



State of New Jersey
DEPARTMENT OF STATE
OFFICE FOR PLANNING ADVOCACY
P.O. BOX 820
TRENTON NJ 08625-0820

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lieutenant Governor

GERRY SCHARFENBERGER, PH.D.
Director

MEMORANDUM

To: State Planning Commission
From: Daniel M. Kennedy, AICP / PP, Deputy Director, OPA
Date: October 16, 2012
Re: Request for SPC to Consider Initiation of Map Amendment Process
Mt. Olive – Morris County

The State Planning Rules at N.J.A.C. 5:85-8.3 allow the State Planning Commission to initiate amendments to the State Plan Policy Map based on new information related to the goals, strategies, and policies and delineation criteria of the State Plan provided that the new information alters the assumptions that were the basis for adopting the State Plan Policy Map for a particular area or areas.

This potential map amendment would result in 396.5 acres in Mt. Olive Township to be changed from a Planning Area (PA) 5 to a Planning Area (PA) 1. This map amendment would be contiguous to the existing PA 1 to the Northeast in Roxbury Township and supported by existing infrastructure and local zoning. This amendment is likely to have a positive impact on redevelopment opportunities that will positively impact the region.

As you know, the Draft Final State Strategic Plan (SSP) calls for a transition away from the State Plan Policy Map (PM) and amendments contemplated through cross-acceptance would not be made. **OPA staff is recommending that SPC initiate this change now, as we believe it meets the provisions in the State Planning Rules.** Public notice of the required public hearing concerning the proposed map amendment would be provided pursuant to N.J.A.C. 5:85-1.7(b). The report and associated appendices provide additional detail and are attached.



State of New Jersey
DEPARTMENT OF STATE
OFFICE FOR PLANNING ADVOCACY
P.O. BOX 820
TRENTON NJ 08625-0820

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lieutenant Governor

GERRY SCHARFENBERGER, PH.D.
Director

Draft - JUSTIFICATION
FOR STATE PLANNING COMMISSION INITIATED
MAP AMENDMENT:
MT. OLIVE TOWNSHIP, MORRIS COUNTY

Proposed Map Amendment

The State Planning Rules at N.J.A.C. 5:85-8.3 allow the State Planning Commission to initiate amendments to the State Plan Policy Map based on new information related to the goals, strategies, and policies and delineation criteria of the State Plan provided that the new information alters the assumptions that were the basis for adopting the State Plan Policy Map for a particular area or areas.

The map amendment would result in 396.5 acres in Mt. Olive Township being changed from a Planning Area (PA) 5 to a Planning Area (PA) 1. This map amendment would be contiguous to the existing PA 1 to the Northeast in Roxbury Township and supported by existing infrastructure and local zoning. OPA staff would like to request that the SPC initiate this amendment now. This amendment is likely to have a positive impact on redevelopment opportunities that will positively impact the region. Although the Draft Final State Strategic Plan (SSP) calls for a transition away from the State Plan Policy Map (PM), amendments like this are contemplated as an interim measure. (See Maps – Exhibit A)

Background Information & Existing Conditions

The area of 400 tax parcels is essentially existing development, 334 of which are residential properties, including senior housing. Approximately 65 acres are commercially taxed with a shopping center, office and factory. Nine (9) properties are either a church or synagogue. There is a 2 acre municipal park. An additional 18 acres are undeveloped with growth potential.
(See Map – Exhibit B)

In 2004 the State of New Jersey passed the Highlands Water Protection and Planning Act, (Act) N.J.S.A. 13:20-1 et seq. The Act divided the region into the Highlands Planning Area and Preservation Area to protect drinking water. The area under consideration is all within the Highlands Planning Area which continues to be under the purview of the State Planning Act. The Highlands Council has examined this area and in their Regional Plan 298.1 acres are in an Existing Community Zone, 31.2 Acres in an Existing Community Preservation Zones and 27.7 acres in a Protection Zone. The remaining 39.6 acres of the 396.5 acres of the area being considered for the Planning Area change are within rights of way that were not part of their analysis.
(See Map – Exhibit C)

