused on the Town of Phillipsburg and includes portions of Lopatcong, Pohatcong Townships and Alpha Borough.

Adjoining but not located in either of Lopatcong or Pohatcong’s designated Centers are eleven lots. Block 102, Lot 9 containing 57.94 acres in Lopatcong Township, and Block 1, Lot 1 containing 23.16 acres located in Pohatcong is under a single ownership and contains 81.1 acres. The property is intended to be included in the Redevelopment Plans for the Mall. Lopatcong Township also seeks to include in the Center, Block 102 / Lots 4, 5, 6, 7, 8, 8.01, 10 and 11 which total 7.19 acres. The lots are not intended to be part of the redevelopment plan for the shopping center. The properties would remain in the Township’s low-density R 5 / 2 Residential zone.

In addition, Pohatcong Township, seeks to include Block 38, Lot 1 located between South Main Street, Maple Avenue and the Town of Phillipsburg. The property contains 12.46 acres and is intended to be part of Pohatcong Township’s plan to accommodate affordable housing with a 100% affordable housing development consisting of between 72 and 96 units. Locally known as the Zabatany tract, the site is a crucial part of Pohatcong’s settlement agreement with Fair Share Housing Center and its ultimate ability to comply with its constitutional obligation to provide opportunity for affordable housing.

Lopatcong and Pohatcong Township are seeking to amend their Petition for Plan Conformance to include within the boundaries of the Lopatcong Center nine properties totaling 65.13 acres and within the Pohatcong Center two properties totaling 35.62 acres consistent with the goals, policies, and objectives of the Highlands Regional Master Plan.

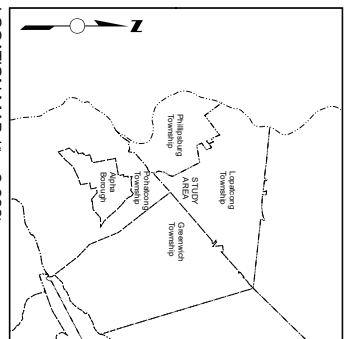
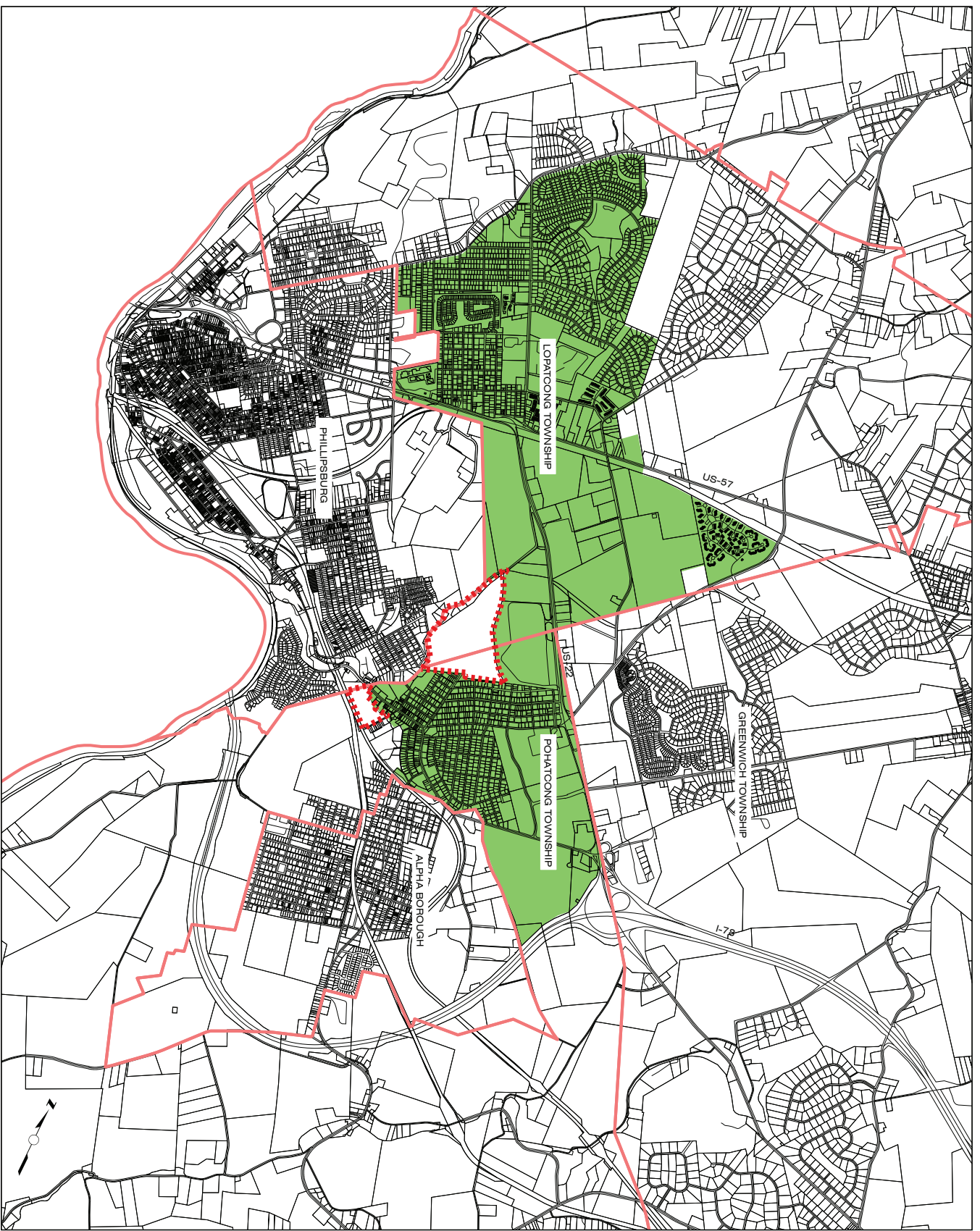
(Exhibit 2, 2A,2B Amended Highlands Center Area Lopatcong, and Pohatcong Townships)

Section 3 Relationship with Adjoining Highlands Centers

The Lopatcong and Pohatcong Township Centers are part of three adjoining Town Centers that have evolved around the Town of Phillipsburg. Highland’s Center designated lands now include the Town of Phillipsburg and portions of Pohatcong, Lopatcong Townships and Alpha Borough. This area now encompasses the largest concentration of population (greater than 1,000 residents per square mile) in Warren County.

<u>Center Designated Lands</u>	<u>Acres</u>	<u>% Municipality</u>	<u>(1) Acres</u>
Town of Phillipsburg	2,133	100.0%	2,133
Alpha Borough	451	41.1%	1,098
Pohatcong Township	632	7.2%	8,779
<u>Lopatcong Township</u>	<u>1,539</u>	<u>32.6%</u>	<u>4,721</u>
Total Acreage	4,733	28.3%	16,731

(1) Source: New Jersey Highlands Council



- LEGEND**
- Municipal Boundary
 - Road Centerline
 - Highlands Designated Town Center Lopatcong Twp. & Pohatcong Twp.
 - Proposed Inclusion Area

Highlands Designated Center Areas (Acres):

Pohatcong Township 632	2,172 Acres
Lopatcong Township 1,540	
Total:	3,712 Acres

Site Study Area (Acres):

Lopatcong Twp.	65.13 Acres
Block-Lot	23.16
102-4	0.26
102-5	1.62
102-6	1.33
102-7	0.86
102-8	1.52
102-8.01	0.83
102-9	57.94
102-10	0.26
102-11	0.51
Total:	65.13 Acres

Mapping Source:
 NJHWPC Highlands Designated Centers, 2022.

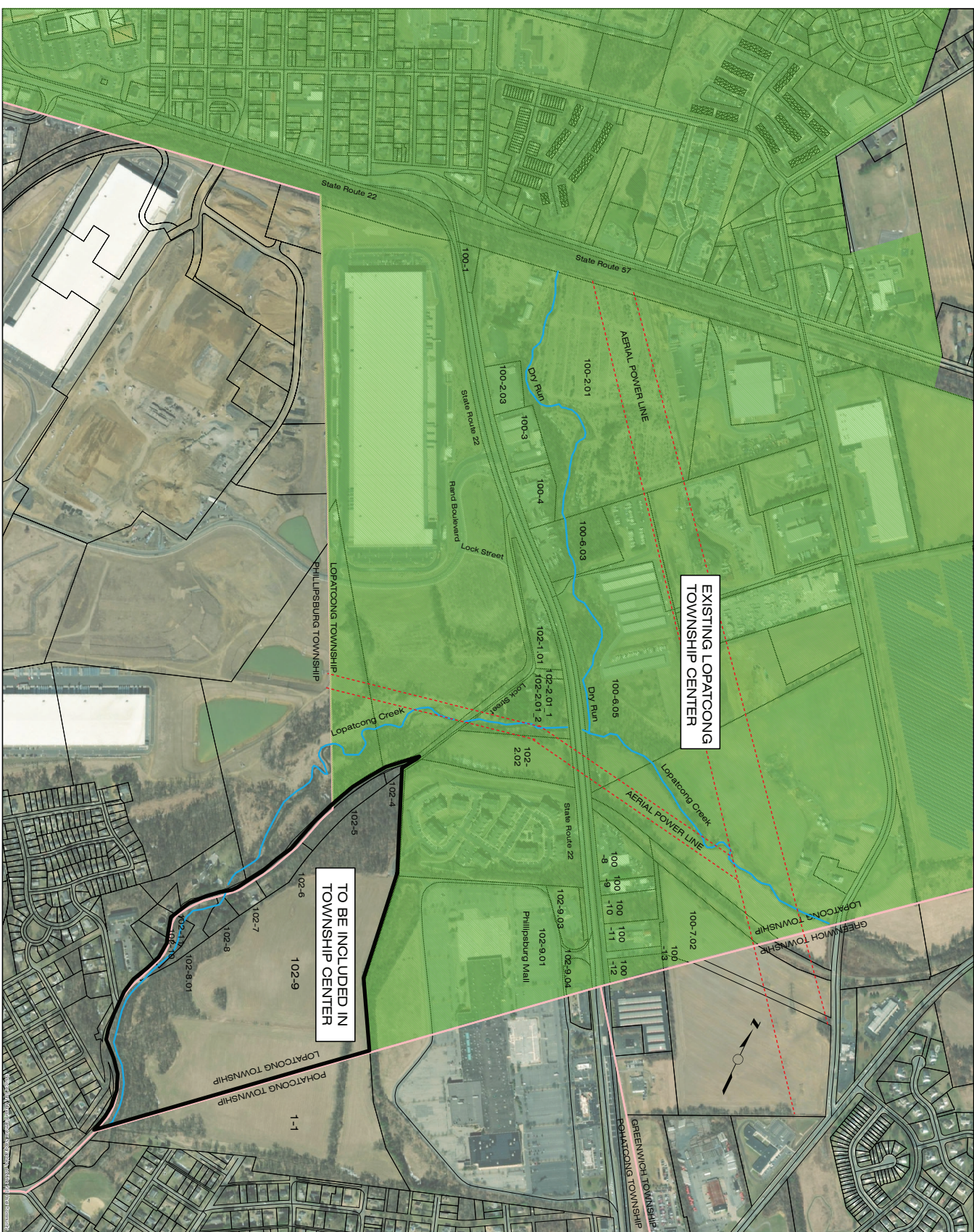
Amended Town Center Designation US-22 Corridor
 Lopatcong Twp., Warren Co., NJ
 prepared for: Lopatcong Township Planning Board
 532 South 3rd Street
 Phillipsburg, NJ 08855

prepared by:
Ruggerio Plante Land Design
 5900 Ridge Avenue Philadelphia, PA 19128
 phone 215.908.3900 fax 215.908.3900 www.ruggerioplanteland.com

Plan Date: October 14, 2022

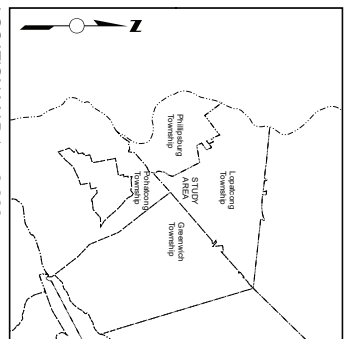
Scale: 1" = 1,100'-0"
 0 550 1,100 2,200 Feet

Sheet Title:
AMENDED HIGHLANDS CENTER AREA
LOPATCONG & POHATCONG TOWNSHIPS



EXISTING LOPATCONG TOWNSHIP CENTER

TO BE INCLUDED IN TOWNSHIP CENTER



LOCATION MAP 1" = 8,333'

LEGEND

- Municipal Boundary
- Parcels
- Road Centerline
- Highlands Town Centers
- Lopatcong Twp.
- Site Area
- Stream
- Aerial Power Line (offset from center)

Site Study Area (Acres):

Block-Lot	Acres
102-4	0.26
102-5	1.62
102-6	1.33
102-7	0.86
102-8	0.83
102-8-01	1.52
102-9	57.94
102-10	0.26
102-11	0.51
Total:	65.13 Acres

EXHIBIT 2A

Mapping Source:
 NJGIS: NJ Highlands Council Open Data, 2019,
<https://highlands-data-njhighlands.opendata.arcgis.com/>
 Nature layer alterations by Ruggiero Plante
 Land Design

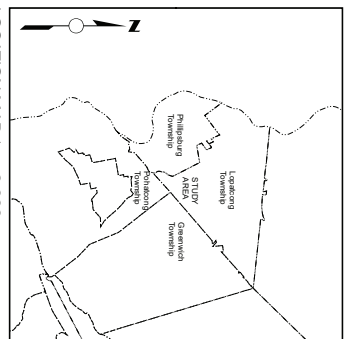
Amended Town Center Designation
 US-22 Corridor
 Lopatcong Twp., Warren Co., NJ

prepared for: Lopatcong Township Planning Board
 526 South 3rd Street
 Phillipsburg, NJ 08865

prepared by:
Ruggiero Plante Land Design
 5900 Ridge Avenue Philadelphia, PA 19128
 phone: 215.982.3000 fax: 215.983.3800 www.ruggieroplante.com

Plan Date: October 14, 2022
 Scale: 1" = 300'-0"
 0 150 300 600 Feet

Sheet Title:
 AMENDED CENTER AREA
 LOPATCONG TOWNSHIP



LOCATION MAP 1" = 8,333'

- LEGEND**
- Municipal Boundary
 - Parcels
 - Road Centerline
 - Highlands Town Centers
 - Lopatcong Twp. & Pohatcong Twp.
 - Site Area
 - Stream
 - Aerial Power Line (offset from center)
- | | |
|----------------|--------------------|
| Pohatcong Twp. | Acres |
| Block-Lot | 23.16 |
| 1-1 | 12.46 |
| 38-1 | 12.46 |
| Total: | 35.62 Acres |

EXHIBIT 2B

Mapping Source:
 NHOGIS, NJ Highlands Council Open Data, 2019,
<https://highlands-data-njhighlands.opendata.arcgis.com>
 and
 Future Layer alterations by Ruggero Plante
 Land Design

**Amended Town Center Designation
 US-22 Corridor
 Lopatcong Twp., Warren Co., NJ**

prepared for: Lopatcong Township Planning Board
 528 South 3rd Street
 Phillipsburg, NJ 08855

prepared by:
Ruggero Plante Land Design
 5900 Ridge Avenue Philadelphia, PA 19128
 phone 215.967.3900 fax 215.968.3900 www.ruggeroplante.com

Plan Date: October 14, 2022

Scale: 1" = 300'-0"

0 150 300 600 Feet

Sheet Title:
**AMENDED CENTER AREA
 POHATCONG TOWNSHIP**

Not yet included in a Highland Center, Block 102, Lot 9 in Lopatcong and Block 1, Lot 1 in Pohatcong containing 81.117 acres and eight lots in Lopatcong Township containing 7.19 acres are the last properties not included within 4,733 acres of Center designated lands in the Town of Phillipsburg, Alpha Borough, Lopatcong, and Pohatcong Townships. The properties warrant inclusion in a Center because of the lack of any unique natural or manmade physical features that would differentiate them from the surrounding Center designated lands.

Also not included in an existing Center is Block 38, Lot 1. Containing 12.46 acres, the property is intended to be developed with housing to help Pohatcong Township meet its affordable housing obligation. The property is located between South Main Street, the railroad and from Maple Avenue to the Phillipsburg municipal line. The Maple Avenue property is bordered on two sides by Center designated lands located in Phillipsburg and Pohatcong Township. The property would represent a logical extension of center designated lands existing in both municipalities.

(Exhibit 3 Highlands Centers / Phillipsburg, Lopatcong, Pohatcong, and Alpha Borough)

Section 4 Existing Zoning

The properties that are to be included within the center are bordered by commercial and multifamily residential districts to the northeast, moderate density single-family development to the south and to the west: low density single-family bordering the Lopatcong Creek. The properties include the following Zoning designations as established by the Township's Zoning and Land Use ordinances.

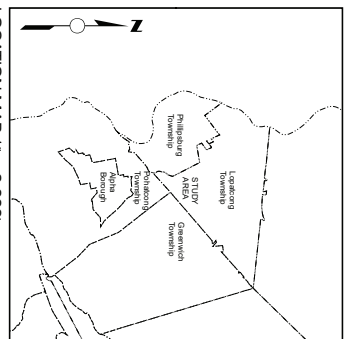
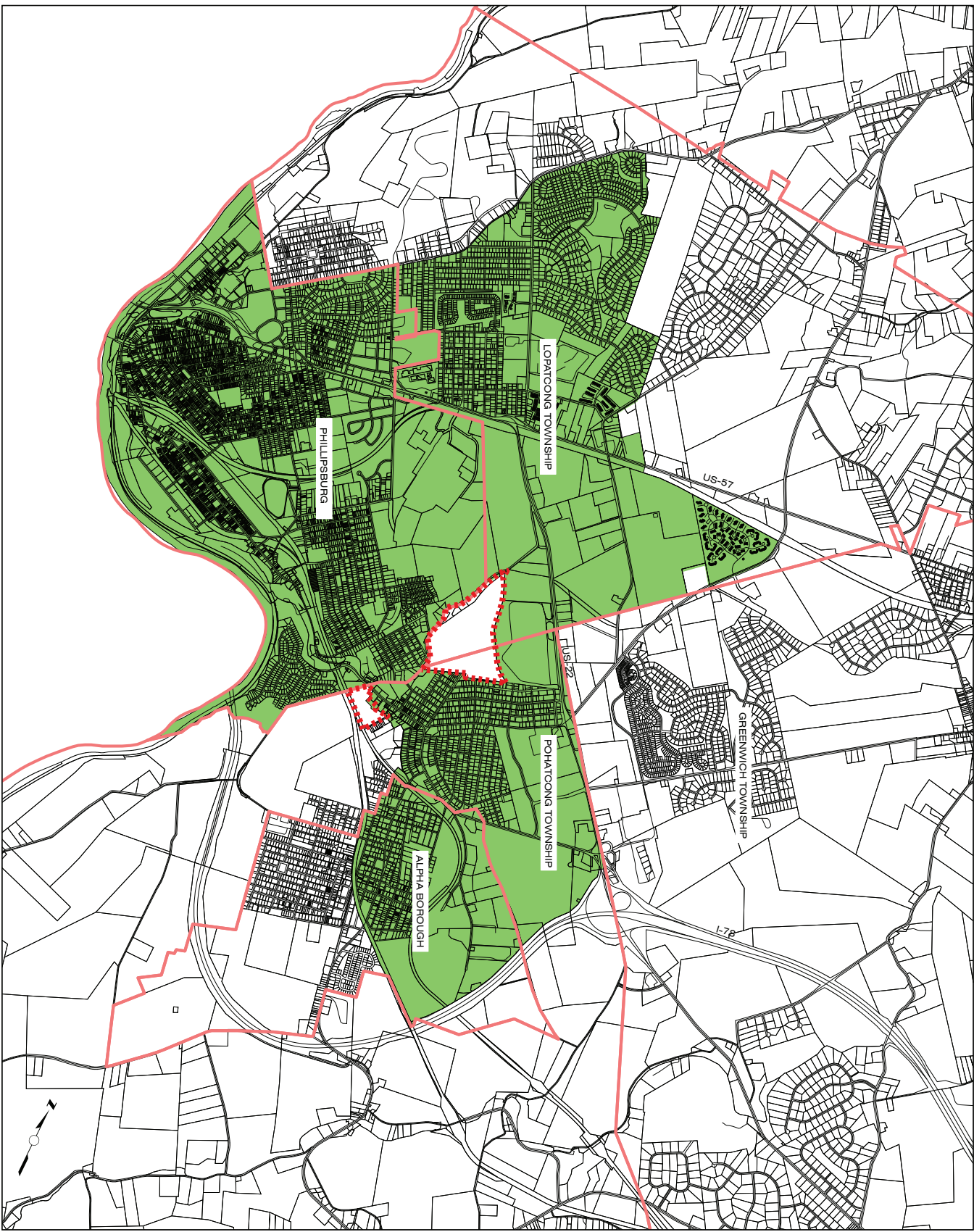
Lopatcong Township

(Block 102, Lot 9) AARC- Active Adult Residential Community zone.

Permitted uses included townhouses and apartments for sale or rental. The zone is intended to provide a wider variety of age-restricted housing limited to active adults aged 55 and greater. As part of the Township's Inclusionary housing program development of the property required the construction of affordable housing. A minimum of 12% of the units shall be affordable housing. The maximum number of dwelling units shall not exceed 6 dwelling units per gross site acreage. The maximum impervious cover is limited to 50% of the gross tract area. A minimum 100' wide landscaped buffer is required adjacent to any existing dwelling.

(Block 102 / Lots 4, 5, 6, 7, 8, 8.01, 10 and 11) R-5 / 2 Residential Cluster zone.

Permitted uses include single-family dwellings on lots of not less than 2 acres. The zone requires mandatory clustering. A maximum density of one unit per 5 acres is permitted. Total impervious surfaces shall not exceed 20% and building coverage 10% of the lots area. Open space shall comprise 50% of the tracts area.



- LEGEND**
- Municipal Boundary
 - Parcels
 - Road Centerline
 - Highlands Designated Town Centers
 - Proposed Inclusion Area

Highlands Designated Center Areas (Acres):

Alpha Borough	450
Phillipsburg	2,111
Lopatcong Township	632
Lopatcong Township	1,540
Total	4,733 Acres

Mapping Source:
 NJHWPCC Highlands Designated Centers, 2022.
**Amended Town Center Designation
 US-22 Corridor**
 Lopatcong Twp., Warren Co., NJ
 prepared for: Lopatcong Township Planning Board
 532 South 3rd Street
 Phillipsburg, NJ 08855

Ruggerio Plante Land Design
 5900 Ridge Avenue Philadelphia, PA 19128
 phone 215.982.3900 fax 215.982.3900 www.ruggerioplanteland.com

Plan Date: October 14, 2022
 Scale: 1" = 1,100'-0"
 0 550 1,100 2,200 Feet
 Sheet Title:
 EXISTING HIGHLANDS CENTERS /
 PHILLIPSBURG, LOPATCONG, POHATCONG,
 ALPHA BOROUGH

Pohatcong Township

(Block 1, Lot 1) R-3 Residential.

Permitted uses include single-family dwellings on lots of not less than 17,500 square feet with sewer and public water, or 65,625 square feet if public utilities are not available. Total impervious surfaces shall not exceed 20% of the lot area.

(Block 38, Lot 1) B-3 Highway Business.

Permitted uses include among other uses, professional and business offices, banks, financial institutions, retail sales, restaurants, motels and scientific or research laboratories on lots of not less than 5 acres. Total impervious surfaces shall not exceed 55% and buildings a maximum floor area ratio of 25% of the lot area.

