



# Highlands Council Meeting

Thursday, September 20, 2012



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**Executive Director's Report**



# Plan Conformance Highlights

- **Wanaque Borough**, Passaic County
  - Petition for Plan Conformance deemed complete 8/10/12
- **Pohatcong Township**, Warren County
  - Planning Area Petition Ordinance passed 8/21/12
  - TDR feasibility grant application submitted 8/29/12
- **Roxbury Township**, Morris County
  - Received Municipal Response 8/16/12
- **Far Hills Borough**, Somerset County
  - Requested add'l time for Municipal Response (3/31/13)
- **Hopatcong Borough**, Sussex County
  - Public hearing tonight
- **Of 60 Petitions:** 42 Approved, 15 Complete and in Review Process; 3 Incomplete

# Implementation Status

Implementation Status	#	Municipalities (new in bold)
Planning Area Petition Ordinance	14	Alpha, Bethlehem, Byram, Clinton Town, Hackettstown, Hampton, High Bridge, Holland, Lebanon, Lopatcong, Mahwah, Oxford, Phillipsburg, Tewksbury
Master Plan Re-examination Report	12	Bethlehem, Byram, Franklin Twp, Hackettstown, High Bridge, Holland, Lebanon, Mahwah, Mount Olive, Tewksbury, West Milford, Ringwood
Environmental Resource Inventory	12	Byram, Califon, Franklin Twp, Hackettstown, High Bridge, Lebanon, Lopatcong, <b>Mahwah, Mount Olive</b> , Phillipsburg, Ringwood, Tewksbury
Highlands Master Plan Element	4	Califon, Franklin Twp, High Bridge, Lebanon Twp
Checklist Ordinance	8	Byram, Hackettstown, Holland, Mahwah, Mount Olive, <b>Tewksbury</b> , Ringwood, Washington Twp (Morris)
Highlands Land Use Ordinance	1	High Bridge (w/ zoning map)



# Constituent Response

- Constituent Support Team responds to calls, emails, and walk-ins.
- Typically questions re: specific properties and/or possible projects.
- Provide clarification, direction.
- Since 2006, more than 2,000 cases.
- Average per month: 27 calls.



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**Highlands Redevelopment Areas**



# Highlands Redevelopment Area Designation

- Highlands Act allows three types of waivers from NJDEP Preservation Area rules:
  - for public health and safety
  - for redevelopment areas identified by the Highlands Council
  - to avoid a taking of property without just compensation



# Site Qualifications

- Limited to:
    - Previously developed lands with minimum of 70% existing impervious surface
  - OR
  - Brownfields\*
- Can be all or a portion of a parcel or parcels
  - Projects that do not qualify for Highlands Act exemption

*\* NJDEP certification of brownfield required.*





# Process Overview

- Two-step process:
  1. Highlands Council designates Redevelopment Area
  2. NJDEP issues Highlands Preservation Area Approval (HPAA) with Redevelopment Waiver.
- If applying based on impervious surface, apply directly to Highlands Council.
- If applying for brownfield, NJDEP must first certify the site as an eligible brownfield.