Current NJDEP landscape data indicates that approximately 350 acres have no signs of habitat. The other 46.6 acres with signs of habitat are broken down accordingly

- Rank 1 – 0 Acres
- Rank 2 Special Concern – 38.10 Acres
- Rank 3 State Threatened – 1.08 Acres
- Rank 4 State Endangered – 7.42 Acres
- Rank 5 – 0 Acres

(See Map – Exhibit D)

The area is served by the Cloverhill Treatment facility. It is in the WQMP that Morris County submitted to DEP. (See Map – Exhibit E)

Justification for Consideration

The underlying assumption had been that this area is environmentally sensitive. The data we have today shows that approximately 95% of the area is built with additional sewer service capacity for modest redevelopment and development. Adhering to our mapping conventions this area is adjacent to the existing PA 1 in Roxbury. The area is still subject to DEP and Highland Council's oversight that will ensure that water quality will not negatively impacted by over development.

In addition, the following information was considered by staff prior to making this recommendation:

1. The Municipality and County have been made aware of this proposed amendment and have reported that the amendment would be consistent with the Municipal Master Plan and the Proposed County Wastewater Management Plan, pending DEP approval.
2. The Highlands Council has verified that the area in question is in the Highland Planning Area and future development should not adversely affect the water supply and ensure that environmental concerns were addressed.

Areas that are PA 5 typically contains large contiguous land areas with valuable ecosystems, geological features and wildlife habitats, not areas like this that are built without environmental constraints. While all cities are PA 1, there are many PA 1 areas that do not have the same high concentration. The current State Plan looks to PA1 areas where growth can be accommodated. Based on our current mapping convention this area should be amended as a PA 1.

OPA is recommending that the SPC initiate a map amendment consistent with the process outlined in the State Planning Rules.

ASSOCIATED EXHIBITS:

Exhibit A: Map, Current State Plan Map

Exhibit B: Map, Map, Aerial Photograph

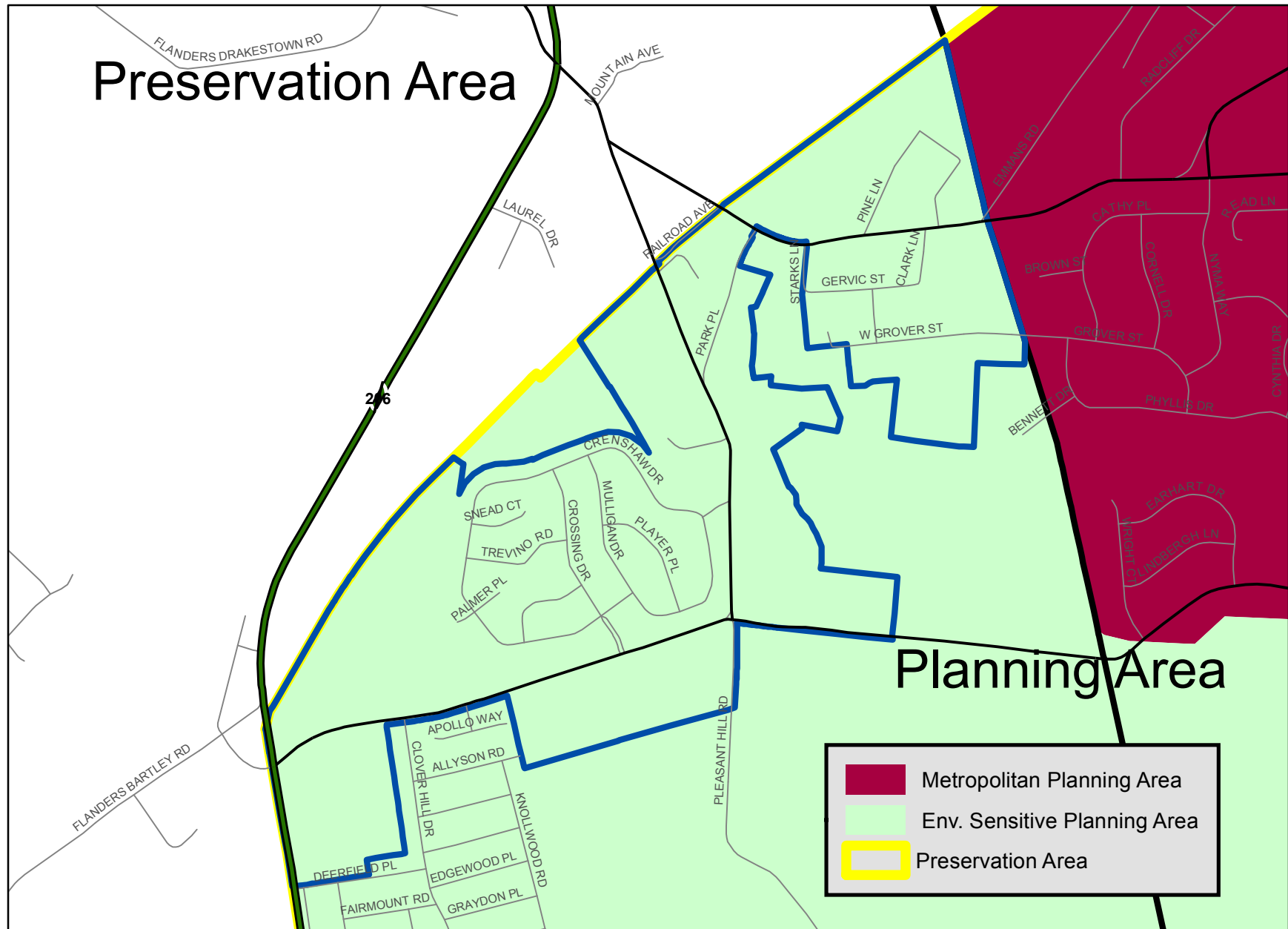
Exhibit C: Map, Highlands

Exhibit D: Map, Ranked Habitat, Landscape Data, Version 3.1

Exhibit E: Map, Sewer Service Area