(Exhibit 4, 4A Existing Zoning Lopatcong, Pohatcong Townships)

Section 5 Appropriate for Growth and Economic Development

The Highlands Regional Master Plan observed. “ The Highlands Act states that appropriate patterns of compatible residential, commercial, and industrial development, redevelopment, and economic growth should be encouraged in certain areas of the Highlands specifically in or adjacent to areas already utilized for such purposes.” The Highlands Council has established a process to amend a Highlands Center Designation within the Highlands Region with the intent of concentrating development and redevelopment within existing communities, allow for the protection of natural resources and promote smart growth principles. The lands that are to be included in the redevelopment plan for the Phillipsburg Mall and to provide opportunities for affordable housing in Pohatcong Township further those goals consistent with smart growth principles.

The affordable housing property Block 38, Lot 1 in Pohatcong Township, and the properties in the redevelopment plan, Block 102, Lots 9.01, 9.03, 9.04 in Lopatcong and Block 1, Lot 1.01 in Pohatcong are within a State designated growth area (PA1) Metropolitan Planning Area. In the Metropolitan Planning Area, the State Plan’s intention is to provide for much of the State’s future redevelopment, promote growth in compact forms, redesign areas of sprawl and protect the character of existing stable communities.

Also included in the redevelopment area are Block, 102, Lot 9 in Lopatcong Township and Block 1, Lot 1 in Pohatcong Township which are in the (PA2) Suburban Planning Area. In the (PA2) Suburban Planning Area, the State Plan’s intention is to provide for much of the state’s future development, protect natural resources, reverse the current trend toward further sprawl and revitalize cities and towns. The redevelopment area is located on lands that have been designated for growth or are intended to accommodate future development. The inclusion of the lots within the Lopatcong, Pohatcong designated centers is consistent with State planning policies.

(Exhibit 5, 5A State Planning Areas)

US Route 22 is a major commercial and transportation corridor linking the Town of Phillipsburg, Lopatcong and Pohatcong Township to Interstate 78. Located on Route 22, the Mall is part of a historic commercial node that has been the beneficiary of its location on the highway. The inclusion of Block, 102, Lot 9 in Lopatcong Township and Block 1, Lot 1 in Pohatcong Township into the Township's Centers are intended to expand economic development opportunities by accommodating additional growth that can benefit from the area's location and access to major transportation corridors.

(Exhibit 5B, 5C Land Use Lopatcong and Pohatcong Townships)

Section 6 Location on Major Transportation Corridor

The redevelopment area that includes the Phillipsburg Mall is located on US Route 22. The highway has been classified by Warren County as a principal arterial highway that provides a vital transportation link between Route 57 to the west, the Town of Phillipsburg, Lopatcong, Pohatcong, Greenwich Townships and an interchange with Interstate 78 that is located 1.1 miles to the east of the redevelopment area. New Jersey Transit bus service is available on Route 22 and has several stops next to the redevelopment area. Three access drives connect the redevelopment area with Route 22 and an internal looped driveway that provides vehicular access to the commercial pad sites that front on Route 22 and the mall buildings. Two of the access drives offer un-signalized right in / right out only ingress and egress to the mall. The third driveway is a signalized intersection providing left in let out turning movements from Route 22 to the mall's looped driveway

The change of use being considered from a commercial shopping center to a planned warehouse facility does not envision the need for major highway improvements to Route 22. A preliminary traffic analysis prepared by Mc Mahon Associates (June 15,2022), with coordination between CRG and J. G. Petrucci concluded the primary and secondary vehicular entrances from Route 22 to the mall and the internal roadways can adequately serve the change of use of the property to a planned warehouse facility. Signal upgrades, striping modifications, and improvements to vehicular circulation within the redevelopment area should accommodate the change of use.

Further, the change of use will not result in increases in traffic volumes on Route 22. The traffic analysis determined that at full buildout both the CRG and J. G. Petrucci warehouses will generate significantly less trips during the weekday afternoon and Saturday midday peak hour, and similar number of trips during the weekday morning peak hour, when compared to the existing condition density of the properties. Vehicular circulation within the planned warehouse facility will be directed to Route 22 by one of the three existing intersections with the highway. (Exhibit 6 Highways and Public Transportation Routes)

Section 7 Available Infrastructure

The mall, commercial facilities adjoining Route 22 and the Sycamore Landing apartments are within the Lopatcong and Pohatcong Township's sewer service areas. The Mall and adjoining developed properties have access to both public water and sewer services. A complete range of other infrastructure is available to be extended from the mall or adjoining developed properties to serve all the properties that are to be included in the redevelopment area.

Sewer service to the area is provided by both Lopatcong and Pohatcong Townships. The wastewater from the mall and the commercial areas fronting on Route 22 flows through Pohatcong Township to the Town of Phillipsburg for treatment. Wastewater from the Sycamore Landing apartments flows thru Lopatcong Township and into the Town of Phillipsburg for treatment at the same treatment facility located in the Town of Phillipsburg. All the properties in the redevelopment area are within the sewer service areas of Lopatcong or Pohatcong Townships except for Block 102, Lot 9 in Lopatcong Township and Block 1, Lot 1 in Pohatcong Townships. Inclusion of the properties in the service area will require an amendment to both Township's wastewater management plans.

The proposed 100% affordable housing development (Block 38, Lot 1) in Pohatcong Township is not presently located within a sewer service area however, it adjoins properties along South Main Street where sewer service is available. Inclusion of the property in the service area will be required if the property is to be developed for affordable housing. An amendment to the Township's wastewater management plan will be required.

Block 102, Lot 9 in Lopatcong Township and Block 1, Lot 1 in Pohatcong Townships are both in a Conservation Zone and Environmentally Constrained Sub-Zone of the Highlands. The existing designation of Conservation Zone in the Highlands Regional Master Plan precludes the provision of new or extended public water and wastewater to the area. Their inclusion in a designated Center is essential to the redevelopment plans of both Townships to allow the extension of infrastructure and the inclusion of the properties in a sewer service area. Block 38, Lot 1 in Pohatcong Township is within the Existing Community Zone and includes areas of Existing Community Environmentally Constrained Subzone.

The Townships intend to support the change of use of the property by reallocating the sewer gallonage that was allocated to the mall. It is expected that the change of use from retail to warehouse will result in a surplus of gallonage that will support the change of use to a planned warehouse facility. The residential properties fronting on Lock Street in Lopatcong Township that are not part of the redevelopment plan, will not be included in the Township's sewer service area.

(Exhibits 7, 7A Sewer Service Areas Lopatcong and Pohatcong Townships)

Aqua New Jersey, Inc. provides potable water to both Lopatcong and Pohatcong Townships. All the properties within the proposed redevelopment area are presently within the company's service area. Both municipalities recognize the need to provide sewer and water service to the properties within the redevelopment area. It is anticipated that all the properties within the redevelopment area can reasonably expect that adequate infrastructure is available or can be provided to serve the area.

Both Lopatcong and Pohatcong Townships will work together to make available public utilities to the redevelopment area in accordance with the Highlands Regional Master Plan and other applicable regulations.

(Exhibit 8, 8A Available water services Lopatcong and Pohatcong Townships)

Block 38, Lot 1 is not presently located within the sewer service area, however it abuts properties along South Main Street where sewer service is available. Similarly, the property is not included as an area served by public water, although adjoining properties are and public water is available in South Main Street. Public sanitary sewer and water are necessary to support affordable housing development.

Section 8 Cultural Features and Natural Resources

The physical features and natural resources located on and adjacent to Block 102, Lot 9 in Lopatcong Township and Block 1, Lot 1 and Block 38, Lot 1 in Pohatcong Townships to be included in the Lopatcong, and Pohatcong Township Centers are best described graphically. The physical features and natural resource exhibits have been divided between those properties located in the redevelopment area (Block 102, Lot 9 and Block 1, Lot 1) and (Block 38, Lot 1) the Pohatcong Township's affordable housing development. The redevelopment area includes exhibits 9,10,11,12, and archaeological resources. Those physical and natural features associated with the affordable housing development include exhibits 9A,10A, 11A, 12A and archaeological resources.

Redevelopment Area

The Lopatcong Creek corridor contains forests, steep slopes, wetlands, wetlands transition area, and riparian buffers. The area also includes agricultural resources. The property is currently farmland assessed. Development of the property will result in the loss of approximately 39 acres of tillable lands. The Comprehensive Farmland Preservation Plan Update (May 2017) prepared by the Land Conservancy for Warren County identified lands which were found to have the potential for long-term agricultural viability.

The Warren County Department of Land Preservation with the County Agriculture Development Board utilizing the state's regulatory criteria established (ADA) Agricultural Development Areas. Productive agricultural lands, soils, preserved farms, and farms enrolled in the 8-year

program were included within the designated ADA boundaries. Excluded from an ADA were publicly preserved open space and populous regions of Warren County. The Town of Phillipsburg and Lopatcong Township are among nine municipalities that have been entirely excluded from participation in the ADA farmland preservation program. The property is not within or adjoins an established Warren County (ADA) Agriculture Development Area. The properties location adjacent to suburban and/or commercial development and its isolation from established agricultural areas severely limits the continued use of the property for agricultural purposes. Soil conservation measures will be incorporated into the redevelopment plan to limit soil loss during development. Open areas disturbed by construction or past agricultural activities will be planted with native grasses and reforested with trees.

Carbonate rock underlies the area. Any application for development in an area containing karst topography shall be subject to the Township's Carbonate Area District requirements that include a Phase 1 compilation of existing data and preliminary analysis by a geologist as to the competency of the bedrock to accept the proposed development. If the initial phase of the geologic investigation reveals the presence of carbonate rock, an additional in depth analysis shall be made based on subsurface investigation.

No historical resources have been identified on the property. To the southwest is the Morris Canal. Further to the southwest in the Town of Phillipsburg is a historic district. It is expected that development of the property would not exacerbate any impacts to the site's natural resources beyond that which is experienced during the normal course of construction.

The redevelopment plan envisions the establishment of significant buffers to protect the most sensitive natural resources. The buffers will incorporate most of the forested areas of the property and those lands impacted by steep slopes, freshwater wetlands, wetlands transition areas and riparian buffers associated with the Lopatcong Creek corridor.
(Exhibit 9 Slope and Water Protection Plan / Exhibit 10, Agriculture Lands / Exhibit 11, Carbonate Rock / Exhibit 12, Historic and Archaeologic Resources)

Block 38, Lot 1

The property is included within an Agricultural Resource Area, although the property is not currently farmed. Soils underlying the site are considered farmland of statewide importance. There is no critical wildlife habitat on the property according to the NJ Highlands Council Interactive Map. While part of Total Forest Area, the site is not part of the Forest Resource Area, and the Forest Integrity Score Rank is low. The entirety of the site as well as the surrounding area is underlain by carbonate rock, which is relevant for construction methods as well as stormwater management and groundwater recharge: a Phase I geological assessment will be required as part of the development review process. As for water resources, the site is adjacent to a tributary of category one Lopatcong Creek, which touches the northeastern corner

of the property and continues under South Main Street, emptying into the main branch of the Lopatcong Creek. There is an open water buffer required that covers a portion of the northeast corner of the site. Although open water buffer is shown on the Interactive Map in the northern portion of the site, this is associated with the tributary north of South Main Street. The Riparian Area associated with this tributary includes the open water buffer and is also designated a Wildlife Corridor, and the associated Riparian Corridor Integrity Score is moderate. Prime groundwater recharge area covers the majority of the site and will have to be given consideration in the development process. While severely and moderately constrained slopes are present on the property, they are isolated to the perimeters and the interior of the site is free from slope constraints. There are no historic or archaeological features on the property. (Exhibit 9A Slope and Water Protection Plan / Exhibit 10A Agriculture Lands / Exhibit 11A Carbonate Rock / Exhibit 12A, Historic and Archaeologic Resources)

Section 9. Purpose of Inclusion in the Highlands Center

The inclusion of Block 102 / Lot 9 into the Lopatcong Township and Block 1, Lot 1 in Pohatcong's designated Center is a result of both Township's efforts to comprehensively plan for the redevelopment of the mall and the adjoining properties that were once part of the mall or dependent on it for vehicular access. Located to the rear of the mall, Block 102, Lot 9, in Lopatcong and Block 1, Lot 1, in Pohatcong together include 81.1 acres of undeveloped lands that is under single ownership. Both municipalities have completed studies and have determined the Mall and Block 1, Lot 1 in Pohatcong and Block 102, Lot 9 in Lopatcong Township an "Area in Need of Redevelopment."

The redevelopment of the mall will have a direct impact on the future use of the undeveloped properties. Vehicular access is limited. The properties have no access to a public road. Vehicular access is restricted to a 24' wide private driveway connecting to the mall service road. Vehicular access to Lock Street that is to the west of the property is blocked by scattered intervening residential properties and Lopatcong Creek. Vehicular access to the south through the extension of several streets - that serve established residential neighborhoods located in Pohatcong Township is blocked by the presence of wetlands and riparian buffers that are tributary to Lopatcong Creek.

The properties are both physically and visually linked to the redevelopment of the mall. The redevelopment of the mall, with over 2,385 feet of common boundary with the adjoining properties, must be carefully coordinated to ensure the redevelopment plan recognizes the need to provide vehicular access to the isolated properties. The proposed land uses should be compatible while protecting the properties natural resource and the character of the surrounding community. The inclusion of Block 102, Lot 9 in Lopatcong Township and Block 1, Lot 1 in Pohatcong Township into the designated centers are necessary for the effective development of the area and to protect the properties natural resources.

The Highlands Council created three primary zones, Protection Zone, Conservation Zone, and Existing Community Zone, and three subzones: Lake Community Zone, and Environmentally Constrained Sub - Zone within both the Conservation Zone and Existing Community Zone. The properties comprising the redevelopment area are within an Existing Community Zone except for Block 102, Lot 9 in Lopatcong and Block 1, Lot 1 in Pohatcong Township which are in the Highlands Land Use Capability Conservation Zone and Environmentally Constrained Sub-Zone. The Conservation zone consist of agricultural lands, interspersed with woodlands and environmental features that should be preserved. In recognition of these Highlands resources present on the property, the redevelopment plan will incorporate an open space corridor that will preserve a sizable portion of the forested areas, wetlands, and riparian buffers within the properties HERZ - Highlands Environmental Resource Zone.
(Exhibit 13, 13A Highlands Land Use Capability Zones Lopatcong and Pohatcong Townships)

The redevelopment plan for Block 102, Lot 9 in Lopatcong and Block 1, Lot 1 in Pohatcong Township is intended to focus development on the area of the property that forms the common boundary with the mall. Development of the 81.11-acre property has been concentrated adjacent of the developed areas of the mall to minimize the extension of roads and infrastructure to serve the proposed development. Lopatcong and Pohatcong Township's redevelopment plans limit the intensity of development by restricting both the maximum impervious cover and building coverage allowable on the tract.

The development proposal is to construct 568,500 square feet of warehouse with 75 loading docks. Parking will be provided for 100 trailers and 388 employees. The total area of the property covered by impervious surfaces is 756,165 square feet or 21.4% of the tracts area. Of the tracts 81.11 acres, 78.6% or 63.75 acres will be retained in open space. The open space area will be further restricted by creating a 35-acre HERZ, Highlands Environmental Resource Zone that will encompass a significant portion to the forested area of the property, wetlands, and riparian corridor buffers.

Approximately 20.4 acres of Block 102, Lot 9 in Lopatcong Township and 14.7 acres of Block 1, Lot 1 in Pohatcong Township will be included in a HERZ, Highlands Environmental Resource Zone. Within the HERZ, the clearing of forested areas of the property will be prohibited. Lands that are currently in agricultural use will be converted to grasslands and reforested. Topographical features will be maintained and encroachments into the zone will be limited to grading and the extension of infrastructure necessary to support the developed areas of the property. No stormwater basins will be installed within the, HERZ. In addition to protecting many of the property's environmentally constrained areas the zone will provide a substantial open space buffer between any adjoining properties located in the Town of Phillipsburg, Pohatcong, and Lopatcong Townships.
(Exhibit 14 HERZ Resource Area)

The property's access to Route 22 and proximity to Interstate 78 has increased interest in the redevelopment of the mall and adjoining lands for interstate commerce. The inclusion of the property within a designated Center will allow the Townships an opportunity for greater economic development, increased job opportunities and to plan the redevelopment of the mall and adjoining properties in a comprehensive manner to protect the character of the community and supports resource protection. The lots location next to an already established regional commercial center may also serve to minimize development pressure and preserve natural resources elsewhere in the municipalities.

Block 38, Lot 1 in Pohatcong Township is intended for a 100% affordable housing project ranging from 72 to 96 units and is a critical component of the Township's plan to meet its constitutional obligation to provide opportunity for affordable housing. With limited remaining land resources within the Planning Area to address its affordable housing obligation, inclusion of this parcel within the Center is necessary.

The majority of the 12.46-acre site is within the Existing Community Zone with small pockets of Existing Community Environmentally Constrained Subzone interior to the site and along South Main Street. The lot contains limited areas of critical slopes along with areas of required Open Water buffers associated with a tributary of the Lopatcong Creek to the east of the site. The majority of the site is characterized as prime groundwater recharge area. While a detailed concept plan has not been prepared, based on a maximum of 96 units, the density will be 7.7 units per acre. Considering three story buildings, parking of 1.5 spaces per unit and additional disturbance for stormwater management facilities and a community building, total disturbance should be around 4 acres or roughly 1/3 of the site. Pohatcong Township will work with the developer to ensure that disturbance is limited to only the necessary so that Highlands resources can be protected to the maximum extent possible. In addition, HERZ will include 2.06 acres of open water buffer for the Lopatcong Creek that is on the north side of South Main Street, separated from the stream by the roadway. While not proposed to be included in the HERZ, areas of prime groundwater recharge can be given consideration for conservation restriction once a detailed concept plan is prepared for the site. The proposed HERZ areas for Block 38, Lot are depicted in Exhibit 14A

The inclusion of the properties into the Township centers will allow the possibility to convert underutilized areas of the municipalities to productive uses by the means of infill development. The inclusion of the properties into the Township's centers will optimize the efficient use of property that adjoin previously developed areas of the municipalities.

Section 10. Relationship to Highlands Regional Master Plan.

Linked to the mall for vehicular access, Block 102, Lot 9, in Lopatcong and Block 1, Lot 1, in Pohatcong Township are intertwined with the mall's redevelopment. The inclusion of the property into the Townships designated Centers provides an opportunity for development that is neither piecemeal, scattered, or inappropriate development, but consistent with the Highlands Regional Master Plan. Development within the Highlands is intended to focus on opportunities to develop or redevelop properties that infill development within Centers. The Regional Master Plan strives to direct growth towards existing developed areas of a community and available infrastructure. Smart growth planning principles seek to provide lands for development in appropriate locations that meet community needs, provide for economic growth fit, with minimal disruption, within the natural landscape. The properties are part of an established core development area centered on the now defunct mall. Surrounded by designated center lands, located adjacent to public sewer and water infrastructure that served the mall and having direct vehicular access to Route 22 through the mall, the properties are a logical prospect for infill development.

Inclusion of Block 38, Lot 1 in the Center provides an opportunity for development of affordable housing as envisioned in the Regional Master Plan. The site is in close proximity to employment centers, in a walkable environment, and creates affordable housing where infrastructure is available to support it in areas where development already exists. Site specific development considerations and the relatively low density proposed can give appropriate considerations to the Highlands resources present on the site, as only 1/3 of the property will be disturbed. This will allow areas of existing forest and prime ground water recharge to be retained.

Section 11. Highlands Regional Master Plan Goals

The inclusion of the properties into the Township's Highlands Center Designation would advance several the goals listed in the Highlands Regional Master Plan, specifically:

A. Forest Resources

Goal 1A: Protection of large areas of contiguous forested lands of the Highlands Region to the maximum extent possible.

Goal 1B: Protection and enhancement of forests in the Highland Region.

Highlands Open Waters and Riparian Areas

Goal 1D Protection, restoration, and enhancement of Highlands Open Water and riparian areas.

B. Steep Slopes

Goal 1E: Protection and enhancement of the natural, scenic, and other resources of the Highlands Region by protection of steep slopes from inappropriate development and disturbance.

C. Carbonate Rock (Karst) Topography

Goal 1K Protection of ground water quality and public safety regarding karst features in the Highlands.

Transportation

Goal 5B Maintenance of a safe and effective level of service on the existing Highlands Road system without the use of capacity improvements that could trigger additional development in area that are not appropriate for “Growth Inducing” land uses.

E. Regional guidance for development and redevelopment

Goal 6F: Support of compact development, mixed use development and redevelopment and maximization of water, wastewater and transit infrastructure investments for future use and land and development within the existing community zone.

Goal 6H Guide development away from environmentally sensitive and agricultural lands and promote development and redevelopment in or adjacent to existing developed lands.

Redevelopment

Goal 6J Accommodation of regional growth and development needs through the reuse and redevelopment of previously developed areas including brownfields, grayfields and underutilized sites.

Goal 6K Concentrate residential, commercial, and industrial development, redevelopment, and economic growth in existing developed areas in locations with limited environmental constraints, access to existing utility, and transportation infrastructure.

F. Housing and Community Facilities

Goal 6O Market-rate and affordable housing sufficient to meet the needs of the Highlands Region within the context of Economic, social, and environmental considerations and constraints.

G. Smart Growth

Goal 6N Use of smart growth principles, including low impact development to guide development and redevelopment in the Highlands Region.

Goal 8A Sustainable economic development in the Highlands Region

Section 12. Summary

The proposed amendment to the Lopatcong and Pohatcong Highlands Centers will promote economic development and smart growth. The Townships expect to strengthen the potential for revitalization of the of the obsolete and deteriorating Phillipsburg Mall redevelopment area with the inclusion of Block 102, Lot 9 in Lopatcong and Block 1, Lot 1 in Pohatcong of the underutilized vacant lands adjoining the mall. The center amendment if approved will advance the goals of the Townships and Highlands Regional Master Plan by concentrating growth in an already developed area of the Townships where infrastructure exists, and convenient vehicular access is available to major transportation routes.

The inclusion of the Maple Avenue property in Pohatcong Township’s designated center is intended to address the Township’s COAH obligations to provide a realistic opportunity for the construction of low- and moderate-income housing. The housing is intended to be 100% affordable. Development will preserve the character and environmental resources of the property. Approximately 50 to 70 housing units will be constructed consistent with the requirements of the Highlands Regional Master Plan.

Section 13 Implementation Schedule

As noted previously, both Lopatcong and Pohatcong Township have begun the redevelopment process by identifying the 78-acre Phillipsburg Mall along with several adjoining properties as an area in “Need of Redevelopment.” Both Townships are working together to complete redevelopment plans. Lopatcong and Pohatcong Townships have begun the redevelopment process that includes incorporating the Block102, Lots 9, 9.01, 9.03, 9.04 in Lopatcong and Block 1, Lot 1 in Pohatcong into their redevelopment plans. The planning process will involve the preparation of a Redevelopment Plan. The plan will establish the permitted and accessory uses allowed in the redevelopment area, the design standards applicable to the development area and bulk requirements for development within the redevelopment area. Pohatcong Township has also designated Block 38, Lot 1 as an area in need of redevelopment, which is necessary to ensure the site is competitive in the NJHMFA 9% tax credit financing program.

