

BELOW IS A SUMMARY OF THE CASE YOU ARE FILING WITH THE **APPELLATE DIVISION**.
REVIEW ALL INFORMATION AND DOCUMENTS FOR ACCURACY PRIOR TO HITTING THE **SUBMIT** BUTTON
ON THE NEXT PAGE.

FILING ID #	1778368	TRIAL COURT DOCKET #	HIGHLANDS COUNCIL RESOLUTION 2026-14
APPELLATE #	A-003816-25	TRIAL COURT COUNTY	
CASE TITLE	IN THE MATTER OF HIGHLANDS COUNCIL RESOLUTION 2026-14 AND REDEVELOPMENT RULES, REGULATIONS, ETC.		
CASE TYPE	STATE AGENCY	DISPOSITION DATE	05/21/2026
CATEGORY			
TRIAL COURT JUDGE			

PARTY/ATTORNEY

PARTY NAME	PARTY ROLE	PARTY DESIGNATION	FIRM NAME - ATTORNEY NAME / ATTORNEY ROLE	ADDRESS
JILL SNOOK	OTHER	APPELLANT	DANTE DI PIRRO - DANTE DI PIRRO (ATTORNEY OF RECORD)	77 SNYDERTOWN RD HOPEWELL, NJ 08525 609-429-0779 dante@dantelawyer.com; dante.dipirro@gmail.com; lawofficeemail1@gmail.com
NEW JERSEY HIGHLANDS COUNCIL	OTHER	RESPONDENT	ATTORNEY GENERAL LAW - BRUCE A VELZY (ATTORNEY OF RECORD)	25 MARKET STREET, PO BOX 93 TRENTON, NJ 08625-0093 609-376-2965 bruce.velzy@law.njoag.gov
PHILLIPSBURG RIVERVIEW ORGANIZATION	OTHER	APPELLANT	DANTE DI PIRRO - DANTE DI PIRRO (ATTORNEY OF RECORD)	77 SNYDERTOWN RD HOPEWELL, NJ 08525 609-429-0779 dante@dantelawyer.com; dante.dipirro@gmail.com; lawofficeemail1@gmail.com
STATE OF NEW JERSEY	OTHER	RESPONDENT	ATTORNEY GENERAL LAW - BRUCE A VELZY (ATTORNEY OF RECORD)	25 MARKET STREET, PO BOX 93 TRENTON, NJ 08625-0093 609-376-2965 bruce.velzy@law.njoag.gov

DOCUMENTS

DOCUMENT / FILE NAME	FILING PARTY	FIRM NAME / ATTORNEY ATTENTION	CATEGORY / DOCUMENT TYPE	SOURCE	DATE DOCUMENT CREATED	STATUS
NOTICE OF APPEAL	PHILLIPSBURG RIVERVIEW ORGANIZATION	DANTE DI PIRRO - DANTE DI PIRRO	APPELLATE DOCUMENTS - NOTICE OF APPEAL	SYSTEM GENERATED	07/06/2026	SUBMITTED
CASE INFORMATION STATEMENT	PHILLIPSBURG RIVERVIEW ORGANIZATION	DANTE DI PIRRO - DANTE DI PIRRO	APPELLATE DOCUMENTS - CASE INFO STATEMENT	SYSTEM GENERATED	07/06/2026	SUBMITTED
TRIAL COURT ORDER/JUDGMENT/DECISION (05/21/2026)	PHILLIPSBURG RIVERVIEW ORGANIZATION	DANTE DI PIRRO - DANTE DI PIRRO	APPELLATE DOCUMENTS - TRIAL COURT ORDER/JUDGMENT/DECISION	UPLOAD	07/06/2026	SUBMITTED
TRANSCRIPTS REQUEST FORM	PHILLIPSBURG RIVERVIEW ORGANIZATION	DANTE DI PIRRO - DANTE DI PIRRO	APPELLATE DOCUMENTS - TRANSCRIPT REQUEST FORM (TO ORDER OR AMEND PRIOR	SYSTEM GENERATED	07/06/2026	SUBMITTED