Exhibit F: Map, Zoning

EXHIBITA: Area of the Proposed Planning Area Change State Plan 2001

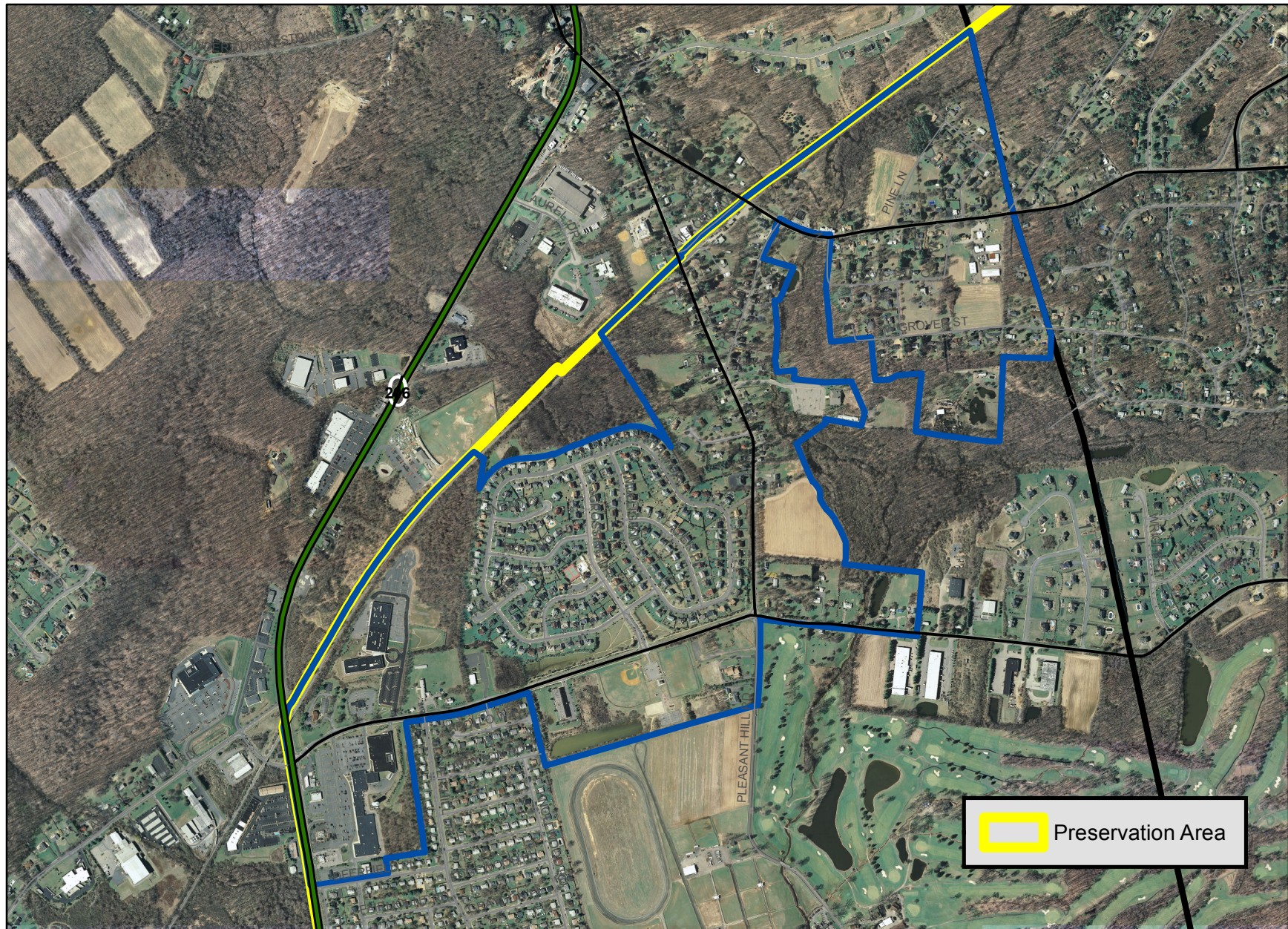


Source:
NJ Dept. of State
Business Action Center
Office for Planning Advocacy
October 2012