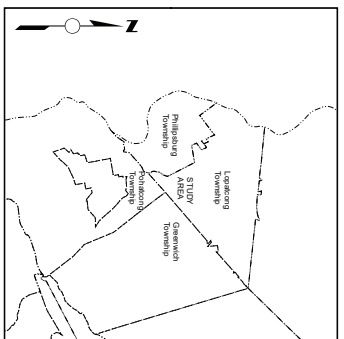
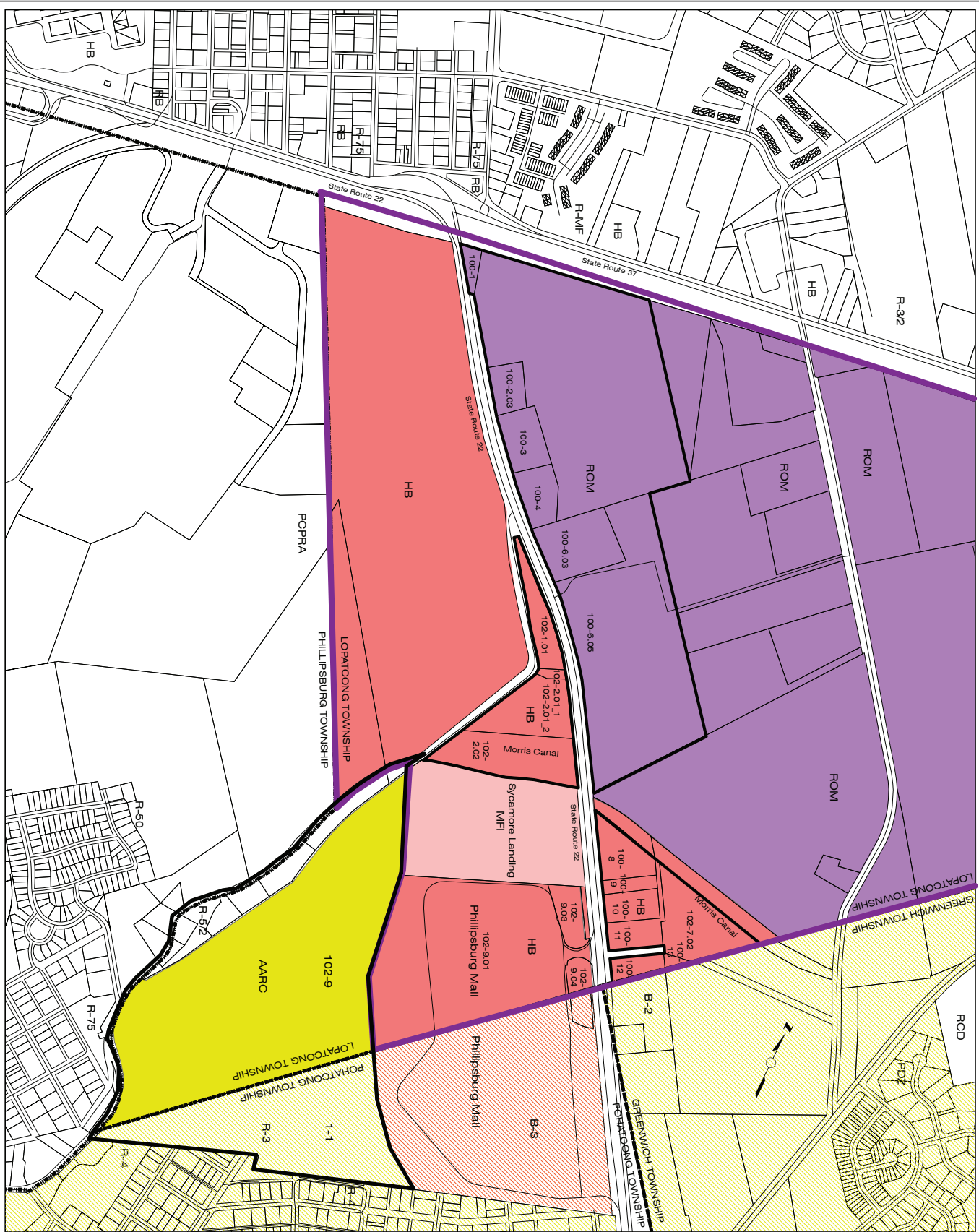
When the redevelopment plan originates with the governing body it will be referred to the planning board for its recommendations. The Redevelopment Plan after review by the Planning Board, for consistency with the Township’ Master Plan will be returned to the Governing Body for their review. The Governing Body may, after holding public hearings, act to adopt the Redevelopment Plan by ordinance. The Redevelopment Plan will become an amendment to the Township’s Zoning and Land Use Ordinance and the redevelopment area shown of the Township Zoning Map. Applicants seeking site plan or subdivision approval would proceed in accordance with the Township’s Zoning and Land Use Ordinance.

To fully implement the proposed redevelopment plans and ensure Pohatcong Township meet its affordable housing obligation, Lopatcong and Pohatcong Townships are petitioning the Highlands Council to amend their designated Centers to include properties that are not now in either Townships sewer service area. Any Highlands Council recommendations relating to the petition will likely be contained in the Township’s redevelopment plans.

The center planning process will be transparent with public meetings held to discuss the implementation of the petition. The amendment to the Highlands Center Designation will be discussed at a public information session to be held jointly the week of December 12th. Notice will be published in a newspaper of general circulation announcing the date and time of the session and all documents related to the petition will be posted on both municipal websites with the link provided in the notice. Notice will be provided to the clerks of adjoining municipalities. In addition, each governing body will hold public hearings on the petition with the matter placed on the agenda and the public provided opportunity to comment. The Townships, after holding public hearings, completing outreach, incorporating public comments, and approving a petition for Plan Conformance, will forward the petition for Center Designation to the Highlands

Council. The anticipated time frames include the preparation of the documents and public hearing and implementation of the redevelopment plans.

<u>Task</u>	<u>Commence Date</u>	<u>Completion Date</u>
Public Information Session	December 2022	December 2022
Highlands Center Petition	December 2022	
Public Hearing / Township		
Petition to Highlands Council	December 2022	December 2022
Submission of Petition		
Highlands Council Appearance	December 2022	January 2023
Public Hearing		
Implementation Redevelopment	January 2023	Open
Plans Public Hearing		



LOCATION MAP 1" = 8,333'

LEGEND

- Parcels
- Road Centerline
- Municipal Boundary
- Study Area
- AAARC - Active Adult Residential
- HB - Highway Business
- MFI - Multi Family Inclusionary
- ROM - Research Office Manufacturing
- PD Overlay District

- Lopotcong Township**
- RB Retail Business
- R-MF Residential Multi-Family
- R-5/2 Residential (5-Acre)
- R-3/2 Residential (3-Acre)
- R-7/5 Residential (9,000 SF)
- Greenwich Township
- B-2 Highway Business
- MFI Multi Family Inclusionary
- R-5/2 Residential (5-Acre)
- RCD Resource Conservation District
- PDZ Planned Development Zone
- Pohatcong Township
- B-3 Highway Business
- R-3 Residential - Medium Density
- R-4 Residential - High Density
- Phillipsburg Township
- OPRKA Phillipsburg Commerce Park
- Redevelopment Area 6,000 S.F. Lots
- R-20 Residential - 7,500 S.F. Lots
- R-7/5 Residential - 7,500 S.F. Lots

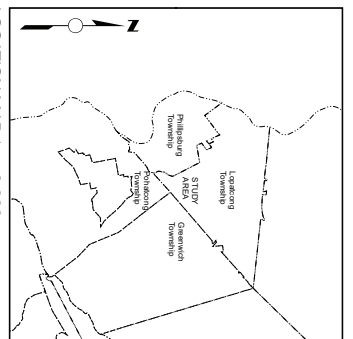
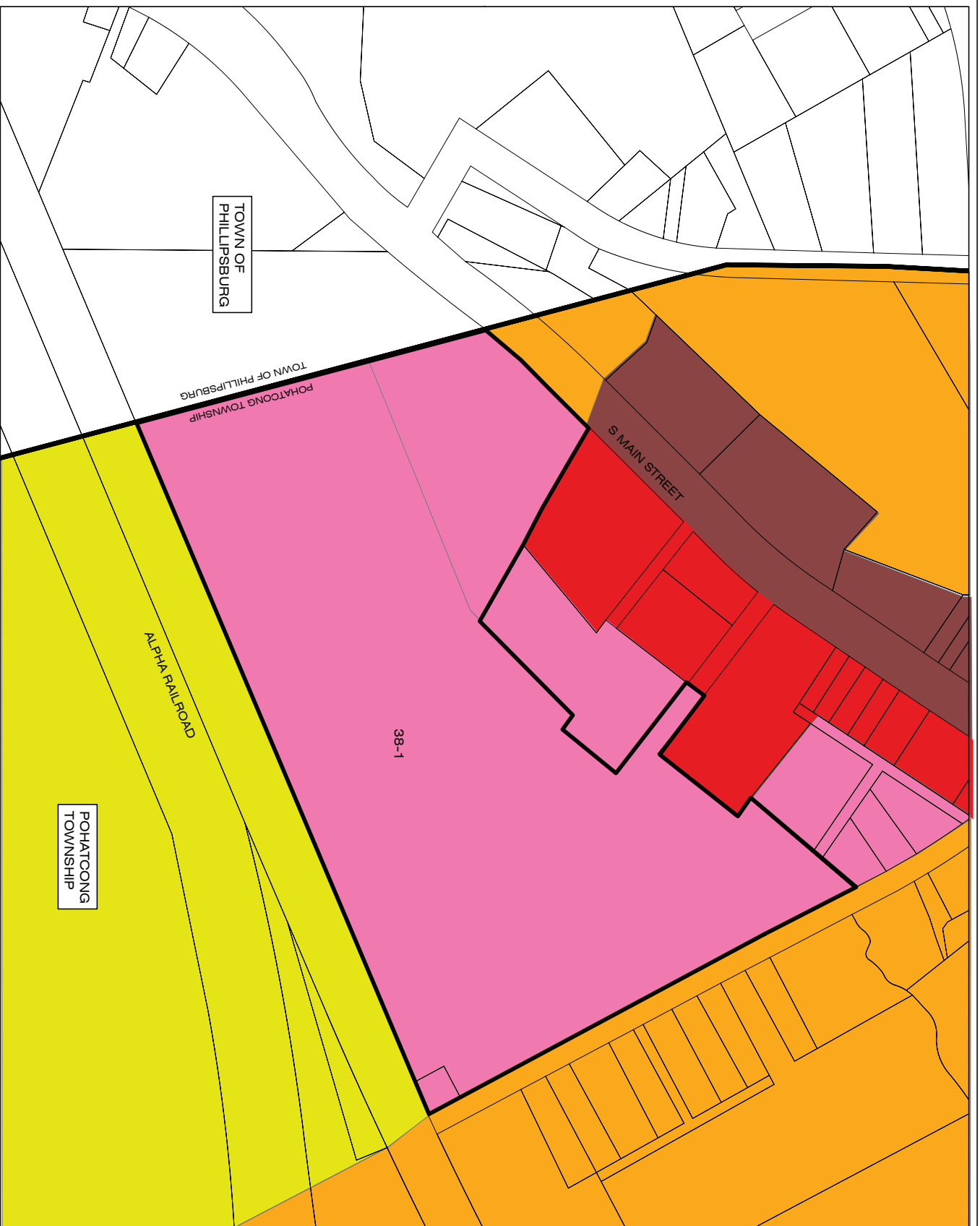
Mapping Source:
 NJGIS; Lopotcong Township Planning Department
 Zoning Map, 2012

Amended Town Center Designation
 US-22 Corridor
 Lopotcong Twp., Warren Co., NJ
 prepared for: Lopotcong Township Planning Board
 252 South 3rd Street
 Phillipsburg, NJ 08865

prepared by:
Ruggerio Plante Land Design
 5900 Ridge Avenue Philadelphia, PA 19128
 phone 215.908.3000 fax 215.908.3800 www.ruggerioplantedesign.com

Plan Date: October 14, 2022
 Scale: 1" = 300'-0"
 0 150 300 600 Feet

Sheet Title:
 EXISTING ZONING LOPATCONG /
 BLOCK 102, LOT 9, LOPATCONG /
 BLOCK 1, LOT 1



LOCATION MAP 1" = 8,333'

- LEGEND**
- Municipal Boundary
 - Parcels
 - Study Area
 - AH - Affordable Housing Development
 - B-1 - Professional Office Business
 - B-2 - Neighborhood Business
 - B-3 - Highway Business
 - R-4 - Residential - High Density

- Pohatcong Township
- B-3 - Highway Business
- R-3 - Residential - Medium Density
- R-4 - Residential - High Density

Mapping Source:
 2005 Planning Map by Cheny, Inc. & Associates, Document 255 Attachment 15, Downloaded from Pohatcong Code Site ecode080.2005.

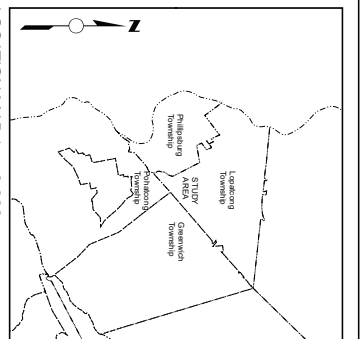
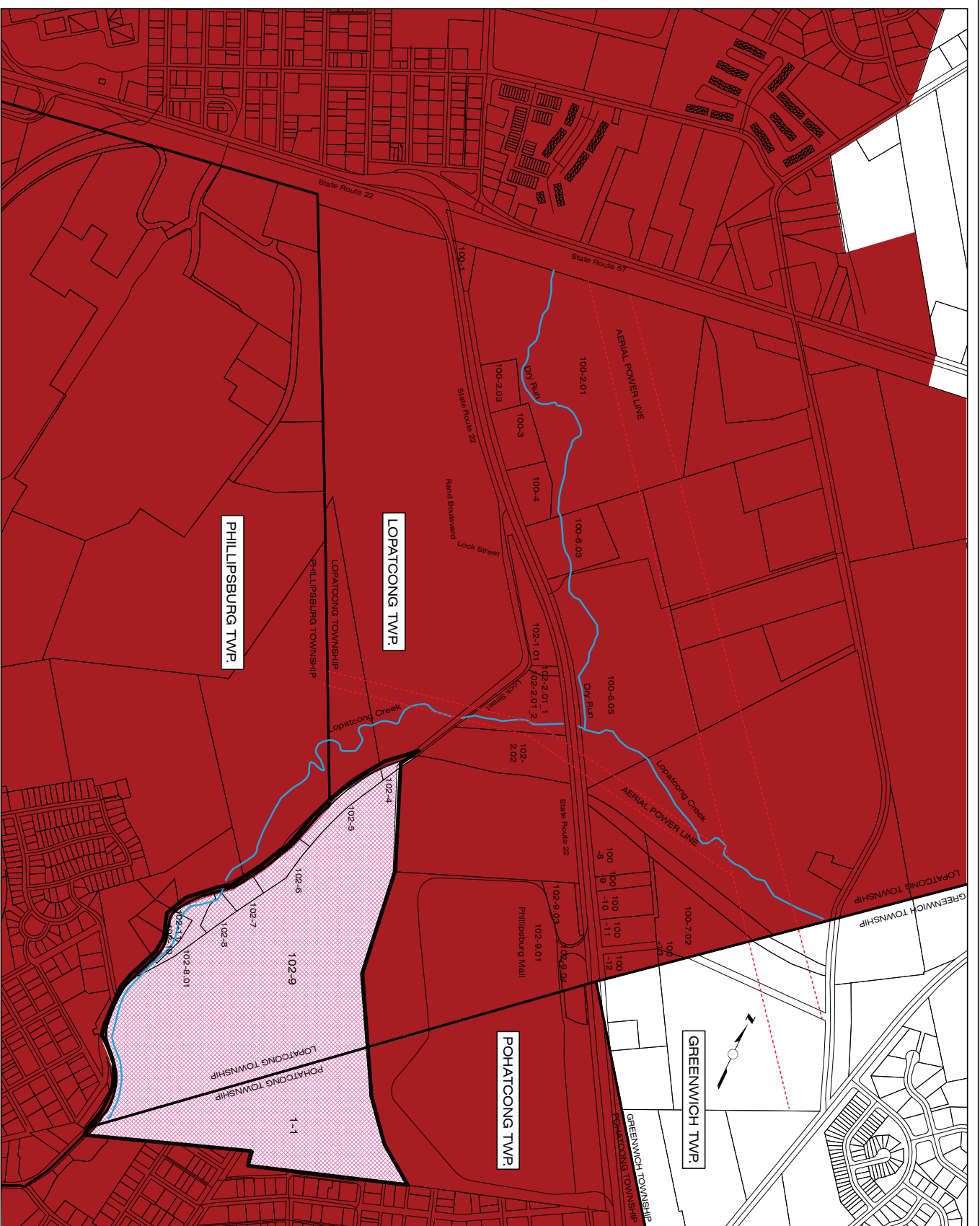
Amended Town Center Designation US-22 Corridor

Lopatcong Twp., Warren Co., NJ
 prepared for: Lopatcong Township Planning Board
 252 South 3rd Street
 Phillipsburg, NJ 08855

Ruggerio Plante Land Design
 5900 Ridge Avenue Philadelphia, PA 19128
 phone 215.987.3900 fax 215.987.3900 www.ruggerioplanteland.com

Plan Date: October 14, 2022
 Scale: 1" = 60'-0"
 0 30 60 120 Feet

Sheet Title:
 EXISTING ZONING POHATCONG /
 BLOCK 98, LOT 1



LOCATION MAP 1" = 8,333'

- LEGEND**
- Municipal Boundary
 - Parcels
 - Road Centerline
 - Metropolitan Zone, PA1
 - Suburban Planning Area, PA2
 - Site Area
 - Stream
 - Aerial Power Line (offset from center)

EXHIBIT 5

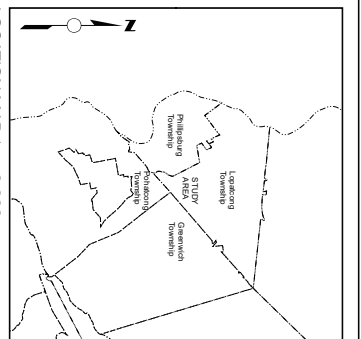
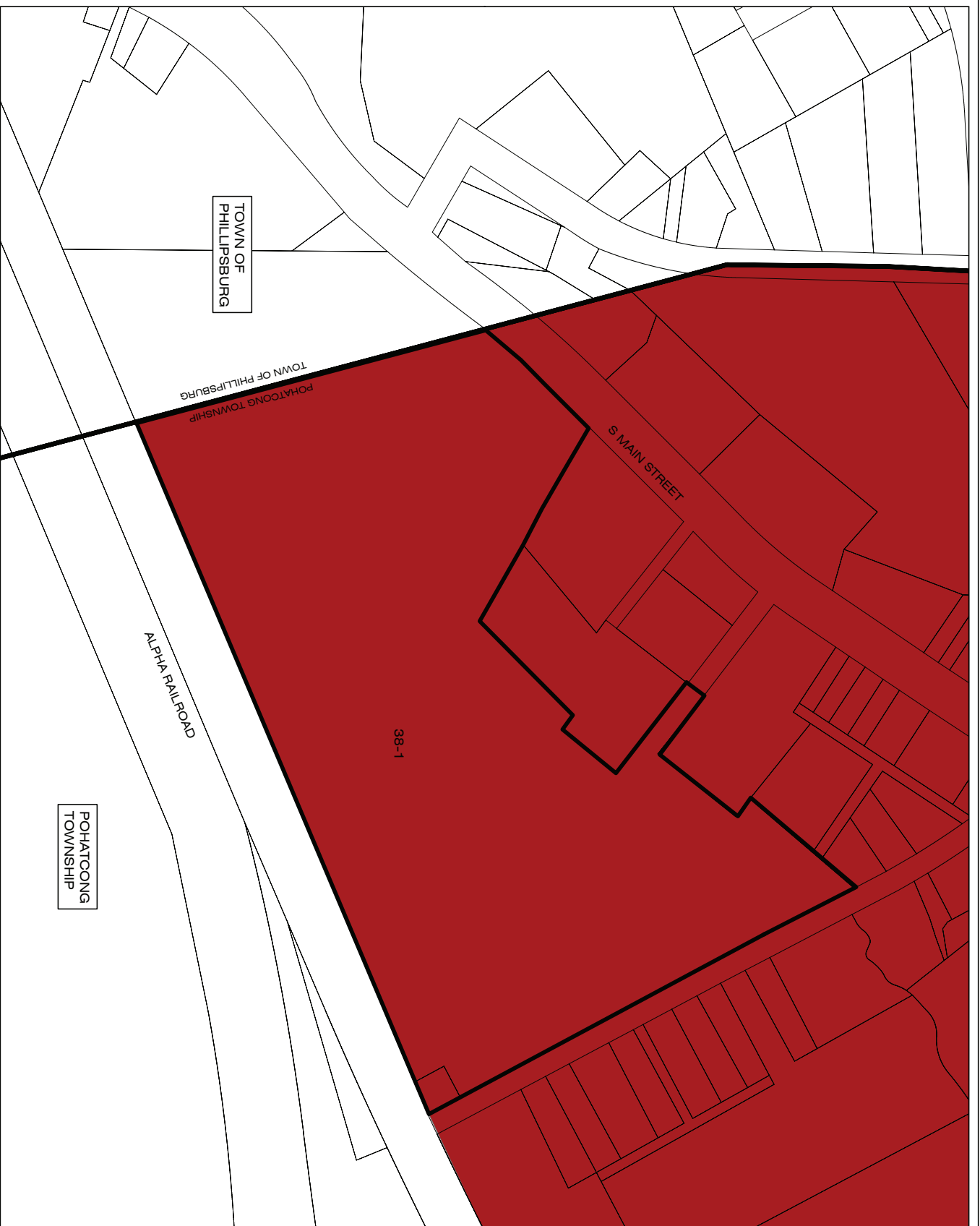
Mapping Source:
 NJGIS, NJ Highlands Council Open Data, 2019,
<https://highlands-data-nj-highlands.opendata.arcgis.com/>
 Future layer alterations by Ruggero Plante
 Land Design

**Amended Town Center Designation
 US-22 Corridor
 Lopatcong Twp., Warren Co., NJ**
 prepared for: Lopatcong Township Planning Board
 256 South 3rd Street
 Phillipsburg, NJ 08855

prepared by:
Ruggero Plante Land Design
 5900 Ridge Avenue Philadelphia, PA 19128
 phone: 215.505.3900 fax: 215.505.3900 www.ruggeroplante.com

Plan Date: October 14, 2022
 Scale: 1" = 300'-0"
 0 150 300 600 Feet

Sheet Title:
**PLANNING AREA
 LOPATCONG / BLOCK 102 LOT 9,
 POHATCONG BLOCK 1, LOT 1**



- Municipal Boundary
- Parcels
- Study Area
- Metropolitan Zone, PA1

EXHIBIT 5A

Mapping Source:
 NJGIS: NJ Highlands Council Open Data, 2019.
 Rutgers University Center for Urban and Community
 Planning and Design, Rutgers University
 with funding assistance by Rutgers Plante
 Land Design