CERTIFICATION OF CONFIDENTIAL IDENTIFIERS	PHILLIPSBURG RIVERVIEW ORGANIZATION	DANTE DI PIRRO - DANTE DI PIRRO	REQUEST) APPELLATE DOCUMENTS - CERTIFICATION OF CONFIDENTIAL IDENTIFIERS	SYSTEM GENERATED	07/06/2026	SUBMITTED
PROOF OF SERVICE	PHILLIPSBURG RIVERVIEW ORGANIZATION	DANTE DI PIRRO - DANTE DI PIRRO	APPELLATE DOCUMENTS - PROOF OF SERVICE	SYSTEM GENERATED	07/06/2026	SUBMITTED

FEES AND PAYMENTS

Fee Type	Fee Amount	Fee Status	Fee Paid	Payment Date	Payment Type	Amount Due
FILING FEE	\$250.00	PAID	\$250.00	07/06/2026 04:52 PM	Credit Card	\$0.00
SERVICE FEE	\$7.50	PAID	\$7.50	07/06/2026 04:52 PM	Credit Card	\$0.00
	\$257.50		\$257.50			\$0.00

RELATED APPEALS

CASE TYPE	APPELLATE #	TRIAL COURT/ AGENCY DOCKET #	CASE TITLE	DISPOSITION DATE	STATUS
No record found.					

Certification that Submission Contains No Confidential Information or Confidential Personal Identifiers

This form shall be completed by any party who files a document in a public court matter in the Supreme Court or in the Appellate Division of the Superior Court.

1. Confidential information / confidential personal identifiers (must select one):

I certify that I have reviewed Rules 1:38-3, 1:38-5, and 1:38-7 and:

- ☒ This document does not contain any confidential information or any confidential personal identifiers; **OR**
- ☐ This document; previously contained confidential information or confidential personal identifiers, which have been redacted (meaning removed or made anonymous by using fictitious first names or initials, where applicable). The cover of the redacted version of the document contains the word "REDACTED." I acknowledge that a non-redacted version must be filed simultaneously with the redacted version in matters where the confidential information is necessary to the disposition of the matter: **OR**
- ☐ This document contains confidential information, but redaction is not required because the document is excluded from public access pursuant to court order, Rule, statute, or other authority. If applicable, skip paragraphs 2 and 3.

2. Return and resubmission:

I certify that if any confidential information is discovered in this submission and brought to the court's attention, the court will return the document to me, and I will be responsible to redact or remove the confidential information before resubmission. I understand the court could impose sanctions, including suppression of the brief, dismissal in extraordinary cases, and other measures for a failure to accurately make this certification or for the discovery of confidential information in a document that has been filed.

3. Briefs posted online:

I understand that the presence of confidential information or confidential personal identifiers in a document that has been posted on the Judiciary's public website will be grounds for the removal of such online posting, pending correction by the filing party, on an expedited timeline. The court in its discretion could postpone further proceedings pending the resubmission of the document.

This certification pertains to the following documents included in this filing:

NOTICE OF APPEAL, TRIAL COURT ORDER/JUDGMENT/DECISION (05/21/2026), CASE INFORMATION STATEMENT, TRANSCRIPTS REQUEST FORM

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

07/06/2026

Date

S/ DANTE DI PIRRO, Esq.

Signature of Attorney or Pro Se Litigant



New Jersey Judiciary
Superior Court - Appellate Division
Notice of Appeal

TITLE IN FULL (AS CAPTIONED BELOW)

**IN THE MATTER OF HIGHLANDS COUNCIL
RESOLUTION 2026-14 AND REDEVELOPMENT
RULES, REGULATIONS, ETC.**

ATTORNEY / LAW FIRM / PRO SE LITIGANT

NAME

DANTE DI PIRRO, Esq.

STREET ADDRESS

77 SNYDERTOWN RD

CITY

HOPEWELL

STATE

NJ

ZIP

08525

PHONE NUMBER

609-429-0779

EMAIL ADDRESS

dante@dantelawyer.com

dante.dipirro@gmail.com (*)

ON APPEAL FROM

TRIAL COURT JUDGE

TRIAL COURT OR STATE AGENCY

TRIAL COURT OR AGENCY NUMBER

**HIGHLANDS COUNCIL RESOLUTION
2026-14**

Notice is hereby given that **PHILLIPSBURG RIVERVIEW ORGANIZATION (*)** appeals to the Appellate Division from a ☐ Judgment or ☐ Order entered on _____ in the ☐ Civil ☐ Criminal or ☐ Family Part of the Superior Court ☐ Tax Court or from a ☒ State Agency decision entered on **05/21/2026**

If not appealing the entire judgment, order or agency decision, specify what parts or paragraphs are being appealed.

