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REGULATORY UPDATE: NJ HIGHLANDS COUNCIL RELEASES WAREHOUSING POLICY STANDARDS - EFFECTIVE APRIL 28, 2023

On April 28, 2023, the New Jersey Highlands Council adopted policy standards that ban new warehouses in the Highlands Preservation Area and Highlands Protection and Conservation Zones. The Highlands Council also established requirements for new warehouses in other areas of the Highlands, including proximity to major roads and impervious surface limits.

The following policies are applicable to warehouse development:

- Warehouses are prohibited in the Preservation Area (except in designated Highlands Redevelopment Areas) regardless of whether a municipality has opted in to Highlands Plan Conformance, which means a municipality has amended its zoning and master plan documents to be consistent with Highlands Council regulations.
- For municipalities that have opted into Highlands Plan Conformance, warehouses are prohibited from the Protection Zone, Wildlife Management Sub-Zone, Conservation Zone, and Conservation Zone – Environmentally Constrained Sub-Zone.

Municipalities with significant Highlands Planning Areas that have opted into the Highlands Plan Conformance include Mahwah, Parsippany-Troy Hills, Rockaway Township, Randolph, Wharton, Chester, Washington Township (Morris), Pohatcong Township, Alpha, Phillipsburg, Lopatcong, Oxford, Washington (Warren), Hopatcong, and all Hunterdon County Highlands municipalities.

Where warehouses are permitted, site review will address the following issues:

1. Proximity and access to transportation.
2. Watershed impervious coverage.
3. Water and sewer infrastructure.

The warehouse policy also includes guidance for municipalities on how to update their zoning and master plan to be consistent with the Highlands regulations.

A copy of the Highlands warehouse policy is available here:

https://www.nj.gov/njhighlands/planconformance/guidelines/warehousing/warehouse_policy.pdf

To discuss how this may affect your projects, please contact your Langan Project Manager or:



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