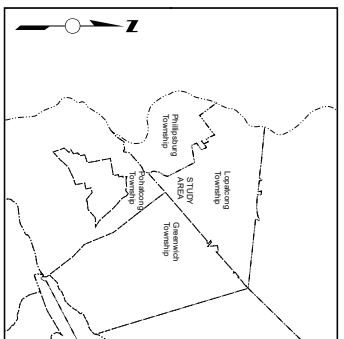
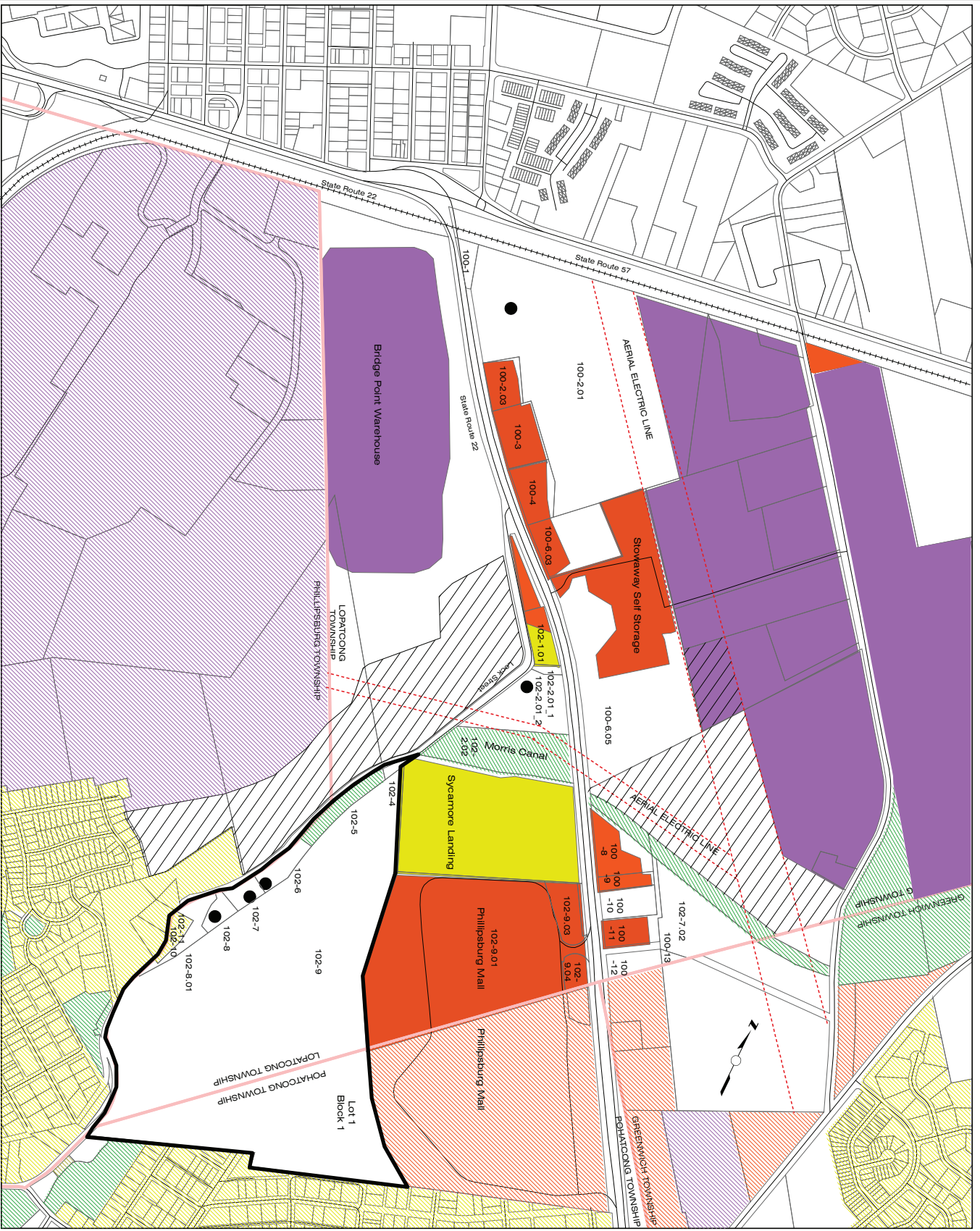
**Amended Town Center Designation
 US-22 Corridor
 Lopatcong Twp., Warren Co., NJ**

prepared for: Lopatcong Township Planning Board
 232 South 3rd Street
 Phillipsburg, NJ 08855

prepared by:
Ruggerio Plante Land Design
 3600 Ridge Avenue Philadelphia, PA 19128
 phone: 215.967.3900 fax: 215.968.3900 www.ruggerioplante.com

Plan Date: October 14, 2022
 Scale: 1" = 60'-0"
 0 30 60 120 Feet

Sheet Title:
 STATE PLANNING AREA
 POHATCONG BLOCK 38, LOT 1



LEGEND

- Municipal Boundary
- Parcels
- Road Centerline
- Aerial Power Line (offset from center)
- Commercial Townships
- Commercial
- Residential Attached
- Industrial
- Undeveloped, Vacant
- Single Family Home
- Public Greenway Area
- Private Open Space
- Study Area
- Railroad
- Residential
- Industrial

EXHIBIT 5B

Mapping Source:
NJGIS, 2021.

**Amended Town Center Designation
US-22 Corridor
Lopatcong Twp., Warren Co., NJ**

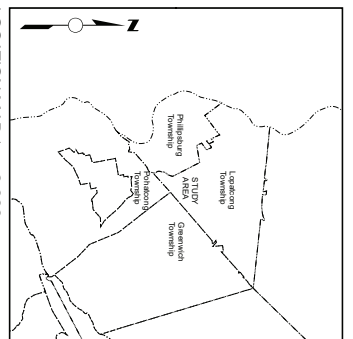
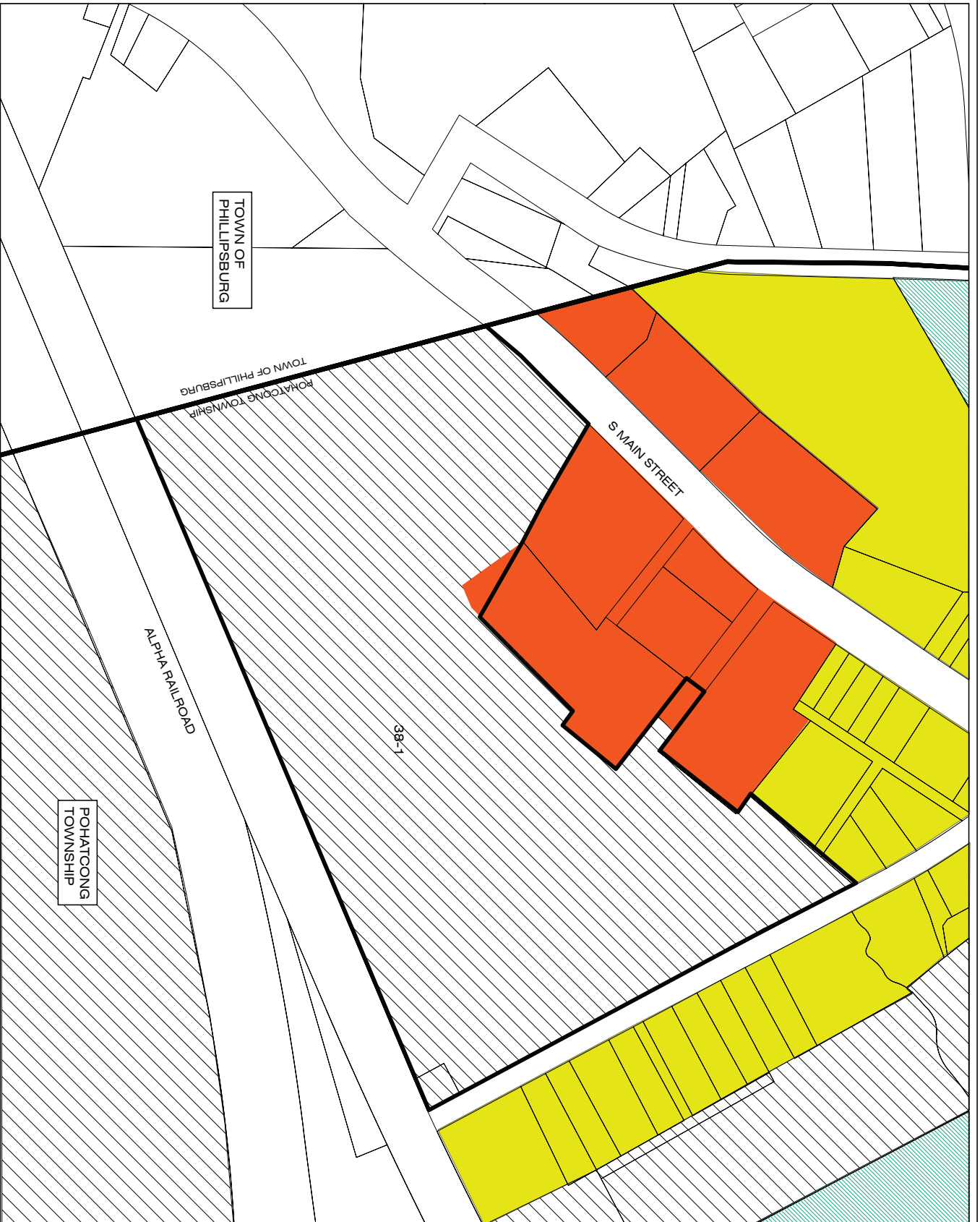
prepared for: Lopatcong Township Planning Board
632 South 3rd Street
Phillipsburg, NJ 08855

prepared by:
Ruggero Plante Land Design
5900 Ridge Avenue Philadelphia, PA 19128
Phone: 215.505.3000 Fax: 215.505.3000 www.ruggeroplante.com

Plan Date: October 14, 2022

Scale: 1" = 300'-0"
0 150 300 600 Feet

Sheet Title:
**LAND USE LOPATCONG /
BLOCK 102, LOT 9,
LOPATCONG BLOCK 1, LOT 1**



LOCATION MAP 1" = 8,333'

- LEGEND**
- Municipal Boundary
 - Parcels
 - Study Area
 - Commercial
 - Residential
 - Industrial
 - Undeveloped, Vacant
 - Single Family Home
 - Public Greenway Area
 - Private Open Space

EXHIBIT 5C

Mapping Source:
NLOGIS, 2021.

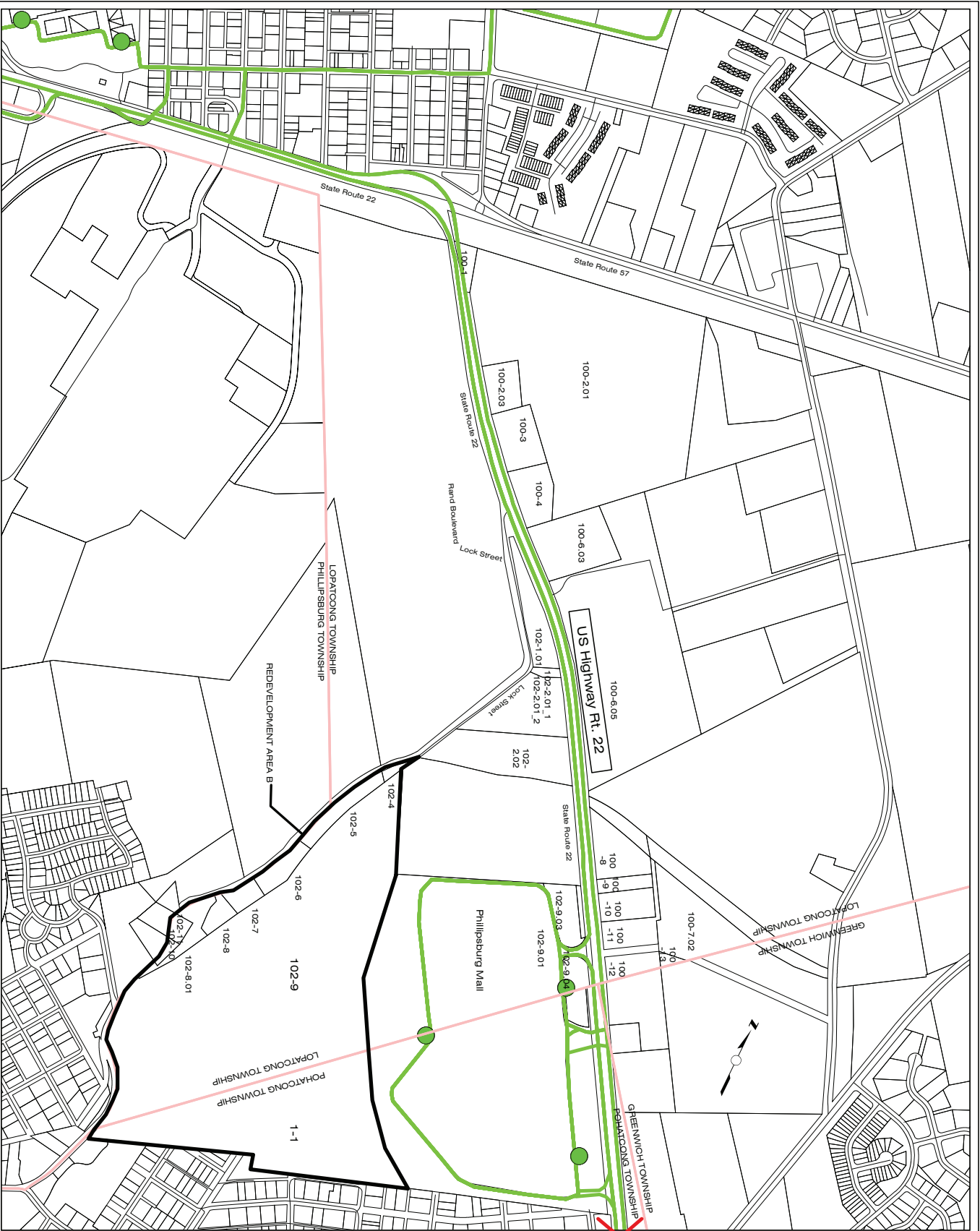
**Amended Town Center Designation
US-22 Corridor
Lopatcong Twp., Warren Co., NJ**

prepared for: Lopatcong Township Planning Board
526 South 5th Street
Phillipsburg, NJ 08865

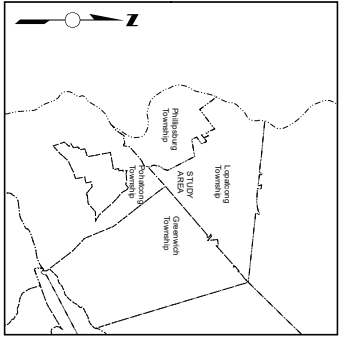
prepared by:
Rugiero Plante Land Design
5900 Ridge Avenue Philadelphia, PA 19128
Phone: 215.987.3900 Fax: 215.987.3900 www.rugieroplante.com

Plan Date: October 14, 2022
Scale: 1" = 60'-0"
0 30 60 120 Feet

Sheet Title:
**LAND USE POHATCOONG
BLOCK 38, LOT 1**



Interstate 78, 1.1 miles



LOCATION MAP 1" = 8.333'

- LEGEND**
- Municipal Boundary
 - NJ Transit Bus Stops
 - NJ Transit Bus Routes
 - Parcels
 - Road Centerline
 - Study Area

EXHIBIT 6

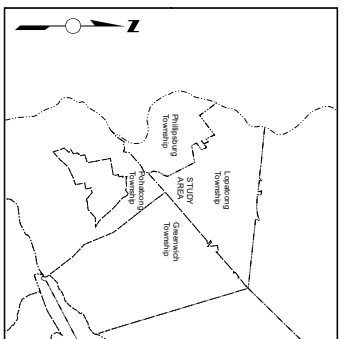
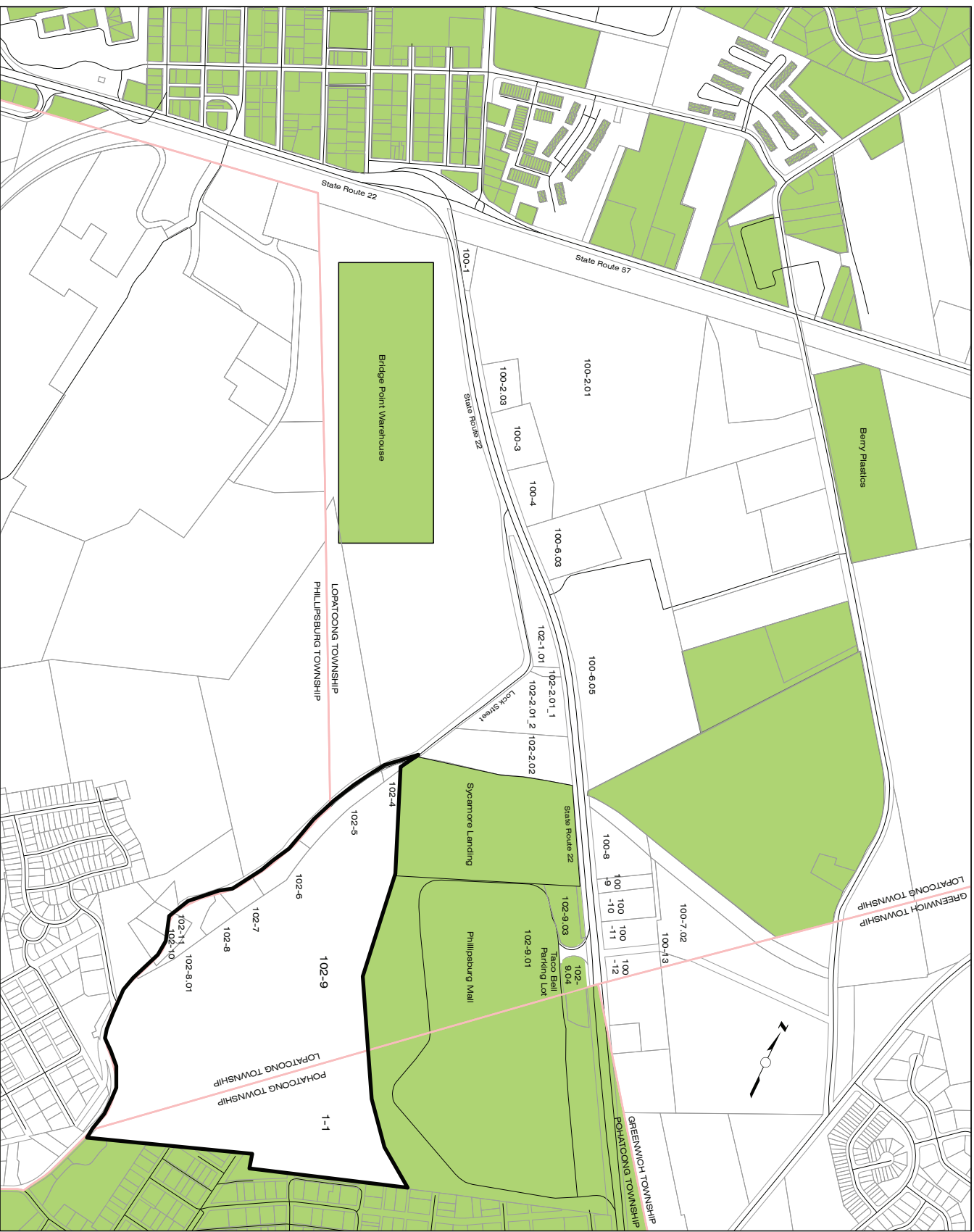
Mapping Source:
 NJ Transit Bus Stops: William Bird, 2015.
**Amended Town Center Designation
 US-22 Corridor**
 Lopatcong Twp., Warren Co., NJ
 prepared for: Lopatcong Township Planning Board
 252 South 3rd Street
 Phillipsburg, NJ 08865

prepared by:
Ruggerio Plante Land Design
 5900 Ridge Avenue Philadelphia, PA 19128
 phone 215.505.3000 fax 215.505.3500 www.ruggerioplantedesign.com

Plan Date: October 14, 2022

Scale: 1" = 300'-0"
 0 150 300 600 Feet

Sheet Title:
**HIGHWAYS AND PUBLIC
 TRANSPORTATION ROUTES**



- LEGEND**
- Municipal Boundary
 - Parcels
 - Road Centerline
 - Study Area
 - Sewer Service Areas

EXHIBIT 7

Mapping Source:
 Lopatcong Township
 Lopatcong Township Wastewater Management Plan,
 2012,
 with non-feature layer alterations by Ruggiero Plante
 Land Design

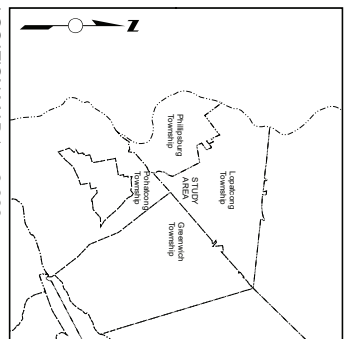
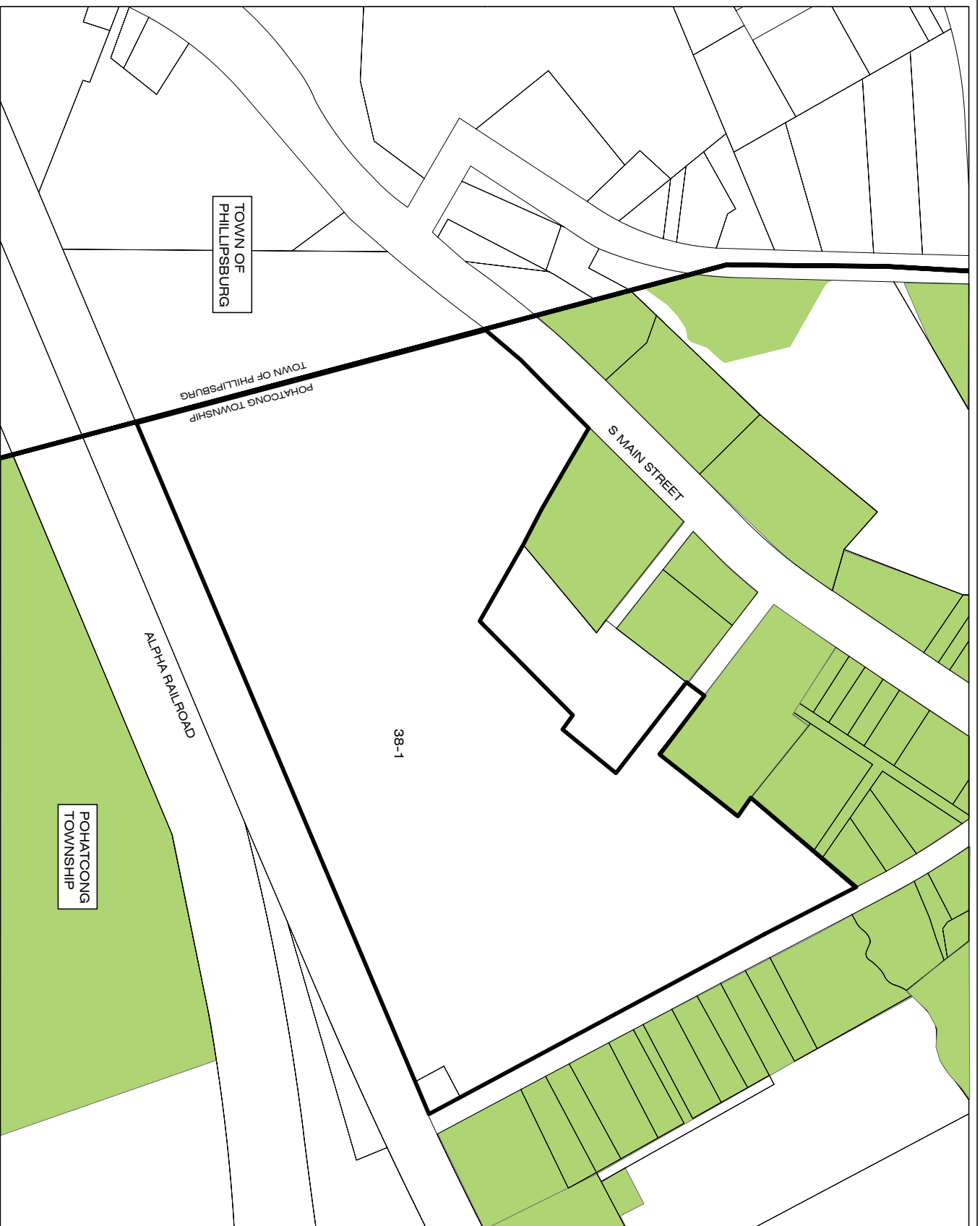
**Amended Town Center Designation
 US-22 Corridor
 Lopatcong Twp., Warren Co., NJ**

prepared by:
 Ruggiero Plante Land Design

5900 Ridge Avenue Philadelphia, PA 19128
 Phone: 215.505.3900 Fax: 215.505.3900 www.ruggieroplante.com

Plan Date: October 14, 2022
 Scale: 1" = 300'-0"
 0 150 300 600 Feet

Sheet Title:
**SEWER SERVICE AREA BLOCK 102,
 LOT 9, POHATCONG BLOCK 1, LOT 1**



- LEGEND**
- Municipal Boundary
 - Parcels
 - Study Area
 - Sewer Service Areas

EXHIBIT 7A

Mapping Source:
 NJODGIS, NJ Highlands Council
 Lopatcong Township Wastewater Management Plan,
 2012,
 with non-feature layer alterations by Ruggiero Plante
 Land Design