0 0.175 0.35 0.7 Miles



EXHIBITA : Area of the Proposed Planning Area Change Aerial Overview

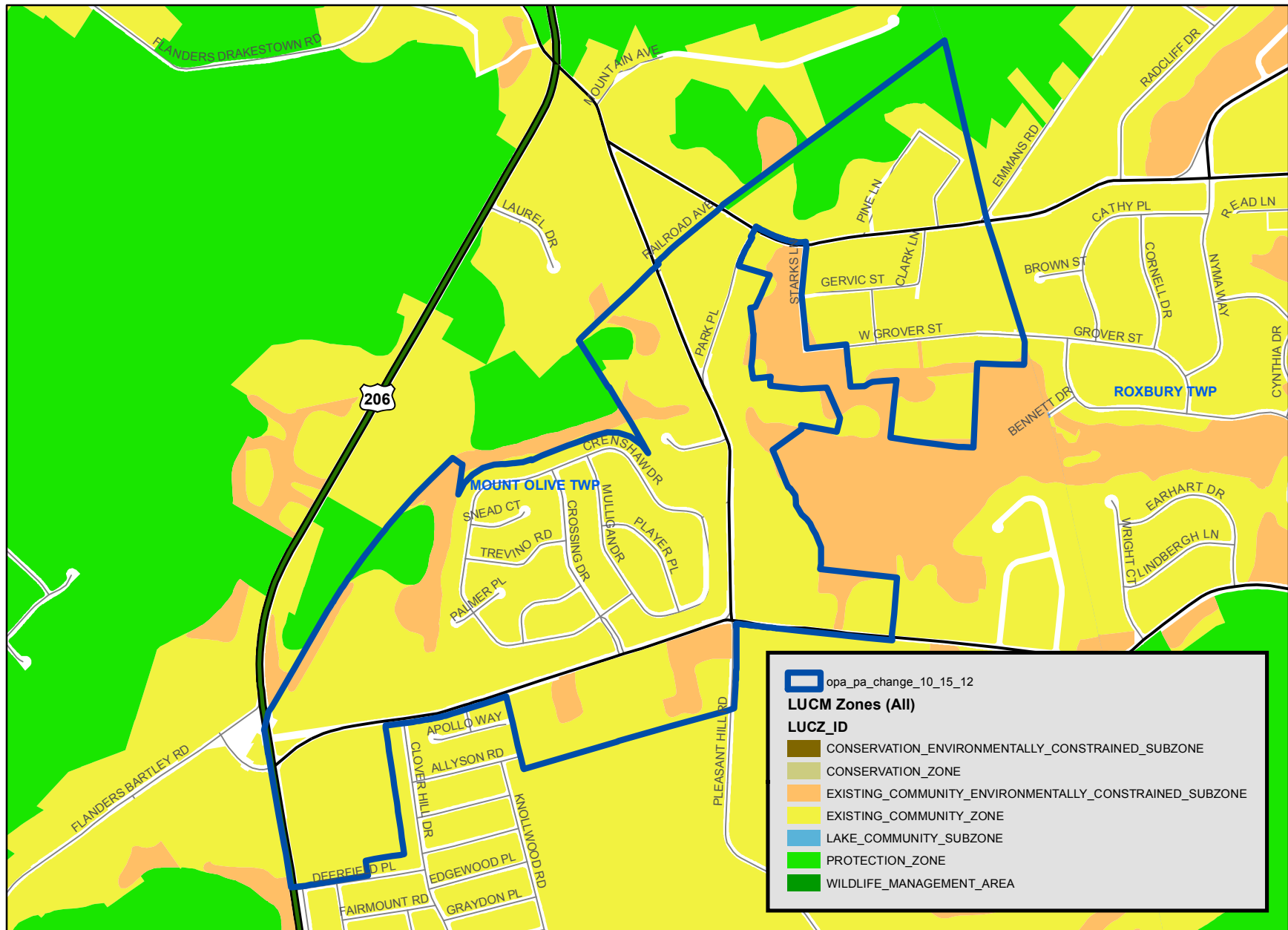


Source:
NJ Dept. of State
Business Action Center
Office for Planning Advocacy
October 2012

