

New Jersey Highlands Council **Letter 20**

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End Market Speculation Real Estate Construction/ Redevelopment only Speculation market development should not be allowed anywhere with not only the NJ Highlands including the Planning Zones but the entire United States. Necessity only with definite purpose and contract for long periods of time for occupancy. If we look at our landscapes they are littered with abandoned, office buildings, malls and other constructions; most being build in an atmosphere of market probabilities one location competing with another for a client occupier. In the end one demises the other and leaves the landscapes scared. Parsippany, NJ for example has many such "properties". Car dealerships are another problem and seem to expand despite many already abandoned lots. Redevelopment only should apply to this element of the society; automobile dealerships. Take a ride from Dover, Denville, Mountain Lakes, Parsippany all the way to North Caldwell & beyond along Route 46 and Bloomfield Ave. It is littered with car lots many abandoned. Right now in Parsippany across from waterview Block 421 Lot 29 you see another development of a large dealership right in a known flood area and transition zone to the Troy Brook. These dealerships have too much power over land-use. We all know the negative impacts of life by auto, please add the dealerships to the list of bad land use. New Terminology to be used; "landscape" The term 'landscape' be applied and used by all zoning & planning boards and agencies, this may or will allow the actual character and natural resource assets to be revealed and explained not ignored by developers and municipal agencies. I resubmit the following definition to be used from the Federal Agency. Chapter II: Foster Climate-Resilient Lands and Waters Protect important landscapes and develop the science, planning tools, and practices to sustain and enhance the resilience of the Nation's natural resources. From: the Office of the President of the United States, Enhancing the Climate Resilience of America's Natural Resources, Council on Climate Preparedness and Resilience. May 21, 2014 "the landscape is not defined by the size of the area, but rather by the interacting elements that are meaningful to the management objectives. In addition, for the purposes of this report, the term "landscape" encompasses watersheds and marine environments that match the above description. The term "cumulative impacts" refers to the combined, incremental effects of human activity on a resource ecosystem, or human community. So for example instead or along with Block Lot the term Landscape will also apply..

Respondent

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