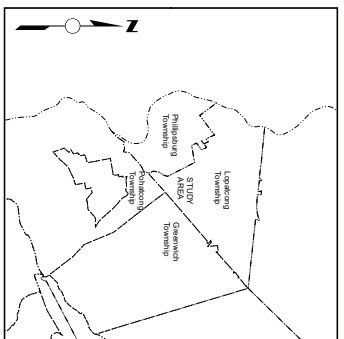
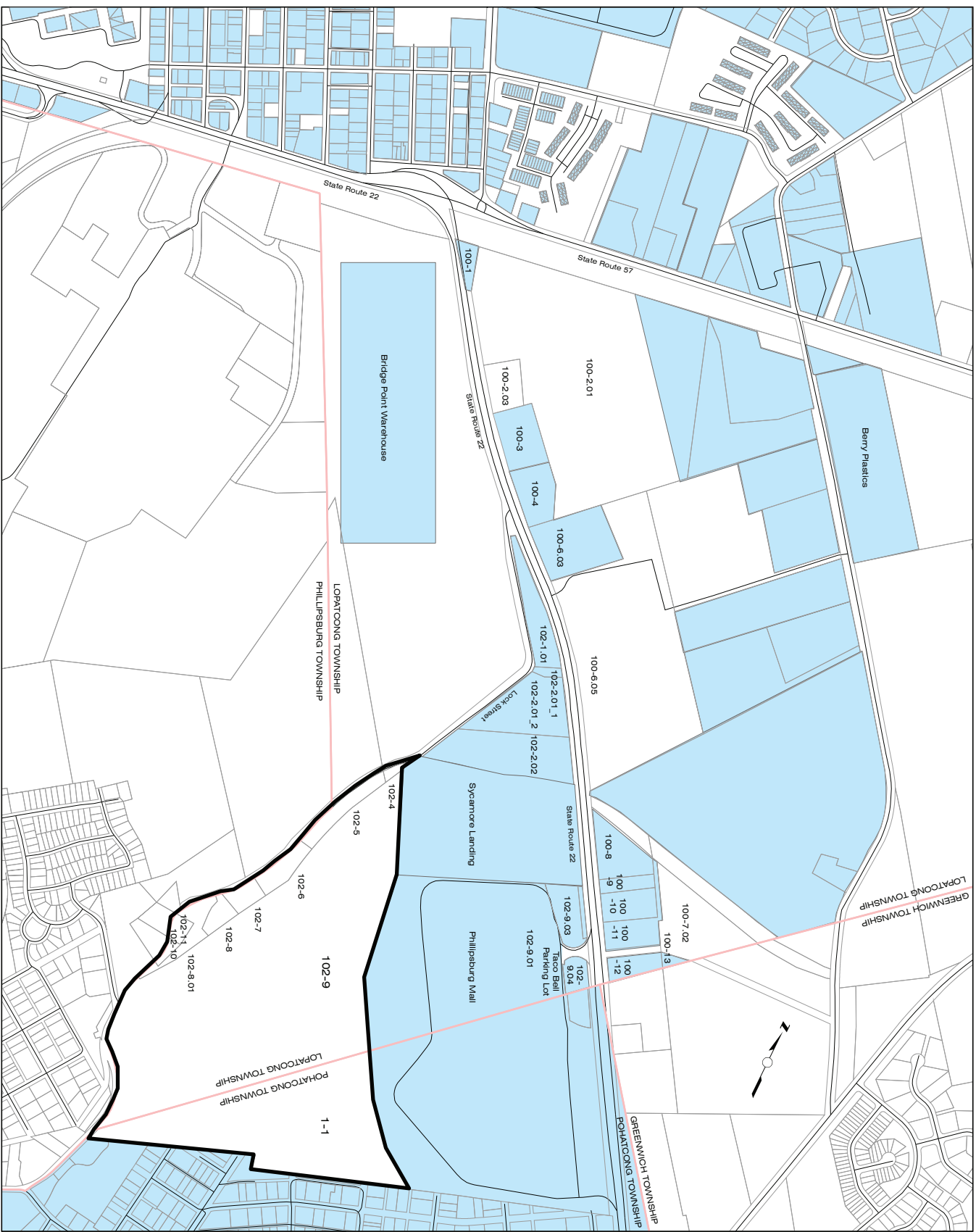
**Amended Town Center Designation
 US-22 Corridor
 Lopatcong Twp., Warren Co., NJ**

prepared for: Lopatcong Township Planning Board
 632 South 3rd Street
 Phillipsburg, NJ 08865

Ruggiero Plante Land Design
 5900 Ridge Avenue Philadelphia, PA 19128
 phone: 215.967.3900 fax: 215.968.3900 www.ruggieroplante.com

Plan Date: October 14, 2022
 Scale: 1" = 60'-0"
 0 30 60 120 Feet

Sheet Title:
**SEWER SERVICE AREA POHATCOONG
 BLOCK 38, LOT 1**



LOCATION MAP 1" = 8,333'

- LEGEND**
- Municipal Boundary
 - Parcels
 - Road Centerline
 - Study Area
 - Water Service Areas

EXHIBIT 8

Mapping Source:
 NJDCGIS; Aquia America - New Jersey, 2021.

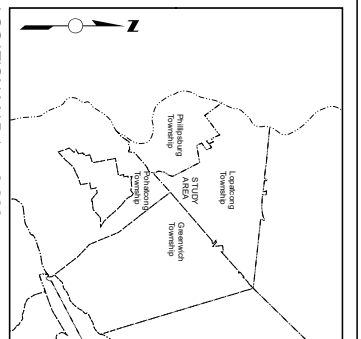
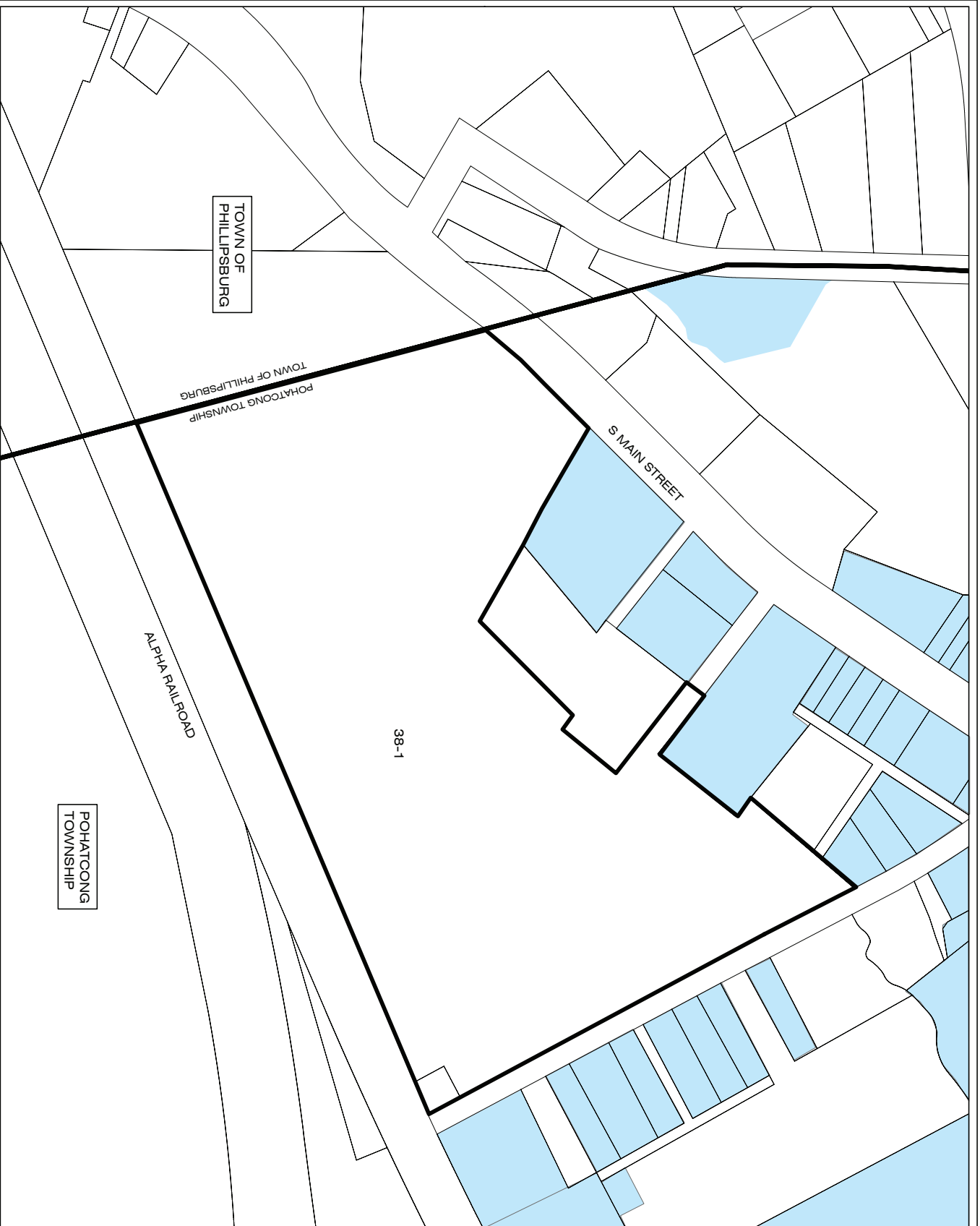
**Amended Town Center Designation
 US-22 Corridor
 Lopatcong Twp., Warren Co., NJ**

prepared for: Lopatcong Township Planning Board
 Phillipsburg, NJ 08865

prepared by:
Ruggerio Plante Land Design
 5900 Ridge Avenue Philadelphia, PA 19128
 phone 215.905.3900 fax 215.908.3900 www.ruggerioplanteland.com

Plan Date: October 14, 2022
 Scale: 1" = 300'-0"
 0 150 300 600 Feet

Sheet Title:
**WATER SERVICE AREA BLOCK 102, LOT 9,
 PHOATCONG BLOCK 1, LOT 1**



LOCATION MAP 1" = 8,333'

- LEGEND**
- Municipal Boundary
 - Parcels
 - Study Area
 - Water Service Areas

EXHIBIT 8A

Mapping Source:
 NJDGIS, Aqua America - New Jersey, 2021.

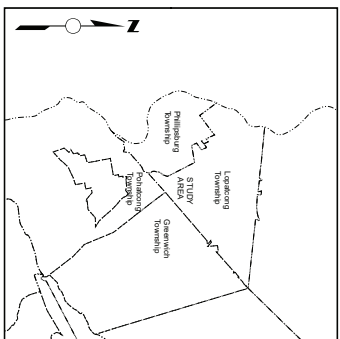
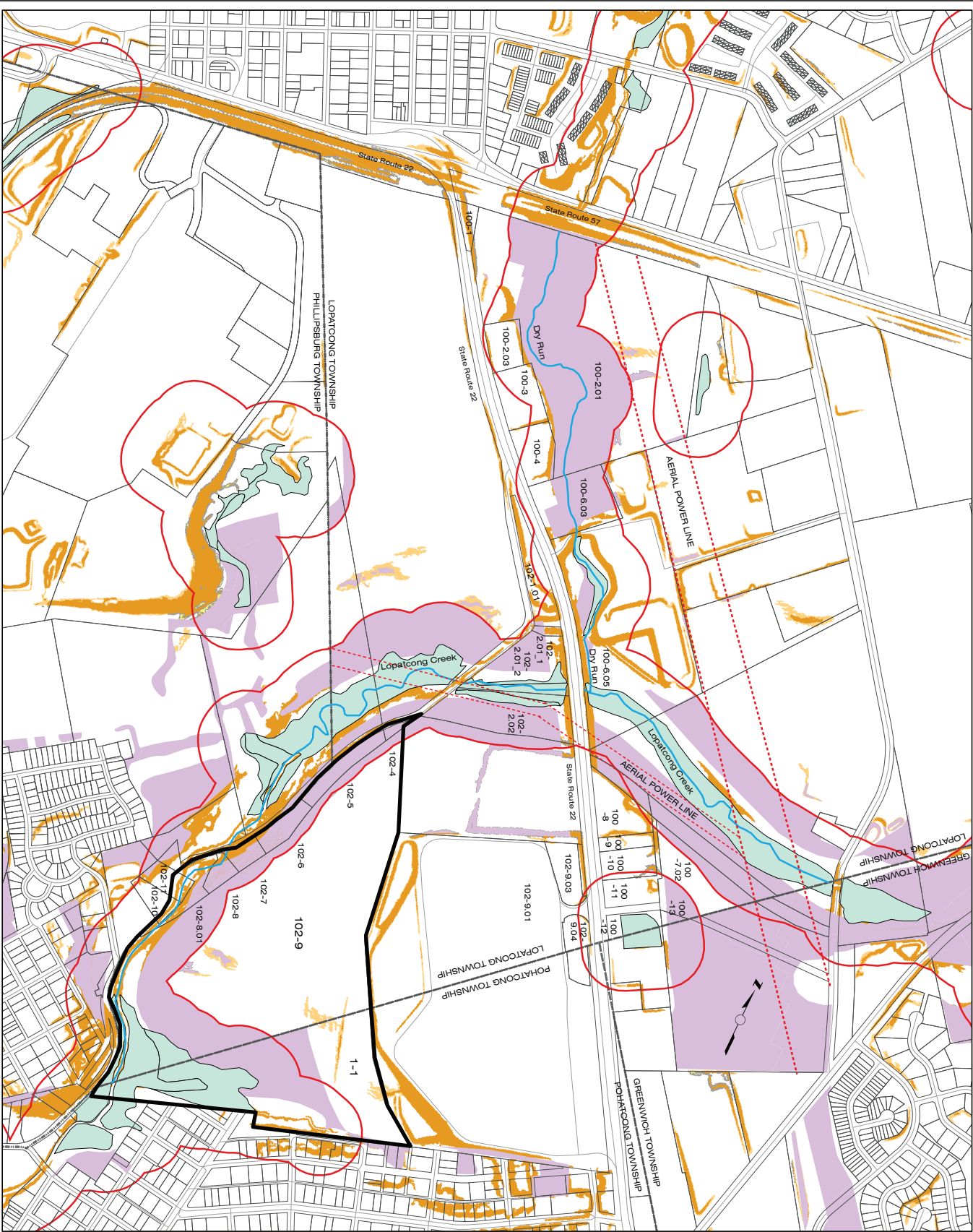
**Amended Town Center Designation
 US-22 Corridor
 Lopatcong Twp., Warren Co., NJ**

prepared for: Lopatcong Township Planning Board
 252 South 3rd Street
 Phillipsburg, NJ 08855

Ruggerio Plante Land Design
 3500 Ridge Avenue Philadelphia, PA 19128
 phone: 215.967.3900 fax: 215.968.3900 www.ruggerioplante.com

Plan Date: October 14, 2022
 Scale: 1" = 60'-0"
 0 30 60 120 Feet

Sheet Title:
**WATER SERVICE AREA POHATCOING
 BLOCK 38, LOT 1**



- LEGEND**
- Parcels
 - Open Water Protection Area
 - Municipal Boundary
 - Wetlands
 - Municipally Important Groundwater Recharge Areas
 - Constrained <15% Slopes
 - Limited and Constrained <15% Slopes
 - Moderately Constrained 15%-25% Slopes
 - Severely Constrained >25% Slopes
 - Road Centerline
 - Study Area
 - Aerial Power Line (offset from center)
 - Stream

EXHIBIT 9

Mapping Source:
 NJGIS, NJ Highlands Council Open Data, 2019-2021.
<https://highlands-state-planners.opendata.arcgis.com/>
 Wetlands data provided by NJDEP, NJ Office of
 Land Design.

**Amended Town Center Designation
 US-22 Corridor
 Lopatcong Twp., Warren Co., NJ**

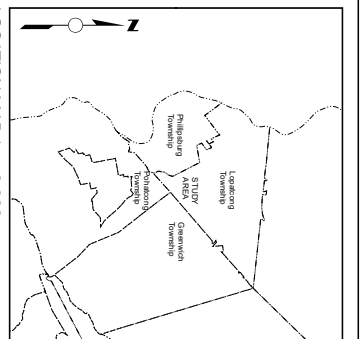
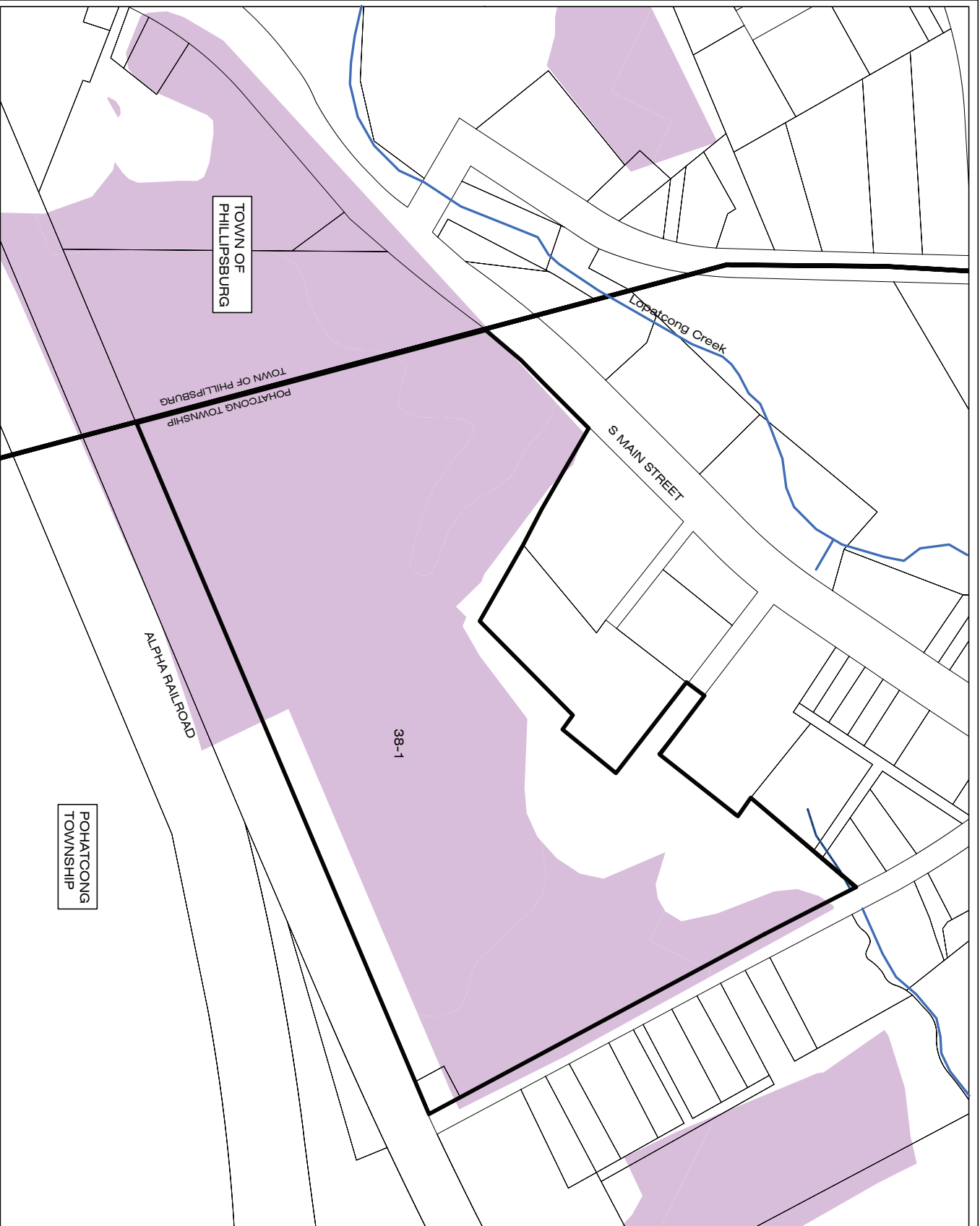
prepared for: Lopatcong Township Planning Board
 552 South 3rd Street
 Phillipsburg, NJ 08855

prepared by:
Ruggerio Plante Land Design
 5900 Ridge Avenue Philadelphia, PA 19128
 phone: 215.987.3900 fax: 215.988.3900 www.ruggerioplante.com

Plan Date: October 14, 2022

Scale: 1" = 300'-0"
 0 150 300 600 Feet

Sheet Title:
SLOPE AND WATER PROTECTION PLAN
 BLOCK 102, LOT 9,
 PHOATCONG BLOCK 1, LOT 1



LOCATION MAP 1" = 8,333'

- LEGEND**
- Municipal Boundary
 - Parcels
 - Open Water Protection Area
 - Wetlands
 - Municipally Important Groundwater Recharge Areas
 - Constrained <15% Slopes
 - Limited and Constrained <15% Slopes
 - Moderately Constrained 15%-25% Slopes
 - Severely Constrained >25% Slopes
 - Study Area
 - Stream

EXHIBIT 9A

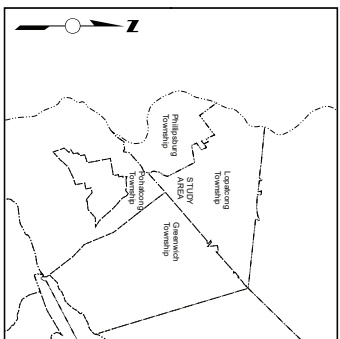
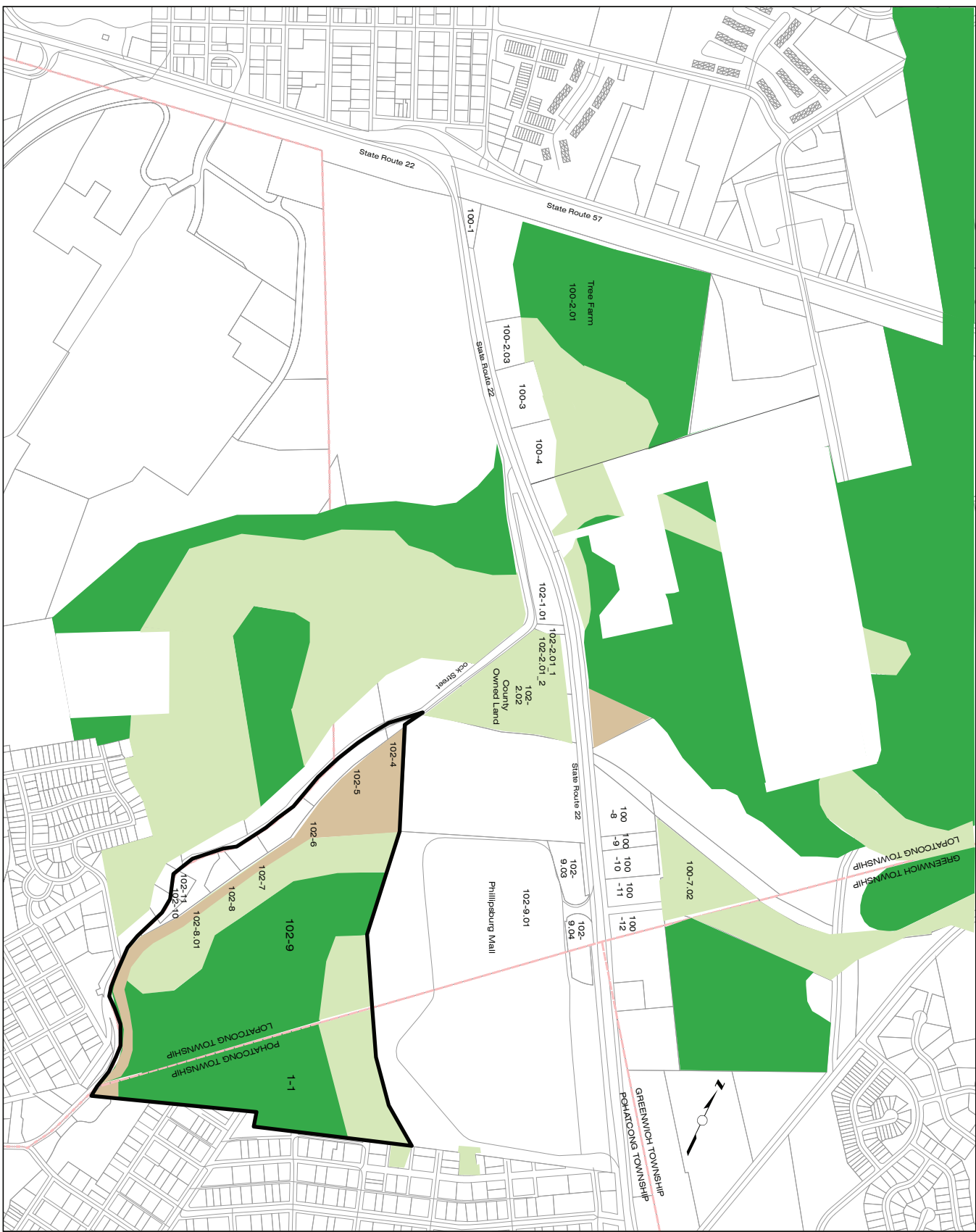
Mapping Source:
 NJGIS, NJ Highlands Council Open Data, 2019-2021
<https://highlands-data-njhighlands.opendata.arcgis.com/>
 Wetlands data is by the state and is not a product of Ruggiero Plante Land Design

