



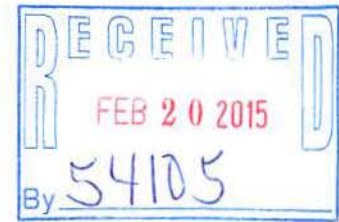
Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

Fax:

Feb 20 2015 08:33am P001/002

Perryville III Corporate Park
53 Frontage Road, Suite 120
Clinton, NJ 08809
T: 908.238.0900
F: 908.238.0901
www.maserconsulting.com

February 20, 2015



Attn: 2014 RMP Monitoring Program
New Jersey Highlands Council
100 North Road (Route 513)
Chester, NJ 07930-2322
Fax: (908) 879-4205

Re: Comments on Highlands Regional Master Plan
Town of Belvidere, Warren County, NJ
MC Project No. BDT-001

Dear Mrs. Nordstrom:

This letter is prepared as a public comment to the Highlands Regional Master Plan (RMP) on behalf of the Town of Belvidere, Warren County. The Highlands RMP identifies "Potential Voluntary HDC Receiving Areas" that may serve as voluntary Receiving Zones for the Highlands Transfer of Development Rights (TDR) program. The RMP states that the Highlands Council conducted a preliminary, GIS-based analysis of Planning Area lands that may have potential for serving as TDR Receiving Zones. This analysis focuses on lands that are not within the Environmentally Constrained Sub-zones, not preserved, and not developed with residential housing (as of 2002), and which have or may have the water and wastewater infrastructure necessary to accommodate more development. The RMP also notes that the analysis will require refinement as the Highlands Council works with Highlands municipalities during the Plan Conformance process, including gaining a better understanding of the potential densities for these identified lands. The analysis identified 42 sites for "potential receiving zones" within the Town of Belvidere.

The Town participated in the Modules 1 and 2 of the Plan Conformance process, which identifies lands that are suitable for future development or redevelopment. There is a stark disparity between the results of the Module 2 buildout analysis and the 42 identified potential TDR receiving zones in the RMP. Of the 42 sites, only 2 parcels were identified in the Module 2 mapping as being suitable for future development or redevelopment. The Town of Belvidere has neither interest in voluntary conformance to the Highlands RMP nor voluntary participation in the TDR program. Therefore, the Town of Belvidere requests that all identified "Potential Voluntary HDC Receiving Areas" within the Town of Belvidere be removed from the RMP.



New Jersey Highlands Council

February 20 2015

Page 2 of 2

MC Project No. BDT-001

If you have questions or clarifications on these comments, please do not hesitate to call me.

Very truly yours,

MASER CONSULTING P.A.

A handwritten signature in cursive script, appearing to read 'Paul M. Sterbenz'.

Paul M. Sterbenz, P.E., PP
Belvidere Town Engineer

PMS:dnb

cc: Mayor and Council (to be distributed by the Town Administrator/Clerk)
Teresa A. DeMont, Town Administrator/Clerk
Katrina Campbell, Esq., Town Attorney

\\njncad\projects\bd\bd-001\letters\out\150220_dnb_hrmp_comments.docx