0 0.175 0.35 0.7 Miles



EXHIBIT C: Highlands Zones in the Area of the Proposed Planning Area Change

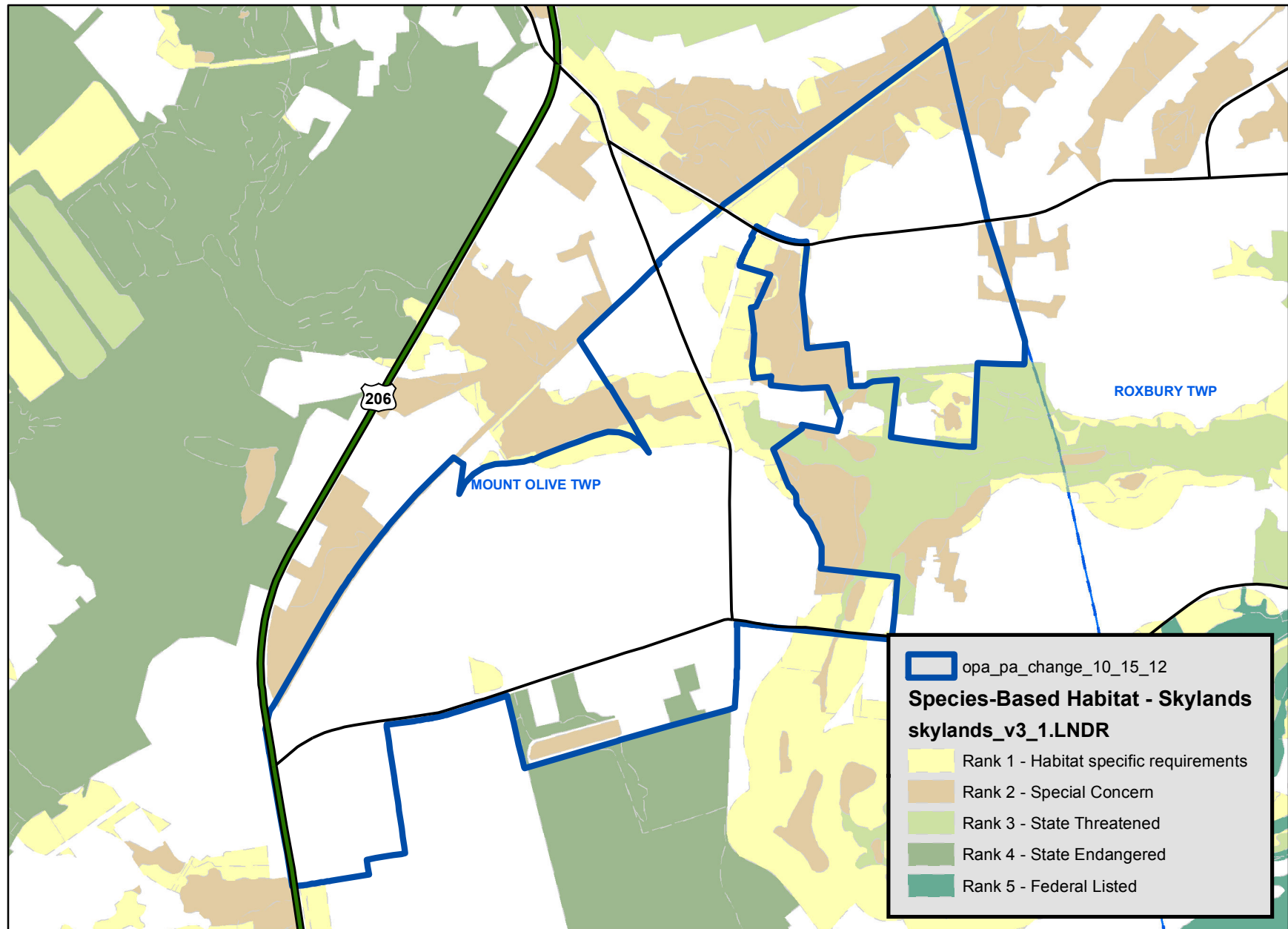


Source:
Office for Planning Advocacy
October 2012

0 0.175 0.35 0.7 Miles



EXHIBIT D: Ranked Habitat in the Area of the Proposed Planning Area Change



Source:
Office for Planning Advocacy
October 2012

0 0.175 0.35 0.7 Miles



EXHIBIT : Draft Proposed Cloverhill Sewer Service Area and Proposed Planning Area change in Mt. Olive