**Amended Town Center Designation
 US-22 Corridor
 Lopatcong Twp., Warren Co., NJ**
 prepared for: Lopatcong Township Planning Board
 252 South 3rd Street
 Phillipsburg, NJ 08855

prepared by:
Ruggiero Plante Land Design
 3500 Ridge Avenue Philadelphia, PA 19128
 phone: 215.967.3900 fax: 215.968.3900 www.ruggieroplante.com

Plan Date: October 14, 2022
 Scale: 1" = 60'-0"
 0 30 60 120 Feet

Sheet Title:
**SLOPE AND WATER PROTECTION PLAN
 POHATCONG BLOCK 38, LOT 1**



- LEGEND**
- Municipal Boundary
 - Parcels
 - Road Centerline
 - Study Area
 - Farmland of Statewide Importance
 - Prime Farmland
 - Greenway/Open Space

EXHIBIT 10

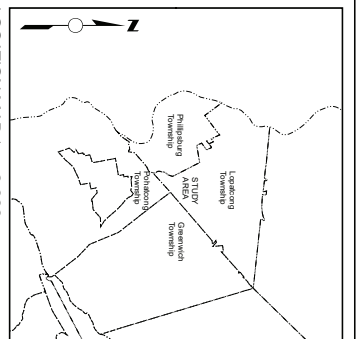
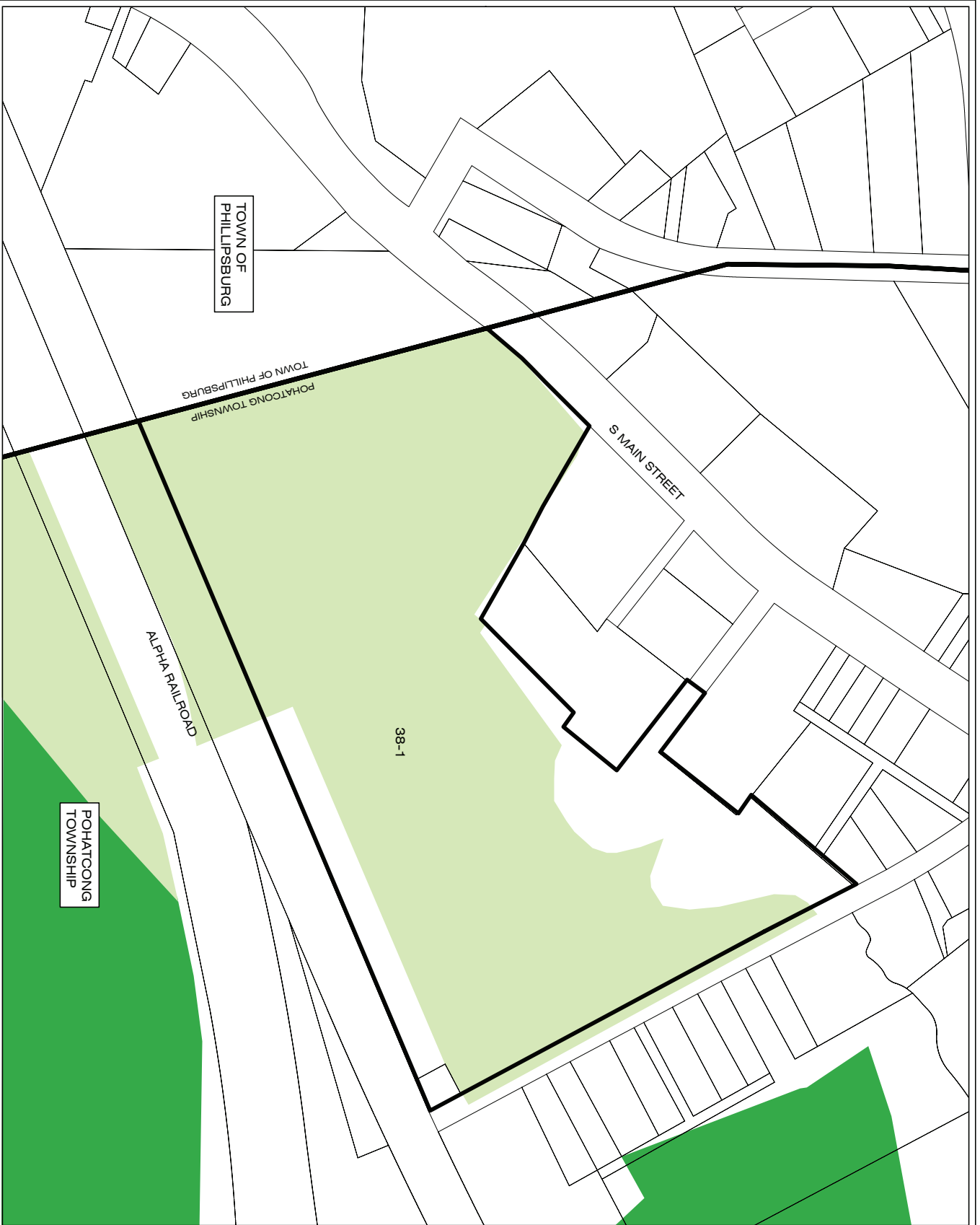
Mapping Source:
 NJDCIS: NJ State Agriculture Development Committee
 (SADC), 2021.
 Layer: Statewide Farmland Classified Soil
<https://www.njmapz.com/blueprint/agriculture>

**Amended Town Center Designation
 US-22 Corridor
 Lopatcong Twp., Warren Co., NJ**
 prepared for: Lopatcong Township Planning Board
 252 South 3rd Street
 Phillipsburg, NJ 08855

prepared by:
Ruggero Plante Land Design
 5900 Ridge Avenue Philadelphia, PA 19128
 phone: 215.962.3900 fax: 215.963.3900 www.ruggeroplante.com

Plan Date: October 14, 2022
 Scale: 1" = 300'-0"
 0 150 300 600 Feet

Sheet Title:
**AGRICULTURE LANDS BLOCK 102, LOT 9
 POHATCONG BLOCK 1, LOT 1**



LOCATION MAP 1" = 8,333'

- LEGEND**
- Municipal Boundary
 - Parcels
 - Study Area
 - Farmland of Statewide Importance
 - Prime Farmland

EXHIBIT 10A

Mapping Source:
 NJDCIS: NJ State Agriculture Development Committee
 (SADC), 2021.
 Layer: Statewide Farmland Classified Soil
<https://www.njmapz.com/blueprint/agriculture>

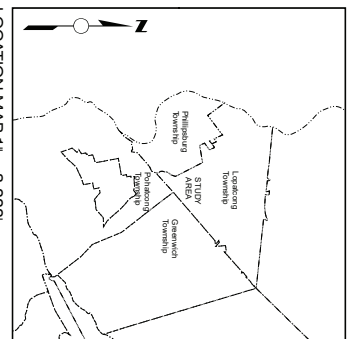
**Amended Town Center Designation
 US-22 Corridor
 Lopatcong Twp., Warren Co., NJ**

prepared for: Lopatcong Township Planning Board
 252 South 3rd Street
 Phillipsburg, NJ 08865

Ruggerio Plante Land Design
 5900 Ridge Avenue Philadelphia, PA 19128
 phone: 215.967.3900 fax: 215.968.3900 www.ruggerioplanteland.com

Plan Date: October 14, 2022
 Scale: 1" = 60'-0"
 0 30 60 120 Feet

Sheet Title:
**AGRICULTURE LANDS
 POHATCONG BLOCK 38, LOT 1**



- LEGEND**
- Parcels
 - Municipal Boundary
 - Road Centerline
 - Carbonate Rock Areas
 - Study Area
 - Aerial Power Line (offset from center)
 - Stream

EXHIBIT 11

Mapping Source:
 NJ Department of Environmental Protection,
 NJ Geological and Water Survey,
 NJ Highlands Council, 2022.

**Amended Town Center Designation
 US-22 Corridor
 Lopatcong Twp., Warren Co., NJ**

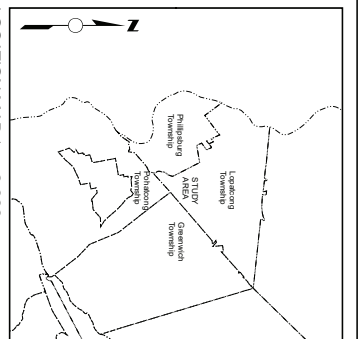
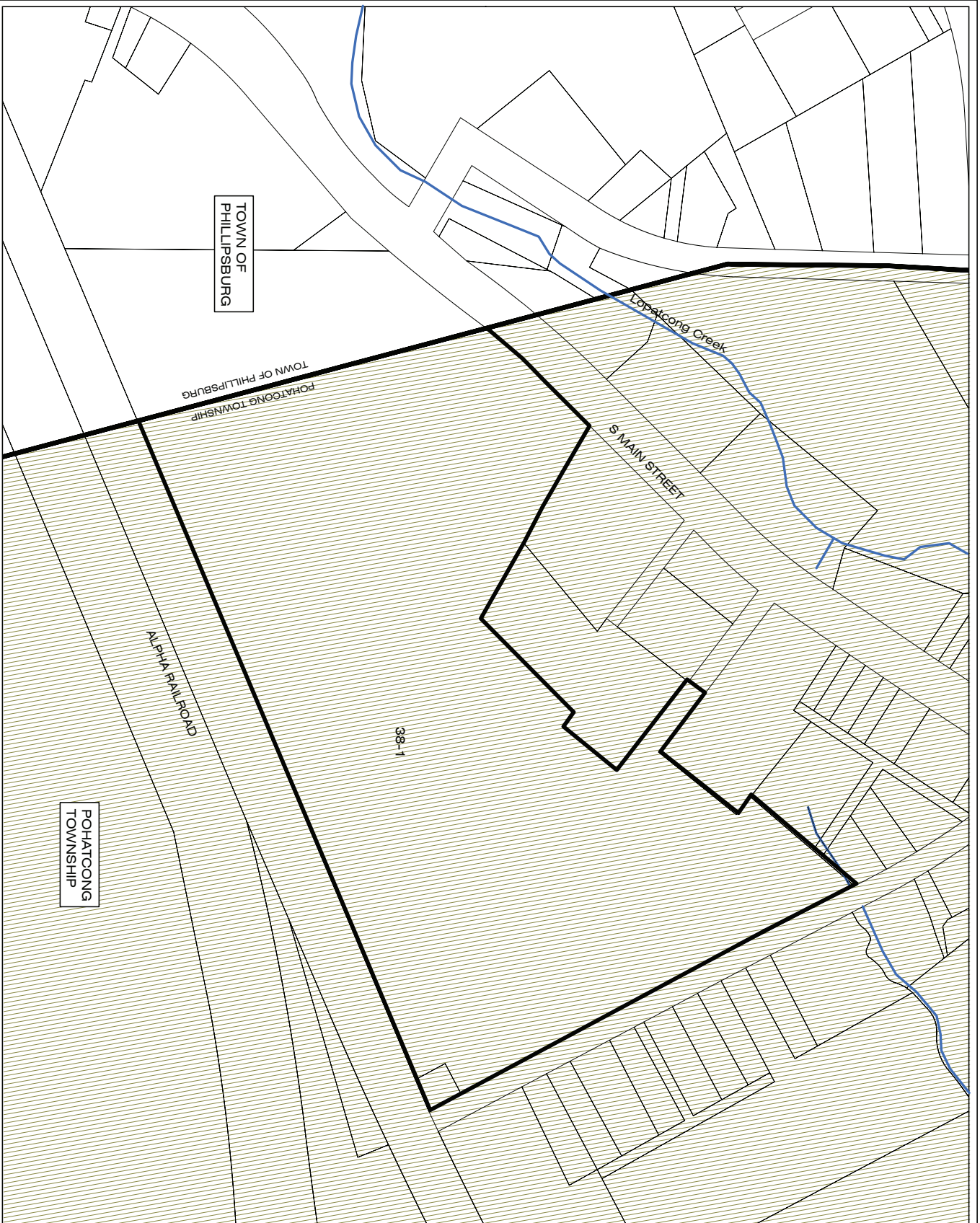
prepared for: Lopatcong Township Planning Board
 252 South 3rd Street
 Phillipsburg, NJ 08865

prepared by:
Ruggerio Plante Land Design
 5900 Ridge Avenue Philadelphia, PA 19128
 phone: 215.905.3900 fax: 215.908.3900 www.ruggerioplantedesign.com

Plan Date: October 14, 2022

Scale: 1" = 300'-0"
 0 150 300 600 Feet

Sheet Title:
 CARBONATE ROCK BLOCK 102, LOT 9,
 POHATCONG BLOCK 1, LOT 1



- LEGEND**
- Municipal Boundary
 - Parcels
 - Study Area
 - Carbonate Rock Areas
 - Stream

EXHIBIT 11A

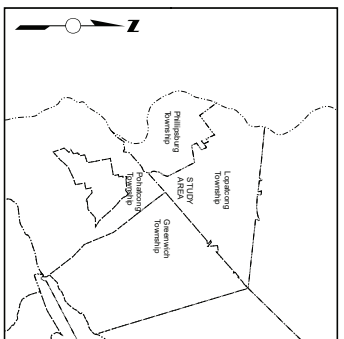
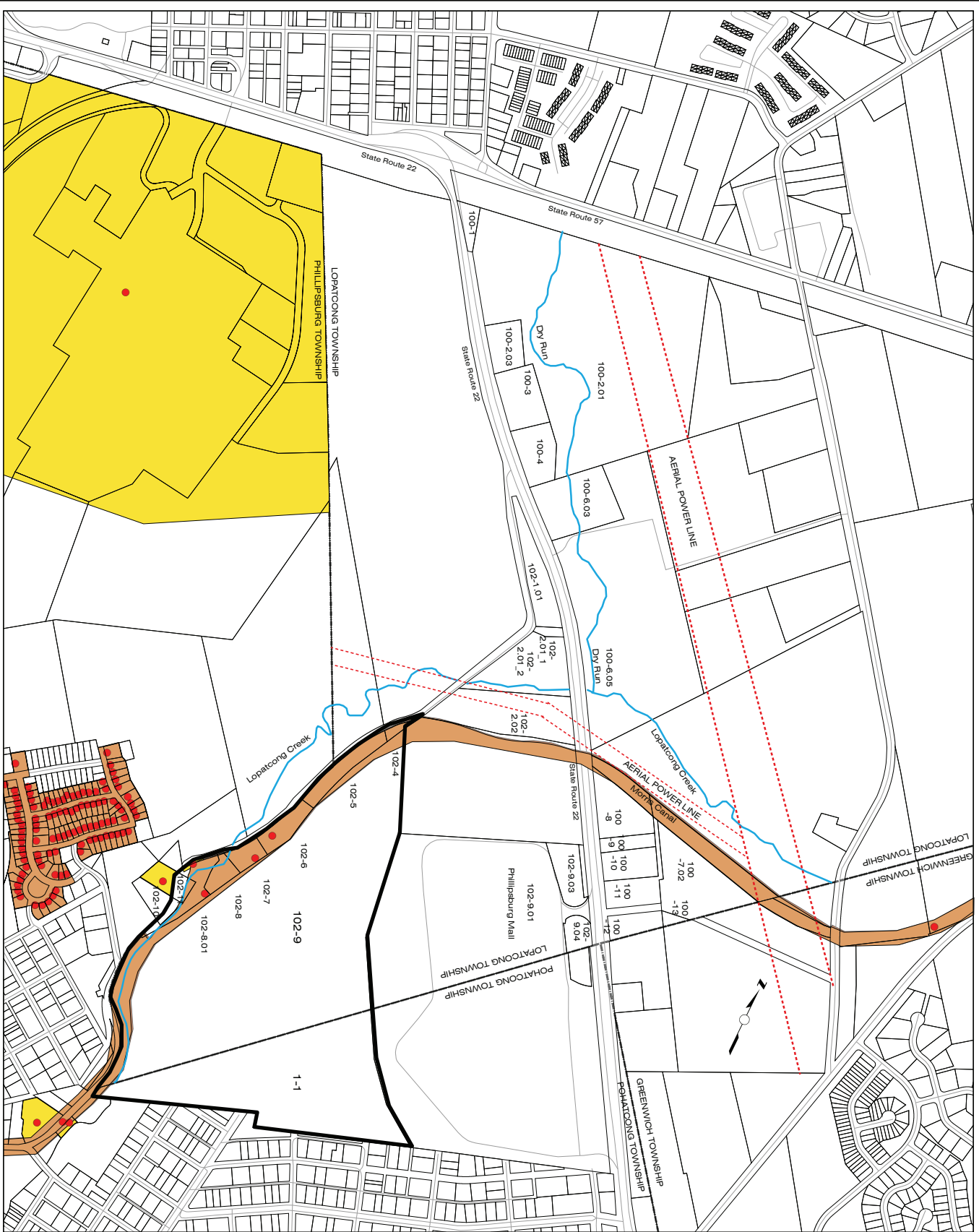
Mapping Source:
 NJ Department of Environmental Protection,
 NJ Geological and Water Survey,
 NJ Highlands Council, 2022.

**Amended Town Center Designation
 US-22 Corridor
 Lopatcong Twp., Warren Co., NJ**
 prepared for: Lopatcong Township Planning Board
 525 South 3rd Street
 Phillipsburg, NJ 08865

prepared by:
Ruggerio Plante Land Design
 5900 Ridge Avenue Philadelphia, PA 19128
 phone 215.967.3900 fax 215.968.3900 www.ruggerioplanteland.com

Plan Date: October 14, 2022
 Scale: 1" = 60'-0"
 0 30 60 120 Feet

Sheet Title:
**CARBONATE ROCK
 POHATCONG BLOCK 38, LOT 1**



- LEGEND**
- Parcels
 - Historic Preservation Office Features
 - Historic Preservation Office District
 - Historic Preservation Office Property
 - Municipal Boundary
 - Road Centerline
 - Study Area
 - Aerial Power Line (offset from center)
 - Stream

EXHIBIT 12

Mapping Source: 2021
 NU PHO Districts, 2021
 Non-structure layer edited by Ruggiero Plante Land Design

**Amended Town Center Designation
 US-22 Corridor
 Lopatcong Twp., Warren Co., NJ**

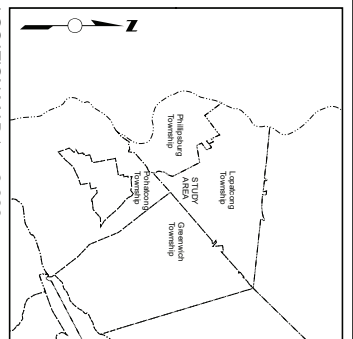
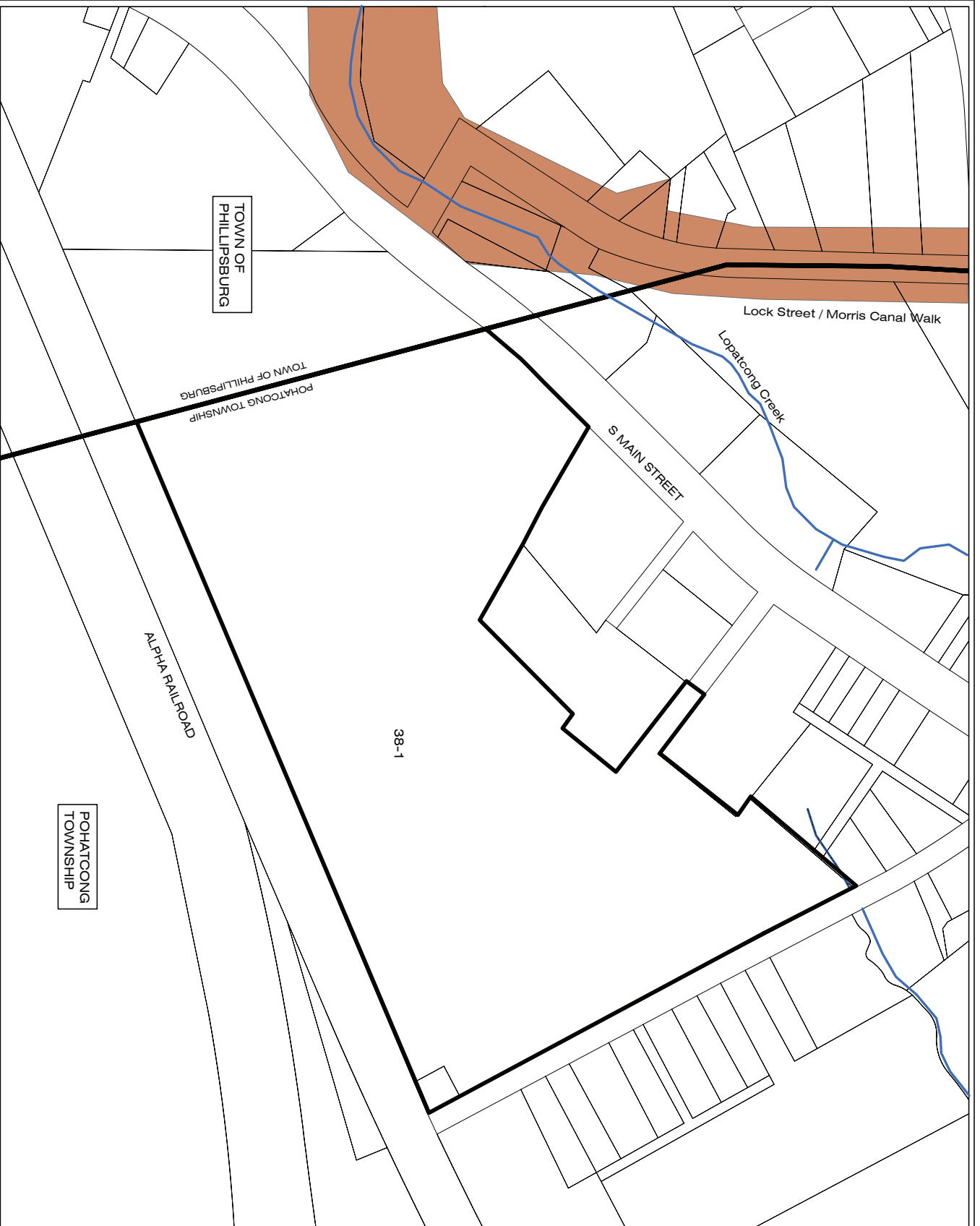
prepared for: Lopatcong Township Planning Board
 2526 South 3rd Street
 Phillipsburg, NJ 08865

prepared by:
Ruggiero Plante Land Design
 5900 Ridge Avenue Philadelphia, PA 19128
 phone: 215.982.3900 fax: 215.983.3900 www.ruggieroplante.com