NA

For criminal, quasi-criminal and juvenile actions only:

Give a concise statement of the offense and the judgment including date entered and any sentence or disposition imposed:

This appeal is from a ☐ conviction ☐ post judgment motion ☐ post-conviction relief ☐ pre-trial detention
If post-conviction relief, is it the ☐ 1st ☐ 2nd ☐ other _____
specify

Is defendant incarcerated? ☐ Yes ☐ No

Was bail granted or the sentence or disposition stayed? ☐ Yes ☐ No

If in custody, name the place of confinement:

Defendant was represented below by:

☐ Public Defender ☐ self ☐ private counsel _____

specify

Notice of appeal and attached case information statement have been served where applicable on the following:

	Name	Date of Service
Trial Court Judge		
Trial Court Division Manager		
Tax Court Administrator		
State Agency	OTHER	07/06/2026
Attorney General or Attorney for other Governmental body pursuant to R. 2:5-1(b)(4)		07/06/2026

Other parties in this action:

Name and Designation	Attorney Name, Address and Telephone No.	Date of Service
NEW JERSEY HIGHLANDS COUNCIL	BRUCE A VELZY, Esq. ATTORNEY GENERAL LAW 25 MARKET STREET PO BOX 93 TRENTON NJ 08625-0093 609-376-2965 bruce.velzy@law.njoag.gov	07/06/2026
STATE OF NEW JERSEY	BRUCE A VELZY, Esq. ATTORNEY GENERAL LAW 25 MARKET STREET PO BOX 93 TRENTON NJ 08625-0093 609-376-2965 bruce.velzy@law.njoag.gov	07/06/2026

Attached transcript request form has been served where applicable on the following:

	Name	Date of Service
Transcript Office		
Clerk of the Tax Court		
State Agency	OTHER	07/06/2026

Exempt from submitting the transcript request form due to the following:

☐

☐ Transcript in possession of attorney or pro se litigant (four copies of the transcript must be submitted along with an electronic copy).

List the date(s) of the trial or hearing:

☐ Motion for abbreviation of transcript filed with the court or agency below. Attach copy.

☐ Motion for transcripts at public expense filed with the court below. Attach copy.

I certify that the foregoing statements are true to the best of my knowledge, information and belief. I also certify that, unless exempt, the filing fee required by N.J.S.A. 22A:2 has been paid.

07/06/2026

Date

s/ DANTE DI PIRRO, Esq.

Signature of Attorney or Pro Se Litigant

dante@dantelawyer.com;

BAR ID #

032341987

EMAIL ADDRESS **dante.dipirro@gmail.com**



New Jersey Judiciary
Superior Court - Appellate Division
Notice of Appeal

Additional appellants continued below

Appellant's Attorney

dante@dantelawyer.com; dante.dipirro@gmail.com;
Email Address: **lawofficeemail1@gmail.com**

☐ Plaintiff ☐ Defendant ☒ Other (Specify) **NEW PARTY**

Name	Client			
DANTE DI PIRRO, Esq.	JILL SNOOK			
Street Address	City	State	Zip	Telephone Number
77 SNYDERTOWN RD	HOPEWELL	NJ	08525	609-429-0779

Additional respondents continued below

Respondent's Attorney

Email Address: **bruce.velzy@law.njoag.gov**

☐ Plaintiff ☐ Defendant ☒ Other (Specify) **STATE AGENCY**

Name	Client			
BRUCE A VELZY, Esq.	STATE OF NEW JERSEY			
Street Address	City	State	Zip	Telephone Number
25 MARKET STREET PO BOX 93	TRENTON	NJ	08625-0093	609-376-2965

Additional parties continued below

Appellant's attorney email address continued below

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PARTY NAME: JILL SNOOK ATTORNEY NAME: DANTE DI PIRRO, Esq.