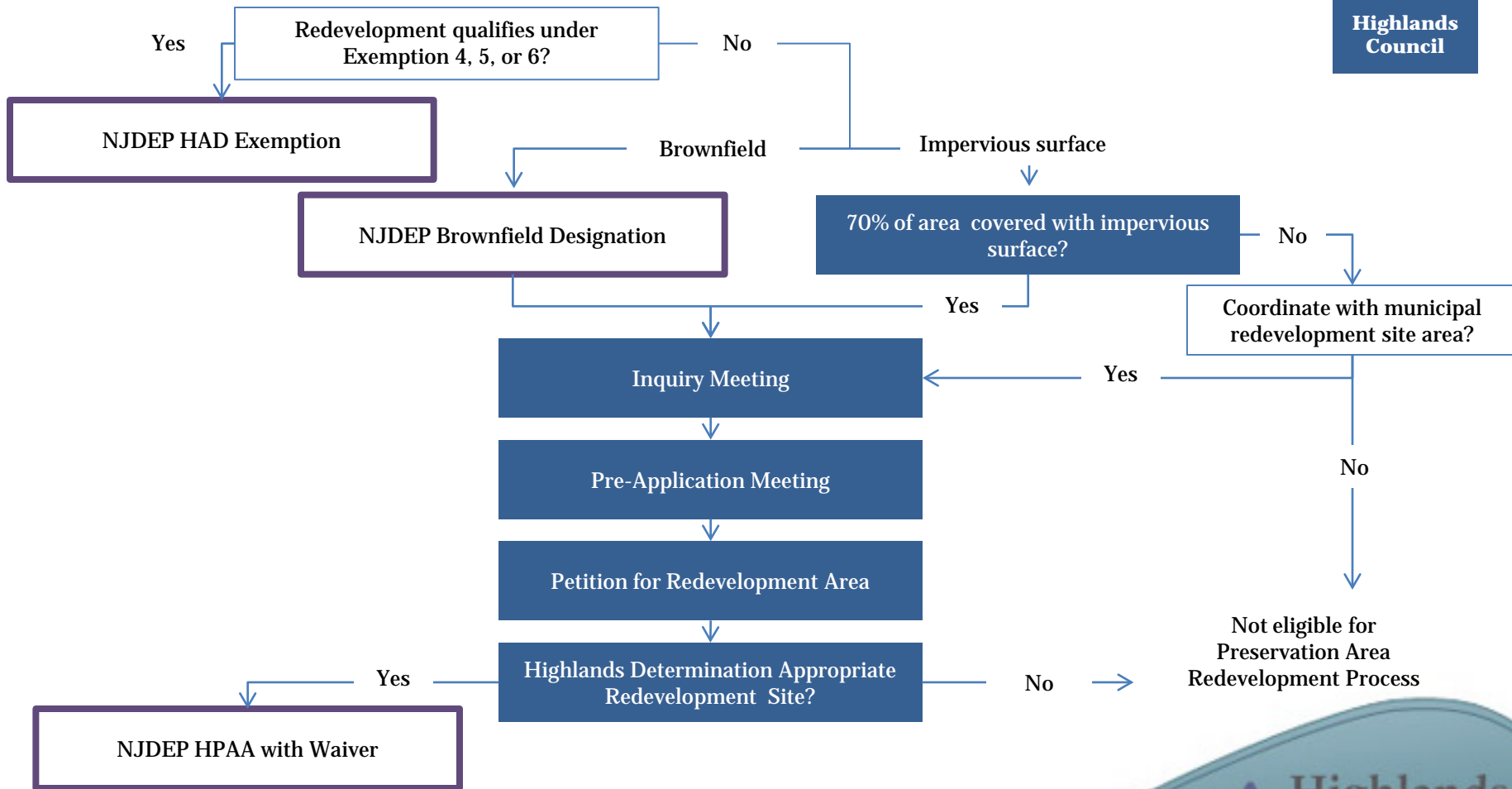
# Process Detail/Steps

1. Inquiry meeting
2. Applicant submits preliminary documents
3. Pre-application meeting
4. Applicant submits complete petition (application)
5. Highlands Council staff review and draft recommendations posted for public comment
6. Staff revised report to Council for vote.
7. Once Redevelopment Area designation approved, to NJDEP for HPAA with waiver.

# Redevelopment Process Map

NJDEP

Highlands Council





# Decision Criteria

- Does the site qualify based on impervious surface or certified brownfields?
- Will the Highlands Redevelopment Area avoid disturbance of Highlands resources, or minimize disturbance where waiver is sought?
- Is the Highlands Redevelopment Area consistent with RMP policies regarding such designations?
- Does sufficient water supply and wastewater capacity exist for the site?
- Is the site compatible with municipal zoning?
- Are there unique or mitigating criteria based on the RMP policies?

# Approved Projects to date

Project/Redevelopment Area	Municipality	Approval Date
Route 46/Mt Olive (Debeck)	Mount Olive	January 19, 2012
Former Fenimore Sanitary Landfill	Roxbury	October 13, 2011
Givaudan Fragrances Corporation	Mount Olive	August 3, 2011
Sand Shore Road/Mt Olive (Jehovah's Witness )	Mount Olive	May 19, 2011
Goldmine Partners, L.L.C.	Mount Olive	August 19, 2010
Heath Village Retirement Community	Washington (Morris)	April 15, 2010
Borealis Compounds, L.L.C	Mansfield	March 4, 2010
West Milford Municipal Complex and Public Library	West Milford	March 4, 2010
Oak Ridge Road Associates, L.L.C.	West Milford	June 25, 2009



# More information

[www.highlands.state.nj.us](http://www.highlands.state.nj.us)

> [Project Review](#)

> 3. Highlands Redevelopment Area Designation

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