Plan Date: October 14, 2022

Scale: 1" = 300'-0"
 0 150 300 600 Feet

Sheet Title:
**HISTORIC AND ARCHAEOLOGIC RESOURCES
 BLOCK 102, LOT 9,
 PHOATCONG BLOCK 1, LOT 1**



LOCATION MAP 1" = 8,333'

- LEGEND**
- Municipal Boundary
 - Parcels
 - Study Area
 - Historic Preservation Office District
 - Stream

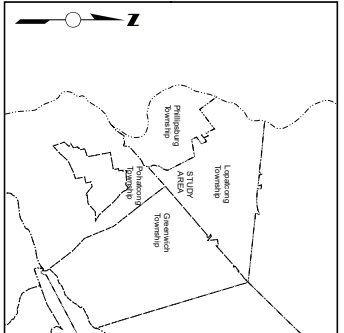
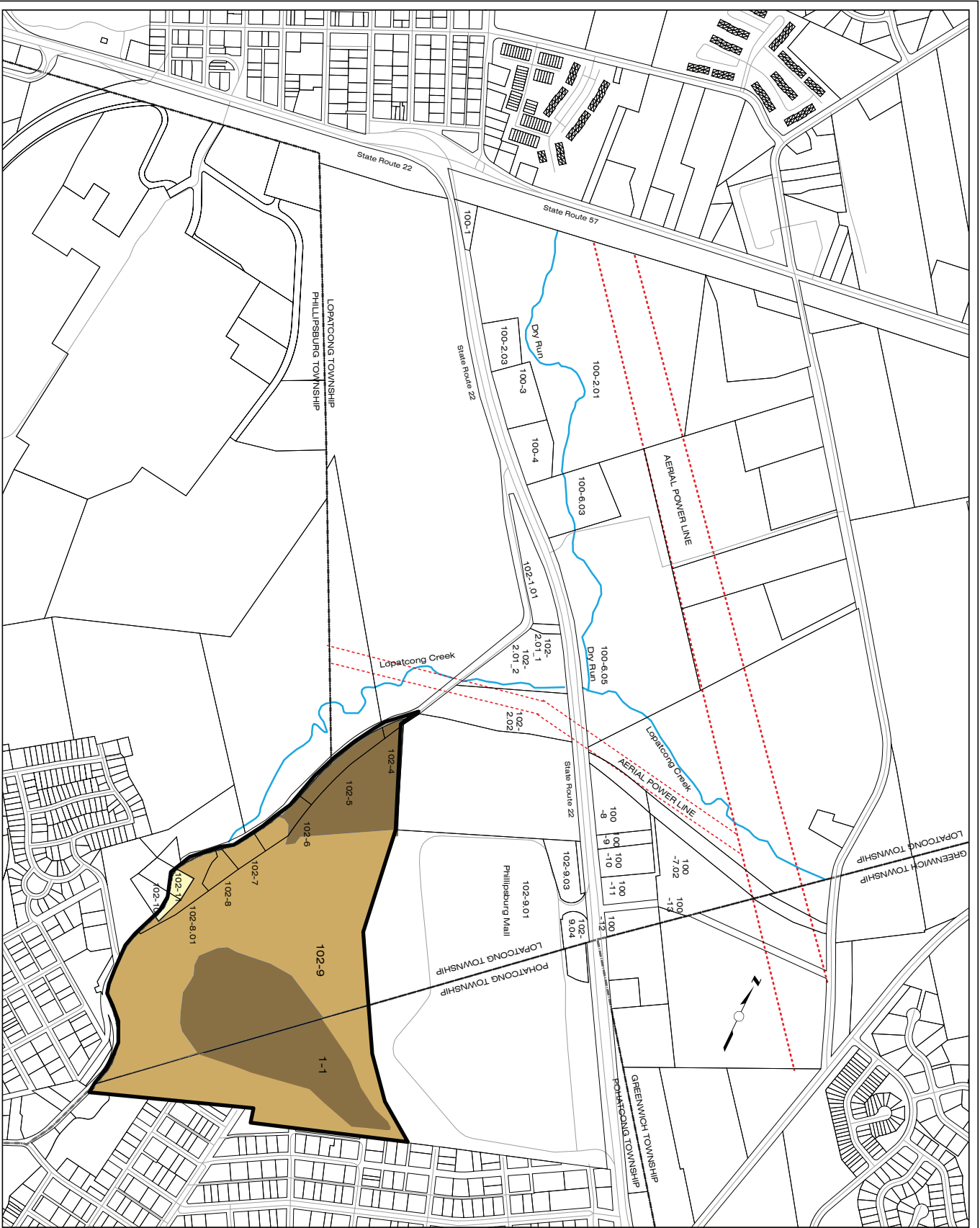
EXHIBIT 12A

Mapping Source:
 NJ PFD Districts, 2021
 Non-Texture layer edited by Ruggiero Plante Land Design
**Amended Town Center Designation
 US-22 Corridor**
 Lopatcong Twp., Warren Co., NJ
 prepared for: Lopatcong Township Planning Board
 252 South 3rd Street
 Phillipsburg, NJ 08855

prepared by:
Ruggiero Plante Land Design
 3500 Ridge Avenue Philadelphia, PA 19128
 phone: 215.967.3900 fax: 215.968.3900 www.ruggieroplante.com

Plan Date: October 14, 2022
 Scale: 1" = 60'-0"
 0 30 60 120 Feet

Sheet Title:
**HISTORIC AND ARCHAEOLOGIC RESOURCES
 POHATCONG BLOCK 38, LOT 1**



LOCATION MAP 1" = 8,333'

- LEGEND**
- Parcels
 - Municipal Boundary
 - Road Centerline
 - Study Area
 - Aerial Power Line (offset from center)
 - Stream
 - Existing Community Zone
 - Conservation Zone
 - Conservation Environmentally Constrained Subzone

EXHIBIT 13

Mapping Source:
 National Geographic
 https://www.ngov/philipplandsdata/interactive_map
 Non feature layer edits by Ruggiero Plante Land Design

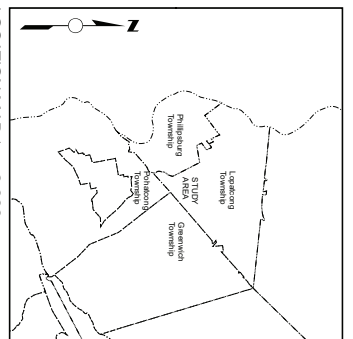
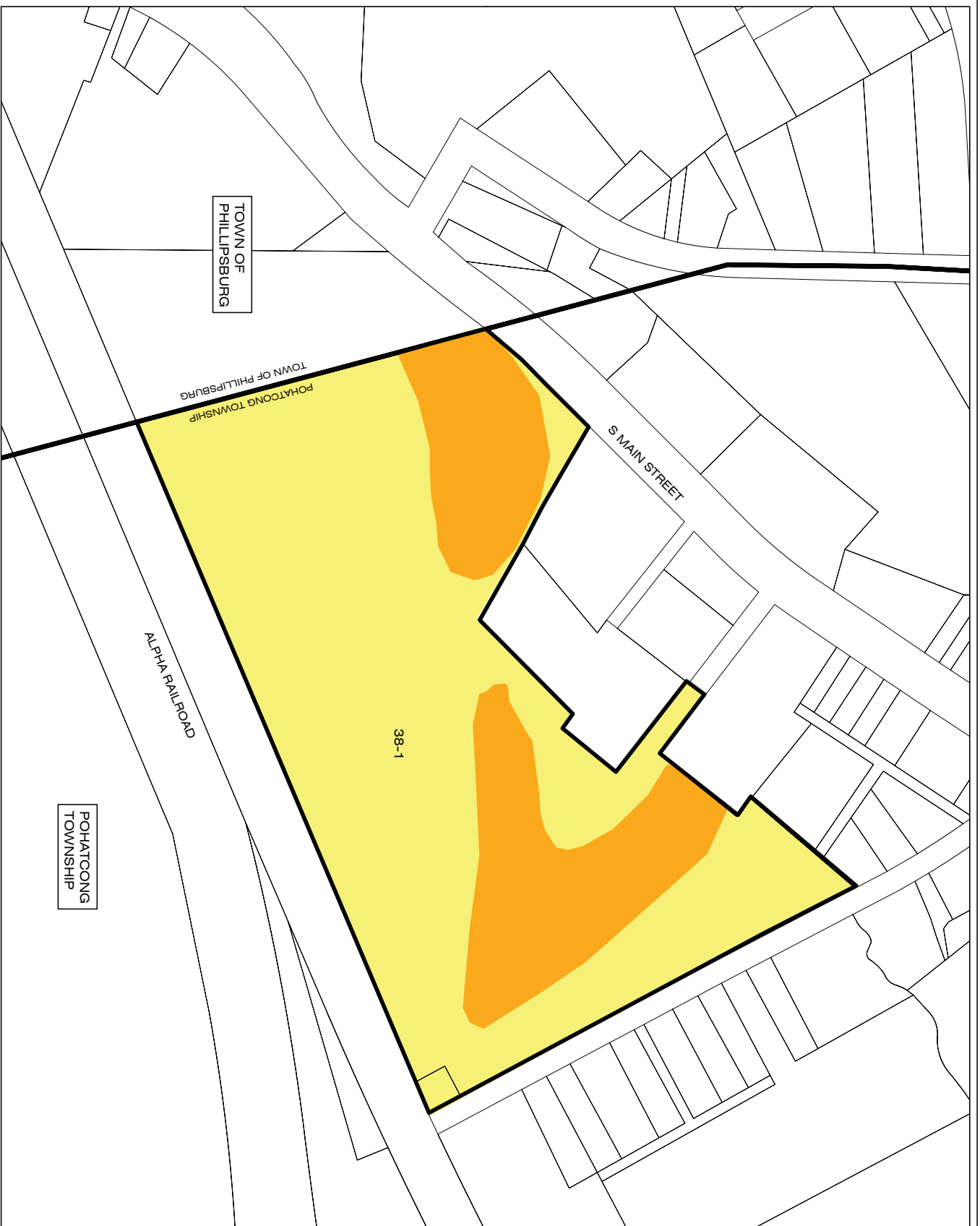
**Amended Town Center Designation
 US-22 Corridor
 Lopatcong Twp., Warren Co., NJ**
 prepared for: Lopatcong Township Planning Board
 252 South 3rd Street
 Phillipsburg, NJ 08855

prepared by:
Ruggiero Plante Land Design
 5900 Ridge Avenue Philadelphia, PA 19128
 phone 215.987.3900 fax 215.988.3900 www.ruggieroplante.com

Plan Date: October 14, 2022

Scale: 1" = 300'-0"
 0 150 300 600 Feet

Sheet Title:
**HIGHLANDS LAND USE CAPABILITY ZONES
 BLOCK 102, LOT 9,
 PHOATCONG BLOCK 1, LOT 1**



LOCATION MAP 1" = 8,333'

- LEGEND**
- Municipal Boundary
 - Parcels
 - Study Area
 - Existing Community
 - Environmentally Constrained Subzone

EXHIBIT 13A

Mapping Source:
 Natick Planning Council Interactive Map, 2022
https://www.nj.gov/highlands/interactive_map
 Non feature layer edits by Ruggiero Plante Land Design.

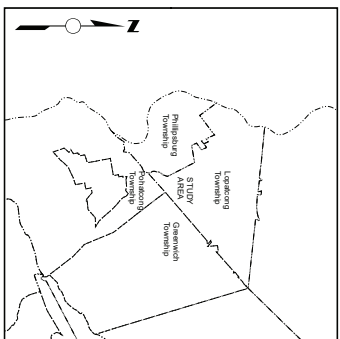
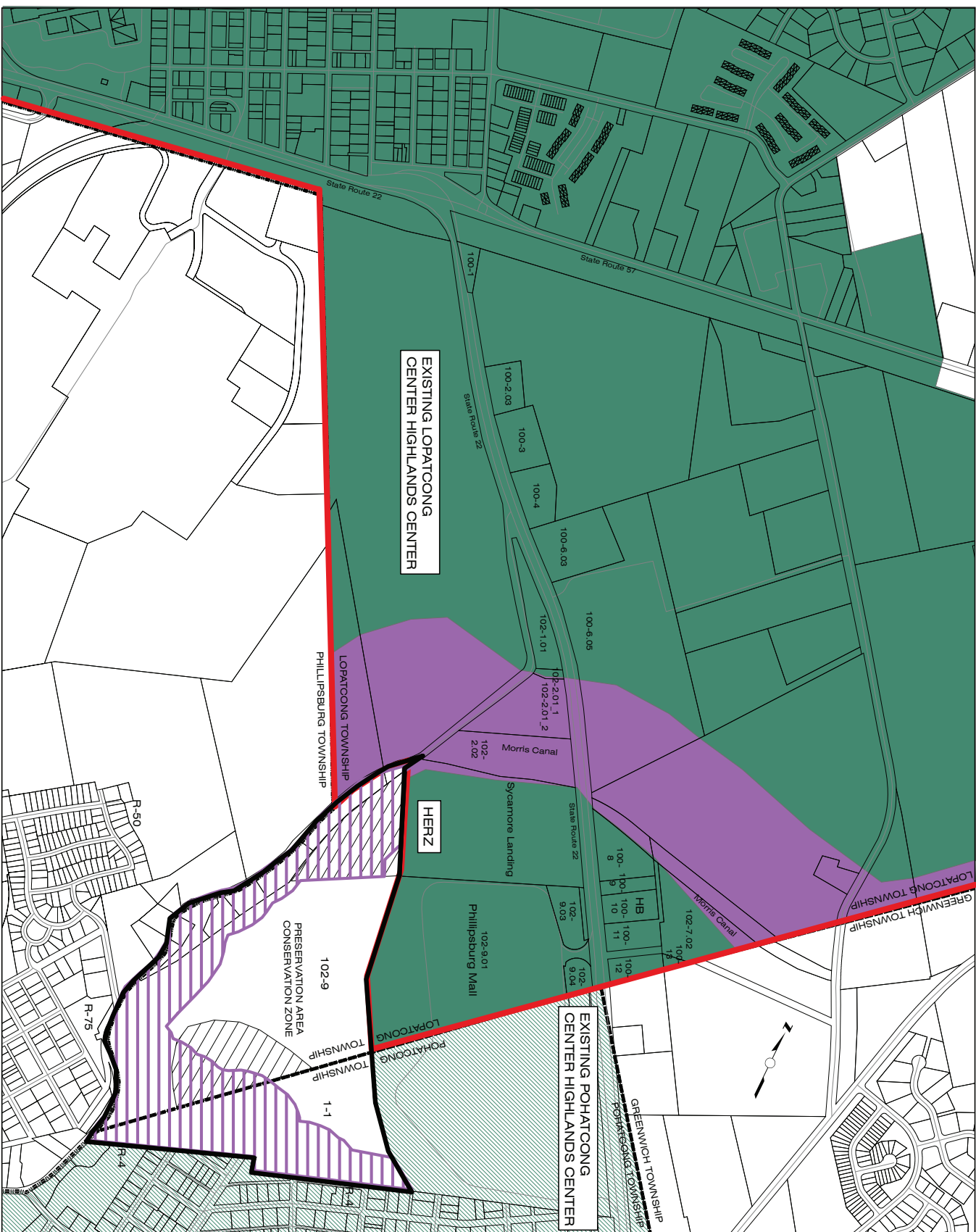
**Amended Town Center Designation
 US-22 Corridor
 Lopatcong Twp., Warren Co., NJ**

Prepared for: Lopatcong Township Planning Board
 252 South 3rd Street
 Phillipsburg, NJ 08855

Prepared by:
 **Ruggiero Plante Land Design**
 3500 Ridge Avenue Philadelphia, PA 19128
 Phone: 215.505.3900 Fax: 215.505.3900 www.ruggieroplante.com

Plan Date: October 14, 2022
 Scale: 1" = 60'-0"
 0 30 60 120 Feet

Sheet Title:
**HIGHLANDS LAND USE CAPABILITY ZONES
 POHATCONG BLOCK 38, LOT 1**



LOCATION MAP 1" = 8,333'

- LEGEND**
- Parcel
 - Road Centerline
 - Municipal Boundary
 - Study Area
 - Highlands Area
 - Highlands Center Enviro. Resource Site
 - Highlands Center Boundary
 - Highlands Center Planning Area
 - Highlands Center Planning Area
 - Conservation Zone
 - Environmentally Constrained Subzone
 - Pohatcong Twp. Highlands Center
 - Proposed HERZ
 - HERZ: Highlands Environmental Resource Zone
 - HERZ Lopatcong 20.5 Ac.
 - HERZ Pohatcong 14.5 Ac.
 - Total 35.0 Ac.

EXHIBIT 14

Mapping Source:
NJDCS; NJ Highlands Council, 2019.

**Amended Town Center Designation
US-22 Corridor**
Lopatcong Twp., Warren Co., NJ
prepared for: Lopatcong Township Planning Board
252 South 3rd Street
Phillipsburg, NJ 08865

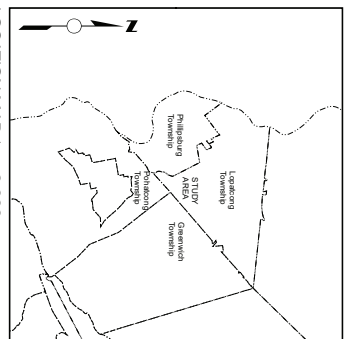
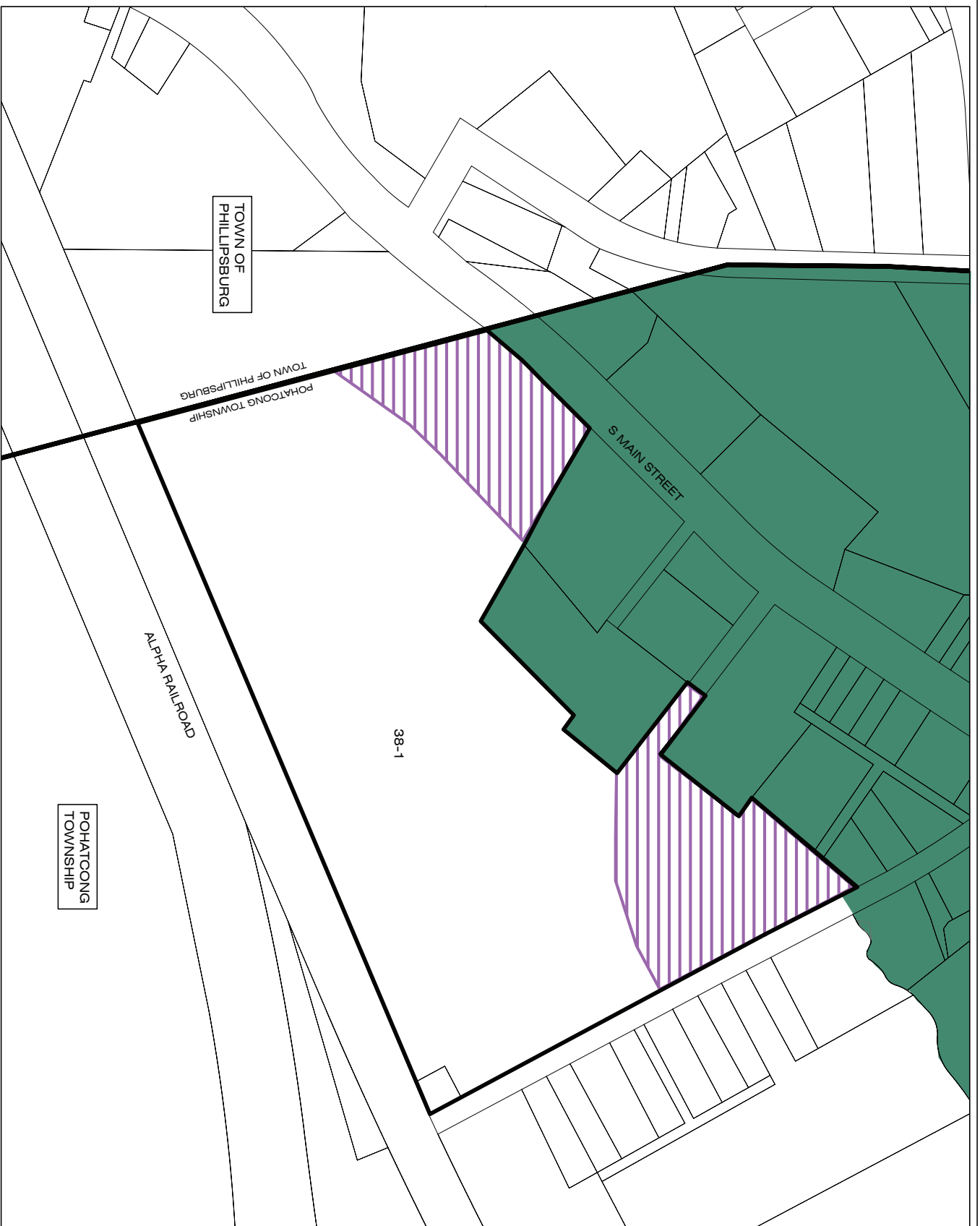
prepared by:
 Ruggerio Plante Land Design
5900 Ridge Avenue Philadelphia, PA 19128
Phone: 215.582.3900 Fax: 215.582.3900 www.ruggerioplantedesign.com

Plan Date: October 14, 2022

Scale: 1" = 300'-0"

0 150 300 600 Feet

Sheet Title:
HERZ RESOURCE AREA 1 - BLOCK 102, LOT 9
POHATCONG BLOCK 1, LOT 1








- LEGEND**
-  Municipal Boundary
 -  Parcels
 -  Study Area
 -  Highlands Center
 -  Proposed HERZ

EXHIBIT 14A

Mapping Source:
NJDCS; NJ Highlands Council; 2019.