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Respondent's attorney email address continued below

PARTY NAME: STATE OF NEW JERSEY ATTORNEY NAME: BRUCE A VELZY, Esq.

bruce.velzy@law.njoag.gov

Additional Party's attorney email address continued below



New Jersey Judiciary
Superior Court - Appellate Division
Civil Case Information Statement

Please type or clearly print all information.

Title in Full IN THE MATTER OF HIGHLANDS COUNCIL RESOLUTION 2026-14 AND REDEVELOPMENT RULES, REGULATIONS, ETC.	Trial Court or Agency Docket Number HIGHLANDS COUNCIL RESOLUTION 2026-14
--	--

Appellant's Attorney * Email Address: **dante@dantelawyer.com**
dante.dipirro@gmail.com (*)

☐ Plaintiff ☐ Defendant ☒ Other (Specify) **PETITIONER**

Name

DANTE DI PIRRO, Esq.

Client

**PHILLIPSBURG RIVERVIEW
ORGANIZATION***

Street Address

77 SNYDERTOWN RD

City

HOPEWELL

State

NJ

Zip

08525

Telephone Number

609-429-0779

Respondent's Attorney * Email Address: **bruce.velzy@law.njoag.gov**

☐ Plaintiff ☐ Defendant ☒ Other (Specify) **STATE AGENCY**

Name

BRUCE A VELZY, Esq.

Client

NEW JERSEY HIGHLANDS COUNCIL*

Street Address

25 MARKET STREET PO BOX 93

City

TRENTON

State

NJ

Zip

08625-0093

Telephone Number

609-376-2965

Give Date and Summary of Judgment, Order, or Decision Being Appealed and Attach a Copy:

**May 21, 20026 decision of Highlands Council approving redevelopment application (memorialized in writing in
Highlands Council Resolution 2026-14)**

Have all the issues as to all the parties in this action, before the trial court or agency, been disposed? (These claims may include counterclaims, cross-claims, third-party claims, and applications for counsel fees.) ☒ Yes ☐ No

If outstanding claims remain open, has the order been properly certified as final pursuant to R. 4:42-2? ☐ Yes ☐ No ☒ N/A

A) If the order has been properly certified, attach copies of the order and the complaint and any other relevant pleadings to the order being appealed. Attach a brief explanation as to why the order qualified for certification pursuant to R. 4:42-2.

B) If the order has not been certified or has been improperly certified, leave to appeal must be sought. (See R. 2:2-4; 2:5-6.) Please note that an improperly certified order is not binding on the Appellate Division.

If claims remain open and/or the order has not been properly certified, you may want to consider filing a motion for leave to appeal or submitting an explanation as to why you believe the matter is final and appealable as of right.

Were any claims dismissed without prejudice? ☐ Yes ☒ No

If so, explain and indicate any agreement between the parties concerning future disposition of those

(*) truncated due to space limit. Please find full information in the additional pages of the form.

Revised: 04/02/2016, CN 10501 (Appellate Civil CIS)

page 1 of 5

claims.

NA

Is the validity of a statute, regulation, executive order, franchise or constitutional provision of this State being questioned? (R. 2:5-1(b)(4)) ☒ Yes ☐ No

Give a Brief Statement of the Facts and Procedural History:

In or around 2023, Lopatcong Township and Pohatcong Township submitted an application to the Highlands Council for designation of a Highlands Redevelopment Area.

On or about September 21, 2023, Highlands Council staff conducted a site visit.

On or about November 22, 2023, Applicants and Highlands Council staff held a Highlands Redevelopment Area pre-application meeting.

On or about December 15, 2023, Highlands Council staff conducted a site visit.

On or about December 21, 2023, Applicants and Highlands Council staff held a Highlands Redevelopment Area pre-application meeting.

On or about January 22, 2024, the Highlands Council published for a 30-day public comment period its review of the proposed Highlands Redevelopment Area. After the public comment period ended, the Township of Pohatcong withdrew its support for the application. Thereafter, Lopatcong modified the development footprint to remove Block 1 Lot 1 (Pohatcong), and Lopatcong resubmitted the application.

On October 17, 2024, the Council, at its public meeting, denied the application.