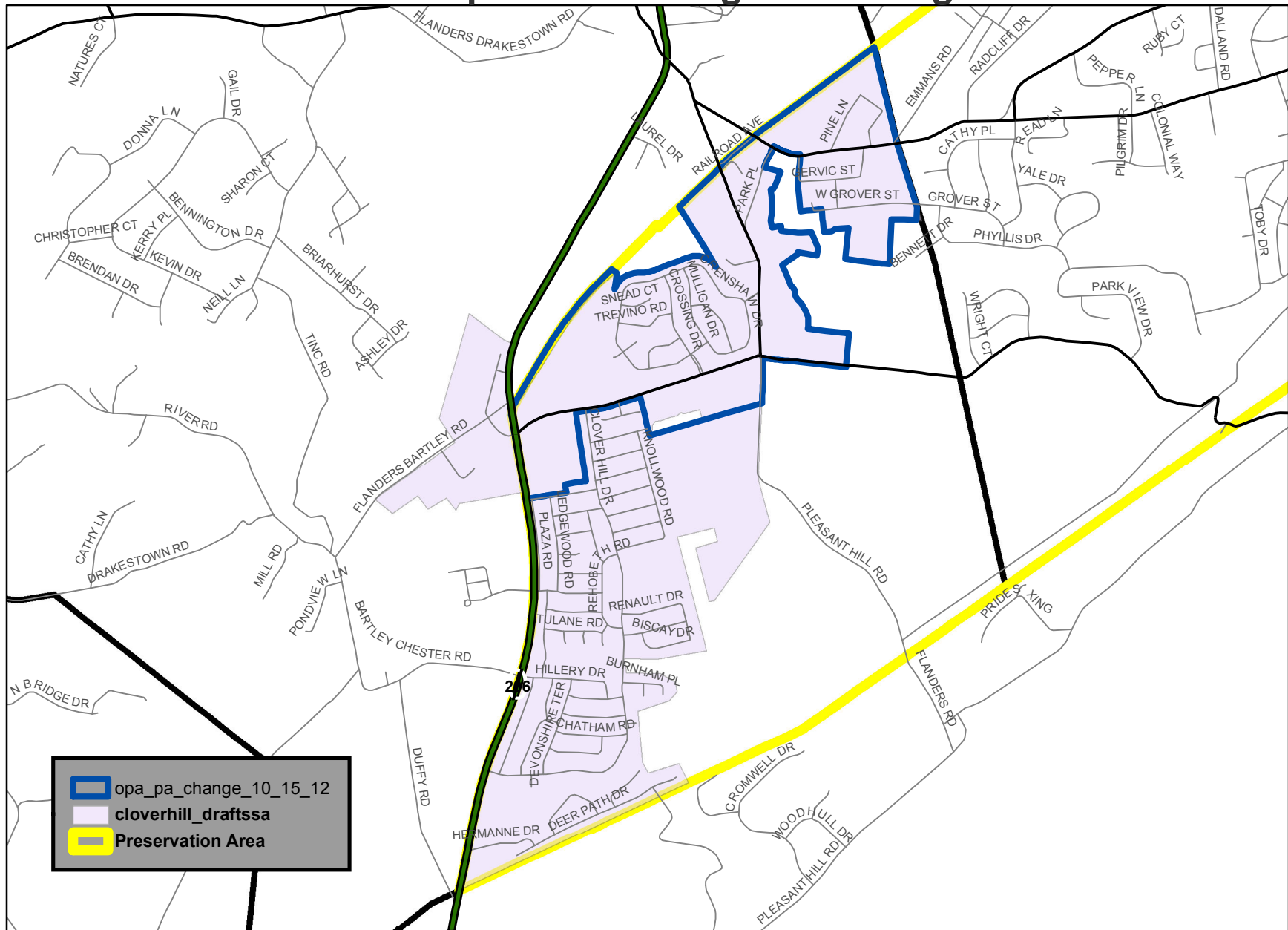
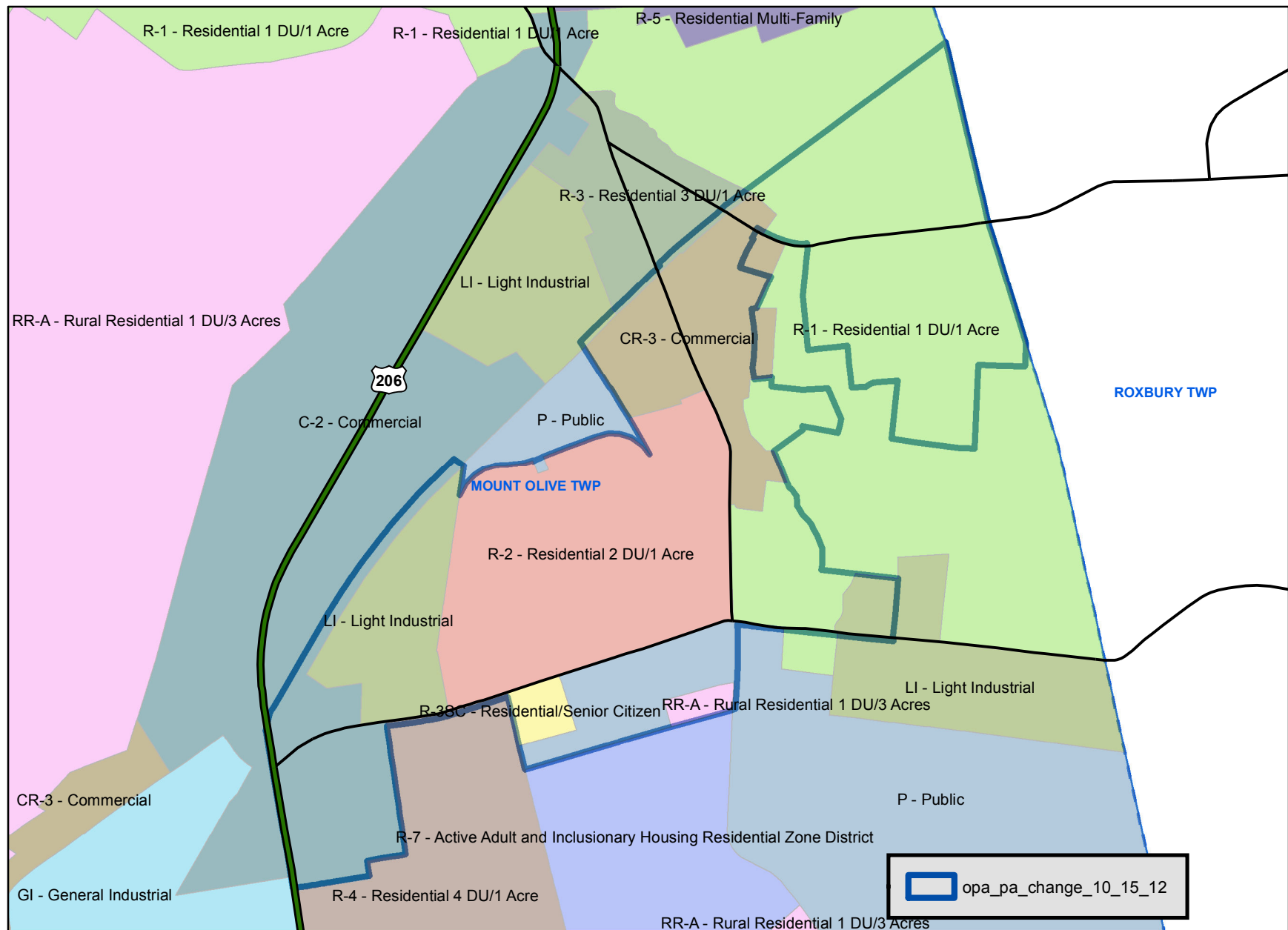


EXHIBIT F: Current Zoning with the Proposed Planning Area Change



Source:
Business Action Center
Office for Planning Advocacy
October 2012

0 0.175 0.35 0.7 Miles