**Amended Town Center Designation
US-22 Corridor**
Lopatcong Twp., Warren Co., NJ

Prepared for: Lopatcong Township Planning Board
452 South 3rd Street
Phillipsburg, NJ 08855

Prepared by:
Ruggerio Plante Land Design
3500 Ridge Avenue Philadelphia, PA 19128
Phone: 215.967.3900 Fax: 215.968.3900 www.ruggerioplante.com

Plan Date: December 2, 2022

Scale: 1" = 60'-0"
0 30 60 120 Feet

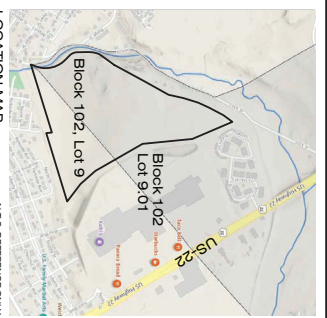
Sheet Title:
**HERZ RESOURCE AREA 2 - BLOCK 102, LOT 9
POHATCONG BLOCK 1, LOT 1**



Block 102, Lot 3

Block 102, Lot 9.01
ORIG - INDUSTRIAL WAREHOUSE

LOPATCONG TOWNSHIP
LOPATCONG TOWNSHIP



LOCATION MAP
N.T.S. REFERENCE ONLY

- LEGEND**
- PROPOSED LAWN & LANDSCAPE
 - AREA TO BE REFORESTED AFTER GRADING
 - UNDISTURBED FOREST
 - PROPOSED BUILDING
 - PROPOSED ASPHALT
 - PROPOSED STORMWATER BASIN
 - PROPOSED ALTERNATE SEPTIC AREA
 - HIGHLANDS 300 OPEN WATER PROTECTION BUFFER & HIGHLANDS HENZ BOUNDARY
 - SETBACK LINE
 - WETLANDS
 - WALL
 - PROPERTY LINE
 - TOWNSHIP BOUNDARY
 - DRAINAGE EASEMENT


HEZ AREA CALCULATIONS:

LOPATCONG TOWNSHIP	389,006 SF	20.4 Acres
POCATONG TOWNSHIP	442,585 SF	14.7 Acres
TOTAL HEZ AREA	1,331,591 SF	35.1 Acres

Plan Base Information from Concept Plan 'E' By:
Warren, NJ 07059
(908) 668-8300

Block 102, Lot 9
 Amended Town Center Designation
 US-22 Corridor
 Lopatcong Twp., Warren Co., NJ

prepared for:
 Lopatcong Township Planning Board
 232 South 3rd Street
 Phillipsburg, NJ 08855

prepared by:

Ruggerio Plante Land Design
 5007 Ridge Avenue, Philadelphia, PA 19128
 phone: 215.626.5800 fax: 215.626.5800 www.ruggerio.com

Plan Date: November 30, 2022

SCALE: 1" = 150'

Sheet Title:
J.G. PETRUCCI
 CONCEPT PLAN
 Sheet 1 of 1

LIST OF EXHIBITS

Block 102, Lot 9 Lopatcong & Block 1, Lot 1 Pohatcong Township (Redevelopment Area)

- Exhibit 1 Existing Highlands Center Area Lopatcong & Pohatcong Townships
- Exhibit 2 Amended Highlands Center Area Lopatcong & Pohatcong Townships
- Exhibit 2A Amended Center Area Lopatcong Township
- Exhibit 2B Amended Center Area Pohatcong Township
- Exhibit 3 Highlands Centers / Phillipsburg, Lopatcong, Pohatcong, Alpha Borough
- Exhibit 4 Existing Zoning Lopatcong / Block 102, Lot 9, Pohatcong Block 1, Lot 1
- Exhibit 5 State Planning Area Lopatcong / Block 102, Lot 9, Pohatcong Block 1, Lot 1
- Exhibit 5B Land Use Lopatcong / Block 102, Lot 9, Pohatcong Block 1, Lot 1
- Exhibit 6 Highways and Public Transportation Routes
- Exhibit 7 Sewer Service Area Block 102, Lot 9, Pohatcong Block 1, Lot 1
- Exhibit 8 Water Service Area Block 102, Lot 9, Pohatcong Block 1, Lot 1
- Exhibit 9 Slope and Water Protection Plan Block 102, Lot 9, Pohatcong Block 1, Lot 1
- Exhibit 10 Agriculture Lands Block 102, Lot 9, Pohatcong Block 1, Lot 1
- Exhibit 11 Carbonate Rock Block 102, Lot 9, Pohatcong Block 1, Lot 1
- Exhibit 12 Historic and Archaeologic Resources Block 102, Lot 9, Pohatcong Block 1, Lot 1
- Exhibit 13 Highlands Land Use Capability Zones Block 102, Lot 9, Pohatcong Block 1, Lot 1
- Exhibit 14 HERZ Resource Area Block 102, Lot 9, Pohatcong Block 1, Lot 1

Block 38, Lot 1 Pohatcong Township (Affordable housing property)

- Exhibit 4A Existing Zoning Pohatcong / Block 38, Lot 1
- Exhibit 5A State Planning Area Pohatcong Block 38, Lot 1
- Exhibit 7A Sewer Service Area Pohatcong Block 38, Lot 1
- Exhibit 8A Water Service Area Pohatcong Block 38, Lot 1
- Exhibit 9A Slope and Water Protection Plan Pohatcong Block 38, Lot 1
- Exhibit 10A Agriculture Lands Pohatcong Block 38, Lot 1
- Exhibit 11A Carbonate Rock Pohatcong Block 38, Lot 1
- Exhibit 12A Historic and Archaeologic Resources Pohatcong Block 38, Lot 1
- Exhibit 13A Highlands Land Use Capability Zones Pohatcong Block 38, Lot 1
- Exhibit 14A HERZ Resource Area Block 38, Lot 1

MAPS

- Concept Plan J.G. Petrucci Concept Plan / Proposed Industrial Development Block 102, Lot 9 Lopatcong Township & Block 1, Lot 1 Pohatcong Township, NJ

APPENDICIES

- Traffic Study Phillipsburg Mall – Access Analysis
CGR Mixed-Use Development and J.G. Petrucci Warehouse Development / McMahan Associates, Dated: June 15, 2022



June 15, 2022

Peter Polt
J.G. Petrucci Company, Inc.
171 State Route 173, Suite 201
Asbury, NJ 08802

RE: **Phillipsburg Mall – Access Analysis**
CRG Mixed-Use Development and J.G. Petrucci Warehouse Development
Lopatcong Township and Pohatcong Township, Warren County, NJ
McMahon Project No. E20711.11

Dear Pete:

Per the ongoing coordination between CRG and J.G. Petrucci regarding the redevelopment of the Phillipsburg Mall site (CRG) and development of the Santini Property (J.G. Petrucci) in Lopatcong Township and Pohatcong Township, Warren County, McMahon has summarized the traffic analysis performed to-date accounting for both developments. ***It should be noted that this Access Analysis relies on extensive analysis performed by Atlantic Traffic & Design Engineering, LLC (ATDE), with a review and summary by our office, along with collaborative coordination between both property owners.***

Proposed Development Scenarios

Based on coordination between both property owners, the following existing and proposed development scenarios were evaluated with regards to trip generation and capacity analysis:

Existing Conditions

- 556,539 Square Foot Shopping Center
- 5,972 Square Foot Fast-Food with Drive-Thru
- 1,506 Coffee Shop with Drive-Thru
- 257 Sycamore Landing Residential Units (left-turns due to access configuration)

Build A

- 5,972 Square Foot Fast -Food with Drive-Thru
- 1,506 Coffee Shop with Drive-Thru
- 257 Sycamore Landing Residential Units (left-turns due to access configuration)
- 94,438 Square Foot Shopping Center
- 849,990 Square Foot CRG Warehouse

Build B

- 5,972 Square Foot Fast -Food with Drive-Thru
- 1,506 Coffee Shop with Drive-Thru
- 257 Sycamore Landing Residential Units (left-turns due to access configuration)
- 94,438 Square Foot Shopping Center
- 849,990 Square Foot CRG Warehouse
- 648,000 Square Foot J.G. Petrucci Warehouse

Trip Generation

Utilizing the above-referenced scenarios, Atlantic Traffic & Design Engineering, LLC, performed a trip generation analysis to determine the number of trips during the weekday morning, weekday afternoon, and Saturday midday peak hours. The following tables outline the trip generation of each scenario.

Table 1 – Existing Conditions Trip Generation ⁽¹⁾

Land Use	Weekday Morning			Weekday Afternoon			Saturday Midday		
	In	Out	Total	In	Out	Total	In	Out	Total
Existing Conditions ⁽²⁾	532	489	1,021	1,195	1,175	2,370	1,512	1,407	2,919

(1) Based on NJDOT HAPS

(2) Based on Existing Conditions density (Page 1)

Table 2 – Build A Conditions Trip Generation ⁽³⁾

Land Use	Weekday Morning			Weekday Afternoon			Saturday Midday		
	In	Out	Total	In	Out	Total	In	Out	Total
Build A Conditions ⁽⁴⁾	581	362	943	638	700	1,338	680	599	1,279

(3) Based on NJDOT HAPS

(4) Based on Build A Conditions density (Page 1)

Table 3 – Build B Conditions Trip Generation ⁽⁵⁾

Land Use	Weekday Morning			Weekday Afternoon			Saturday Midday		
	In	Out	Total	In	Out	Total	In	Out	Total
Build B Conditions ⁽⁶⁾	647	397	1,044	667	791	1,458	700	611	1,311

(5) Based on NJDOT HAPS

(6) Based on Build B Conditions density (Page 1)

Additional information can be found in **Attachment 1**.

Trip Generation Comparison

Based on the above tables, a trip generation comparison was then performed to indicate the overall reduction in trips when comparing the Existing Condition development to both Build A and Build B scenarios:

Table 4 – Trip Generation Comparison: Existing vs. Build A ⁽⁷⁾

Land Use	Weekday Morning			Weekday Afternoon			Saturday Midday		
	In	Out	Total	In	Out	Total	In	Out	Total
Existing Conditions ⁽⁸⁾	532	489	1,021	1,195	1,175	2,370	1,512	1,407	2,919
Build A Conditions ⁽⁹⁾	581	362	943	638	700	1,338	680	599	1,279
Difference	+49	-127	-78	-557	-475	-1,032	-832	-808	-1,640

(7) Based on NJDOT HAPS

(8) Based on Table 1

(9) Based on Table 2

Table 5 – Trip Generation Comparison: Existing vs. Build B ⁽¹⁰⁾

Land Use	Weekday Morning			Weekday Afternoon			Saturday Midday		
	In	Out	Total	In	Out	Total	In	Out	Total
Existing Conditions ⁽¹¹⁾	532	489	1,021	1,195	1,175	2,370	1,512	1,407	2,919
Build B Conditions ⁽¹²⁾	647	397	1,044	667	791	1,458	700	611	1,311
Difference	+115	-92	+23	-528	-384	-912	-812	-796	-1,608

(10) Based on NJDOT HAPS

(11) Based on Table 1

(12) Based on Table 3

As shown in Tables 4 and 5, **both the Build A scenario and the Build B scenario generate significantly less trips during the weekday afternoon and Saturday midday peak hours, and similar number of trips during the weekday morning peak hour, when compared to the Existing Condition density of the site.** Additional information can be found in **Attachment 1**.

Future Traffic Conditions

Upon the completion of the Trip Generation analysis, Atlantic Traffic & Design Engineering, LLC then developed future traffic volumes to account for the proposed development scenarios:

Figure 1: Future Build A Traffic Volumes

Figure 2: Petrucci Warehouse Traffic Volumes

Figure 3: Future Build B Traffic Volumes

Figures 1 and 3 were utilized as the basis of subsequent capacity analysis for the intersection of US Route 22 & Main Signalized Site Driveway.

Additional information can be found in **Attachment 2**.

Capacity/Level of Service Results

The peak hour traffic volumes were analyzed to determine the future traffic operating conditions, both under Build A conditions and Build B conditions, in accordance with the standard techniques contained in the current *Highway Capacity Manual (6th Edition)* for both signalized and unsignalized intersections. Analysis was conducted during the weekday morning and weekday afternoon peak hours, as the proposed warehouse uses generate limited trips during the Saturday midday peak hour.

Based on the capacity analysis for Build A and Build B conditions, Atlantic Traffic & Design Engineering, LLC has developed mitigation improvements (pavement marking modifications and signal retiming modifications) at the following intersections:

- US Route 22 & Main Signalized Site Driveway
- Internal Signalized Loop Road & Main Site Driveway

These pavement marking and signal retiming modifications are currently under review by NJDOT.

Additional information regarding future condition Levels of Service can be found in **Attachment 3**. In addition, Vissim simulation screen recordings are being provided as part of this submission.

Conclusions:

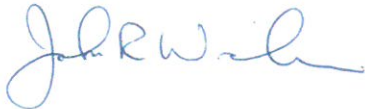
Based on the coordination between the CRG and J.G. Petrucci teams, analysis by Atlantic Traffic & Engineering Design, LLC, and a review and summary by our office, McMahan offers the following conclusions:

- ***Both the Build A scenario and the Build B scenario generate significantly less trips during the weekday afternoon and Saturday midday peak hours, and similar number of trips during the weekday morning peak hour, when compared to the Existing Condition density of the site;***
- ***Improvements for mitigation (pavement markings and signal retiming modifications) at the Main Signalized Site Driveway with both US Route 22 and the Internal Signalized Loop Road are currently under review by NJDOT;***
- ***The capacity analysis has taken into account vehicle classifications (including trucks) utilizing heavy vehicle percentages and adjustment factors;***
- ***Based on the analysis, it is the collective opinion of the CRG and J.G. Petrucci teams that the most efficient treatment of the intersection of US Route 22 & Main Signalized Site Driveway is the operation of a 2-phase signal, which is accomplished by the current geometry and allows for the westbound US Route 22 left-turn movement and the northbound Site Driveway left-turn movement to be performed simultaneously;***
- ***It is our opinion that the existing separation distance of the signalized intersections along the US Route 22 corridor (i.e. approximately 2,100 feet between the Site Driveway and CR 519) allows for adequate spacing between signals and any queuing in the eastbound and westbound approaches;***

- ***It is our recommendation that wayfinding/guide signage be utilized to assist passenger vehicles and trucks entering and exiting the site.***

If you should have any questions, or require further information, please feel free to contact me.

Sincerely,



John R. Wichner, P.E., PTOE
Associate & Lehigh Valley Office Lead

JRW

Attachments

cc: Rob de Beer, Peron Development
Brad Bohler, P.E., CRE, Bohler Engineering, Inc.
Alex Lomei, P.E., Bohler Engineering, Inc.

Y:\PETRUCO1\E20711 - Santini Property\Reports\Traffic\2022-06-15 CRG JGP Summary Memo\2022-06-15 CRG JGP Access Analysis.docx

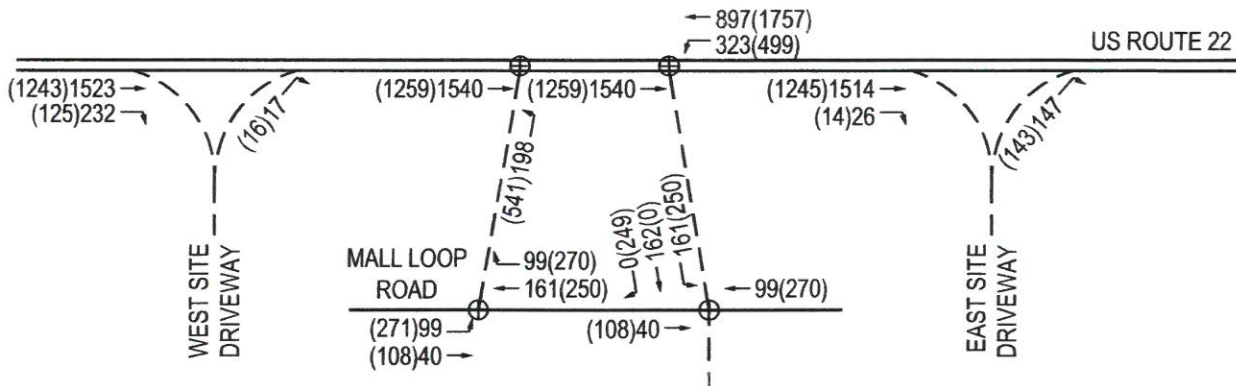
ATTACHMENT 1

Table 1
NJDOT HAPS Trip Generation
Existing Phillipsburg Mall Vs.
Proposed CRG Mixed-Use Development (Build A) & CRG Mixed-Use Development + Petrucci Warehouse (Build B)
(Sycamore Landing Residential Left-Turns Assumed Under Existing and Build Conditions)

Development	Land Use	AM Peak Hour			PM Peak Hour			SAT Peak Hour		
		Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
Existing	556,539 SF Shopping Center	288	235	523	971	971	1,942	1,249	1,153	2,402
	5,972 SF Fast-Food w/ Drive-Thru	158	146	304	157	150	307	168	161	329
	1,506 SF Coffee Shop w/ Drive-Thru	74	74	148	33	32	65	66	66	132
	257 Sycamore Landing Residential Lefts	12	34	46	34	22	56	29	27	56
Existing Trip Generation Total		532	489	1,021	1,195	1,175	2,370	1,512	1,407	2,919
Build A	5,972 SF Fast-Food w/ Drive-Thru	158	146	304	157	150	307	168	161	329
	1,506 SF Coffee Shop w/ Drive-Thru	74	74	148	33	32	65	66	66	132
	257 Sycamore Landing Residential Lefts	12	34	46	34	22	56	29	27	56
	94,438 SF Shopping Center	49	40	89	271	271	542	308	284	592
849,990 SF CRG Warehouse (LUC 155)		288	68	356	143	225	368	109	61	170
Build A Trip Generation Total		581	362	943	638	700	1,338	680	599	1,279
Existing Vs. Build A Trip Generation Difference		+49	-127	-78	-557	-475	-1,032	-832	-808	-1,640
Build B	5,972 SF Fast-Food w/ Drive-Thru	158	146	304	157	150	307	168	161	329
	1,506 SF Coffee Shop w/ Drive-Thru	74	74	148	33	32	65	66	66	132
	257 Sycamore Landing Residential Lefts	12	34	46	34	22	56	29	27	56
	94,438 SF Shopping Center	49	40	89	271	271	542	308	284	592
849,990 SF CRG Warehouse (LUC 155)		288	68	356	143	225	368	109	61	170
648,000 SF Petrucci Warehouse (LUC 150)		66	35	101	29	91	120	20	12	32
Build B Trip Generation Total		647	397	1,044	667	791	1,458	700	611	1,311
Existing Vs. Build B Trip Generation Difference		+115	-92	+23	-528	-384	-912	-812	-796	-1,608

K:\2020\NJ\20003\Analysis\Permitting\TripGen\NJ\20003 Trip Gen Table--TOTAL DEVELOPMENT.xlsx

ATTACHMENT 2



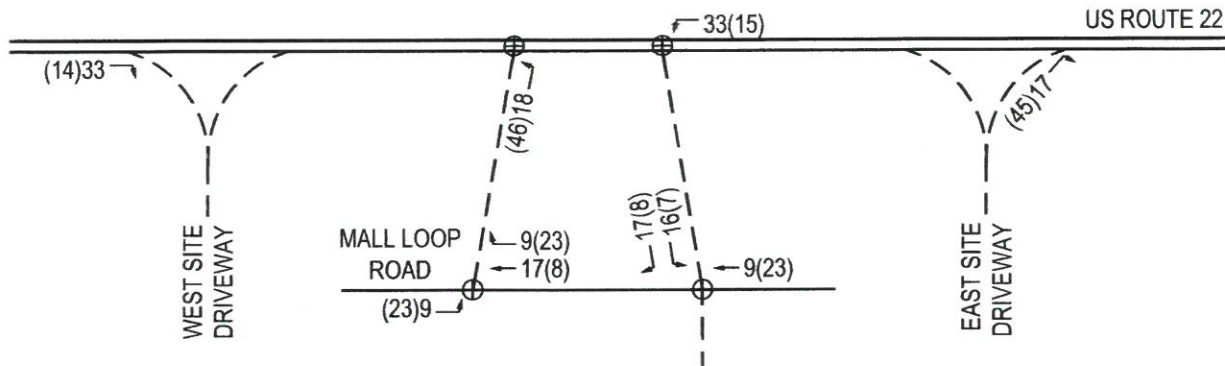
LEGEND

- AA(BB) AM(PM) PEAK HOUR VOLUMES
- EXISTING ROADWAY
- - - EXISTING DRIVEWAY
- ⊕ EXISTING TRAFFIC SIGNAL

PEAK HOUR	ENTER	EXIT	TOTAL
AM	581	362	943
PM	638	700	1338

PROPOSED CRG & PETRUCCI DEVELOPMENTS
POHATCONG TOWNSHIP & LOPATCONG TOWNSHIP
WARREN COUNTY, NEW JERSEY

PETRUCCI WAREHOUSE TRAFFIC VOLUMES



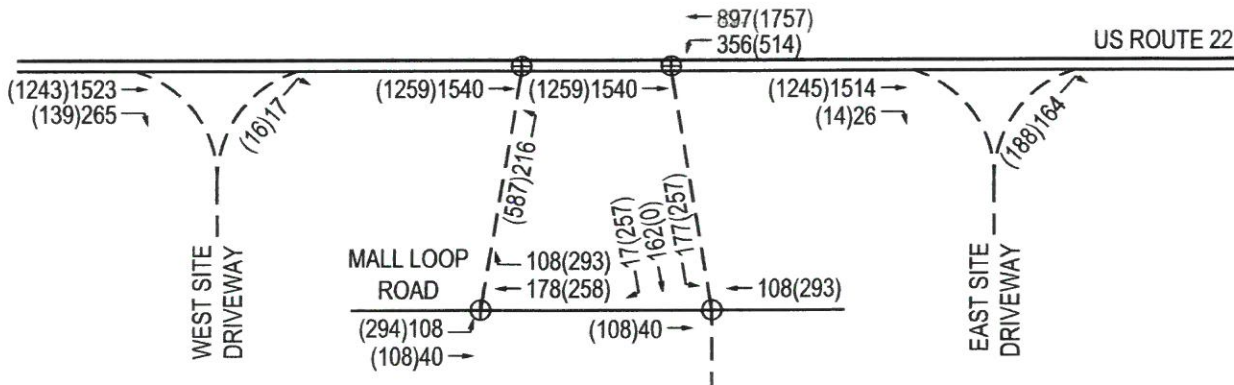
LEGEND

- AA(BB) AM(PM) PEAK HOUR VOLUMES
- EXISTING ROADWAY
- - - EXISTING DRIVEWAY
- ⊕ EXISTING TRAFFIC SIGNAL
- - - PROPOSED DRIVEWAY

PEAK HOUR	ENTER	EXIT	TOTAL
AM	66	35	101
PM	29	91	120

**PROPOSED CRG & PETRUCCI DEVELOPMENTS
POHATCONG TOWNSHIP & LOPATCONG TOWNSHIP
WARREN COUNTY, NEW JERSEY**

FUTURE BUILD B TRAFFIC VOLUMES



LEGEND

- AA(BB) AM(PM) PEAK HOUR VOLUMES
- — — — — EXISTING ROADWAY
- - - - - EXISTING DRIVEWAY
- ⊕ EXISTING TRAFFIC SIGNAL
- - - - - PROPOSED DRIVEWAY

PEAK HOUR	ENTER	EXIT	TOTAL
AM	647	397	1044
PM	667	791	1458

ATTACHMENT 3

Proposed Warehouse
US Route 22
Township of Lopatcong
Warren County, New Jersey

ATDE Project No. ANJ20003

Table 2
Synchro Level of Service and Delay Summary

Peak Hour	Intersection	Lane Group		Build A	Build B	Mitigation
Weekday Morning	US Route 22 & Main Signalized Site Driveway	EB	T	B(17.2)	B(17.2)	-
		WB	L	C(28.3)	C(28.7)	-
			T	A(3.9)	A(3.9)	-
		NB	L	E(69.8)	E(74.9)	-
		Overall Intersection		B(15.4)	B(16.2)	-
	Internal Signalized Loop Road & Main Site Driveway	EB	L	E(57.0)	E(57.1)	-
			T	B(10.4)	B(10.4)	-
		WB	T	B(17.4)	B(17.6)	-
			T/R	A(0.7)	A(0.7)	-
		SB	L/T	B(10.8)	B(11.0)	-
		R	A(9.2)	A(9.2)	-	
		Overall Intersection		B(15.7)	B(15.6)	-
	US Route 22 & West Site Driveway*	NB	R	C(17.5)	C(17.5)	-
Overall Intersection		A(0.1)	A(0.1)	-		
Weekday Evening	US Route 22 & Main Signalized Site Driveway	EB	T	C(22.2)	C(22.2)	C(22.2)
		WB	L	C(22.1)	C(22.2)	C(22.2)
			T	A(7.5)	A(7.5)	A(7.9)
		NB	L	F(117.8)	F(118.8)	F(117.1)
		Overall Intersection		C(26.1)	C(27.4)	C(27.2)
	Internal Signalized Loop Road & Main Site Driveway	EB	L	F(120.7)	F(120.6)	F(120.0)
			T	B(11.0)	B(11.0)	B(11.0)
		WB	T	C(22.3)	C(23.0)	C(23.0)
			T/R	A(1.2)	A(1.3)	A(1.3)
		SB	L/T	B(16.0)	B(16.0)	B(16.0)
		R	A(2.4)	A(2.4)	A(2.4)	
		Overall Intersection		D(38.4)	D(39.3)	D(39.1)
	US Route 22 & West Site Driveway*	NB	R	B(14.7)	B(14.7)	-
Overall Intersection		A(0.1)	A(0.1)	-		

* Right-out under STOP control. Note, US Route 22 & East Site Driveway operates under YIELD control and delay cannot be calculated.

Delay shown in seconds.