In or around 2025, Applicant resubmitted the same application.

In or around October 7, 2025 to November 2025, the Council held a public comment period on Applicant's resubmitted redevelopment application.

On May 21, 2026, the Highlands Council, at its public meeting, approved the redevelopment application.

On July 6, 2026, Appellants filed and served this appeal.

To the extent possible, list the proposed issues to be raised on the appeal as they will be described in appropriate point headings pursuant to R. 2:6-2(a)(6). (Appellant or cross-appellant only.):

? **Is the Highlands Council's May 21, 2026 approval of the application for designation of a redevelopment area invalid because it violates the Highlands Water Protection and Planning Act, environmental law and/or other law?**

? **Is the Highlands Council's May 21, 2026 approval of the application for designation of a redevelopment area invalid because it violates the Highlands Regional Master Plan, including RMP Policy 7G2?**

? **Is the Highlands Council's May 21, 2026 approval of the application for designation of a redevelopment area invalid because it is inconsistent with the intent and purpose of the Act and RMP including because it failed to protect agricultural lands and agriculture and failed to limit redevelopment to previously settled areas or to properties that have become blighted, underutilized or vacant.**

? **Did the Highlands Council act arbitrarily and capriciously in reviewing and approving the application?**

? **Was the Highlands Council's vote on May 21, 2026 invalid, ultra virus, arbitrary, capricious, unreasonable, and/or contrary to law because it constituted a second vote on the same unchanged application after the Council had already issued a final agency decision denying that application, in violation of the doctrines of final agency action and administrative finality?**

? **Were the actions of the Highlands Council in reviewing and approving the application, and are the Highlands Council's rules, regulations, policies, procedures and interpretations related to redevelopment (including redevelopment areas and redevelopment area designation) and farmland ultra virus because they were not and are not authorized by the Highlands Act and/or contrary to environmental or other law?**

? Is the Highlands Council's RMP Addendum 2019-1 (Procedures for Highlands Redevelopment Area Designation) invalid because it violates the Highlands Water Protection and Planning Act, environmental law and/or other law? ? Is Highlands Council's Regional Master Plan invalid as it relates to redevelopment, redevelopment areas, redevelopment area designation, and farmland because it violates the Highlands Water Protection and Planning Act, environmental law and/or other law?							
If you are appealing from a judgment entered by a trial judge sitting without a jury or from an order of the trial court, complete the following: 1. Did the trial judge issue oral findings or an opinion? If so, on what date? _____ ☐ Yes ☒ No 2. Did the trial judge issue written findings or an opinion? If so, on what date? _____ ☐ Yes ☒ No 3. Will the trial judge be filing a statement or an opinion pursuant to R. 2:5-1(d)? ☐ Yes ☒ No ☐ Unknown Caution: Before you indicate that there was neither findings nor an opinion, you should inquire of the trial judge to determine whether findings or an opinion was placed on the record out of counsel's presence or whether the judge will be filing a statement or opinion pursuant to R. 2:5-1(d). Date of Your Inquiry: 07/06/2026							
1. Is there any appeal now pending or about to be brought before this court which: (A) Arises from substantially the same case or controversy as this appeal? ☐ Yes ☒ No (B) Involves an issue that is substantially the same, similar or related to an issue in this appeal? ☐ Yes ☒ No If the answer to the question above is Yes, state: <table style="width: 100%; border: none;"> <tr> <td style="width: 40%; border-bottom: 1px solid black;">Case Title</td> <td style="width: 30%; border-bottom: 1px solid black;">Trial Court Docket#</td> <td style="width: 30%; border-bottom: 1px solid black;">Party Name</td> </tr> </table> 2. Was there any prior appeal involving this case or controversy? ☐ Yes ☒ No If the answer to question above is Yes, state: <table style="width: 100%; border: none;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;">Case Name and Type (direct, 1st PCR, other, etc.)</td> <td style="width: 40%; border-bottom: 1px solid black;">Appellate Division Docket Number</td> </tr> </table> Civil appeals are screened for submission to the Civil Appeals Settlement Program (CASP) to determine their potential for settlement or, in the alternative, a simplification of the issues and any other matters that may aid in the disposition or handling of the appeal. Please consider these when responding to the following question. A negative response will not necessarily rule out the scheduling of a preargument conference. State whether you think this case may benefit from a CASP conference. ☒ Yes ☐ No Explain your answer: The parties have not yet discussed the issues presented and Appellants imagine the state agency has a shared interest in complying with the Highlands Act and its requirements.			Case Title	Trial Court Docket#	Party Name	Case Name and Type (direct, 1st PCR, other, etc.)	Appellate Division Docket Number
Case Title	Trial Court Docket#	Party Name					
Case Name and Type (direct, 1st PCR, other, etc.)	Appellate Division Docket Number						
Whether or not an opinion is approved for publication in the official court report books, the Judiciary posts all Appellate Division opinions on the Internet.							
I certify that confidential personal identifiers have been redacted from documents now submitted to the court, and will be redacted from all documents submitted in the future in accordance with Rule 1:38-7(b).							
PHILLIPSBURG RIVERVIEW ORGANIZATION _____ Name of Appellant or Respondent 07/06/2026 _____ Date	DANTE DI PIRRO, Esq. _____ Name of Counsel of Record (or your name if not represented by counsel) s/ DANTE DI PIRRO, Esq. _____ Signature of Counsel of Record (or your signature if not represented by counsel)						

032341987
Bar #

dante@dantelawyer.com; dante.dipirro@gmail.com
Email Address



New Jersey Judiciary
Superior Court - Appellate Division
CIVIL Case Information Statement

Additional appellants continued below

Appellant's Attorney

dante@dantelawyer.com; dante.dipirro@gmail.com;
Email Address: **lawofficeemail1@gmail.com**

☐ Plaintiff ☐ Defendant ☒ Other (Specify) **NEW PARTY**

Name	Client			
DANTE DI PIRRO, Esq.	JILL SNOOK			
Street Address	City	State	Zip	Telephone Number
77 SNYDERTOWN RD	HOPEWELL	NJ	08525	609-429-0779

Additional respondents continued below

Respondent's Attorney

Email Address: **bruce.velzy@law.njoag.gov**

☐ Plaintiff ☐ Defendant ☒ Other (Specify) **STATE AGENCY**

Name	Client			
BRUCE A VELZY, Esq.	STATE OF NEW JERSEY			
Street Address	City	State	Zip	Telephone Number
25 MARKET STREET PO BOX 93	TRENTON	NJ	08625-0093	609-376-2965

Additional parties continued below

Appellant's attorney email address continued below

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PARTY NAME: JILL SNOOK ATTORNEY NAME: DANTE DI PIRRO, Esq.

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Respondent's attorney email address continued below

PARTY NAME: STATE OF NEW JERSEY ATTORNEY NAME: BRUCE A VELZY, Esq.

bruce.velzy@law.njoag.gov

Additional Party's attorney email address continued below

RESOLUTION 2026-14
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
DETERMINATION ON APPLICATION FOR
HIGHLANDS REDEVELOPMENT AREA DESIGNATION FOR
PHILLIPSBURG MALL - TOWNSHIP OF LOPATCONG, WARREN COUNTY,
BLOCK 102, LOTS 9, 9.01 AND 9.03
AND TOWNSHIP OF POHATCONG, WARREN COUNTY,
BLOCK 1, LOT 1.01

WHEREAS, the Highlands Water Protection and Planning Act (Highlands Act) created a public body corporate and politic with corporate succession known as the Highlands Water Protection and Planning Council (Highlands Council); and

WHEREAS, the Highlands Regional Master Plan (RMP) Policy 7G2 states that for both the Preservation Area and the Planning Area, a waiver may be issued by the Highlands Council on a case-by-case basis from the requirements of the RMP or any amendments to a master plan, development regulations, or other regulations adopted by a local government unit specifically to conform them with the RMP: for redevelopment in certain previously developed areas as identified by the Highlands Council; and

WHEREAS, the Highlands Council adopted “RMP Addendum 2019-1 Procedures for Highlands Redevelopment Area Designation,” as an addendum to the RMP on March 21, 2019; and

WHEREAS, Lopatcong Township and Pohatcong Township have submitted a joint application a for a Highlands Redevelopment Area designation for Block 102, Lots 9, 9.01 and 9.03 in Lopatcong Township and Block 1, Lot 1.01 in Pohatcong, Township, Warren County; and

WHEREAS, Lopatcong Township is the primary applicant for the Highlands Redevelopment Area designation, with Pohatcong Township having provided a letter indicating they do not object to Lopatcong Township taking the lead role in the application. This position was re-affirmed by the submission of letters from both municipalities in July of 2025; and

WHEREAS, in accordance with the Highlands Council’s adopted Redevelopment Area Designation Procedures (RMP Addendum 2019-1), the Township and Highlands Council staff held Highlands Redevelopment Area pre-application meetings on November 22, 2023, and December 21, 2023. Highlands Council staff conducted site visits on September 21, 2023, December 15, 2023, and July 30, 2025 to document current conditions and examine the area proposed for redevelopment; and

WHEREAS, the Highlands Council’s review of the previously proposed Highlands Redevelopment Area was published for a 30-day public comment period on January 22, 2024. After the public comment period ended, the Township of Pohatcong withdrew their support for the application. After subsequent modifications to the development footprint, which removed Block 1 Lot 1 (Pohatcong), the application was resubmitted and reviewed by the Highlands Council after a new 30-day public comment period; and

WHEREAS, the Highlands Council subsequently voted on the matter (in the same form as it is presented in this report) at the October 17, 2024 Council meeting. The application did not receive sufficient votes to be approved; and

RESOLUTION 2026-14
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
DETERMINATION ON APPLICATION FOR
HIGHLANDS REDEVELOPMENT AREA DESIGNATION FOR
PHILLIPSBURG MALL - TOWNSHIP OF LOPATCONG, WARREN COUNTY,
BLOCK 102, LOTS 9, 9.01 AND 9.03
AND TOWNSHIP OF POHATCONG, WARREN COUNTY,
BLOCK 1, LOT 1.01

WHEREAS, the applicant has resubmitted the application for redevelopment area designation for reconsideration and the Highlands Council held a public comment period commencing October 7, 2025 and ending November 7, 2025, during which time eight comments were received; and

WHEREAS, the Highlands Council duly considered the Draft Recommendation Report and all public comments on the proposed Highlands Redevelopment Area Designation; and

WHEREAS, after Highlands Council staff review, staff recommended that the Highlands Council approve the proposed Highlands Redevelopment Area Designation with the conditions set forth in the Highlands Council Staff Final Recommendation Report, which is incorporated by reference into this Resolution; and

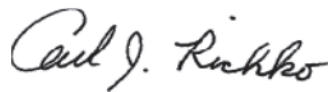
WHEREAS, pursuant to N.J.S.A. 13:20-5.j, no action authorized by the Highlands Council shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Council has been delivered to the Governor for review, unless prior to the expiration of the review period the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE, BE IT RESOLVED, the Highlands Council hereby

- (1) Adopts the findings of fact and conclusions based thereon set forth in the Final Recommendation Report; and
- (2) Based on said findings of fact and conclusions, approves the Block 102, Lots 9, 9.01 and 9.03 (Lopatcong), Warren County; and Block 1, Lot 1.01 (Pohatcong), Warren County, with conditions as set forth in the Final Recommendation Report.

CERTIFICATION

I hereby certify that the foregoing Resolution was adopted by the Highlands Council at its regular meeting held on the 21st day of May, 2026.



Carl J. Richko, Chairman

RESOLUTION 2026-14
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
DETERMINATION ON APPLICATION FOR
HIGHLANDS REDEVELOPMENT AREA DESIGNATION FOR
PHILLIPSBURG MALL - TOWNSHIP OF LOPATCONG, WARREN COUNTY,
BLOCK 102, LOTS 9, 9.01 AND 9.03
AND TOWNSHIP OF POHATCONG, WARREN COUNTY,
BLOCK 1, LOT 1.01

Vote on the Approval of Resolution	Motion	Second	Yes	No	Abstain	Absent
Councilmember Alstede			√			
Councilmember Amoroso			√			
Councilmember Basralian				√		
Councilmember Bush			√			
Councilmember Dougherty						√
Councilmember James						√
Councilmember Kibler				√		
Councilmember Koop			√			
Councilmember Le Frois			√			
Councilmember Marano				√		
Councilmember Oswald	√		√			
Councilmember Smith		√	√			
Councilmember Van Abs			√			
Councilmember Visioli			√			
Chairman Richko			√			



New Jersey Judiciary
Superior Court - APPELLATE DIVISION
COURT TRANSCRIPT REQUEST

R.O. #

Instructions for Court Reporter or Transcription Agency:

Request to Highlands Council for transcript of the Council's 5/21/2026 public meeting as it relates to the application for Highlands Redevelopment Area Designation (i.e. the application decided by Highlands Council Resolution 2026-14).

TITLE IN FULL (AS CAPTIONED BELOW)

IN THE MATTER OF HIGHLANDS COUNCIL RESOLUTION 2026-14 AND REDEVELOPMENT RULES, REGULATIONS, ETC.

TRIAL COURT DOCKET NUMBER

**HIGHLANDS COUNCIL
RESOLUTION 2026-14**

COUNTY / COURT

REQUESTING PARTY

NAME

**DANTE DI PIRRO, Esq.
DANTE DI PIRRO**

EMAIL ADDRESS

**dante@dantelawyer.com
dante.dipirro@gmail.com
lawofficeemail1@gmail.com**

PHONE NUMBER

609-429-0779

ADDRESS

77 SNYDERTOWN RD

CITY

HOPEWELL

STATE

NJ

ZIP

08525

To NAME / ADDRESS (TRANSCRIPT OFFICE or COURT CLERK (if sound recorded))

I authorize the preparation of the following hearing dates, to be completed in the delivery schedule listed here: **Standard**

DATE OF
PROCEEDING
05/21/2026

TYPE OF PROCEEDING
(e.g., trial, sentencing, motion, etc.)
ADMINISTRATIVE AGENCY

NAME OF JUDGE/ AGENCY
OTHER

I agree to pay for the preparation and any copies ordered of the transcript(s) for the above date(s) pursuant to R. 2:5-3(d).

For Trial Court and Tax Court the filer will be contacted by the transcript preparer for payment of the deposit.

For State Agency appeals, the filer must contact the agency for the amount of the deposit.

Failure to make contact may subject your appeal to dismissal.

DANTE DI PIRRO, Esq.

07/06/2026

NAME OF REQUESTING PARTY

DATE

BAR ID#

032341987

EMAIL

dante@dantelawyer.com;

ADDRESS

dante.dipirro@gmail.com

Transcript fees are set by New Jersey Statute 2B:7-4. An additional sum or reimbursement may be required prior to or at the completion of the transcript order.

DANTE DI PIRRO, Esq.
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HOPEWELL, NJ 08525
609-429-0779
dante@dantelawyer.com
dante.dipirro@gmail.com
lawofficeemail1@gmail.com

Before Appellate Division,
Superior Court of New Jersey
DOCKET NO.

STATE AGENCY

**IN THE MATTER OF HIGHLANDS COUNCIL RESOLUTION 2026-14 AND
REDEVELOPMENT RULES, REGULATIONS, ETC.**

PROOF OF SERVICE

I hereby certify that an original of the following documents, **CERTIFICATION OF
CONFIDENTIAL IDENTIFIERS, NOTICE OF APPEAL, CASE INFORMATION
STATEMENT, TRIAL COURT ORDER/JUDGMENT/DECISION (05/21/2026),
TRANSCRIPTS REQUEST FORM, PROOF OF SERVICE** were submitted and transmitted
to the parties listed below in the following format:

ELECTRONICALLY TO:

ATTORNEY NAME: BRUCE A VELZY, Esq.

bruce.velzy@law.njoag.gov

ATTORNEY NAME: BRUCE A VELZY, Esq.

bruce.velzy@law.njoag.gov

BY MAIL:

I certify that the forgoing statements made by me are true. I am aware that if any of
the foregoing statements made by me are willfully false, I am subject to punishment.

**Attorney for APPELLANT
PHILLIPSBURG RIVERVIEW
ORGANIZATION**

Dated: **07/06/2026**

By: **S/ DANTE DI PIRRO, Esq.**