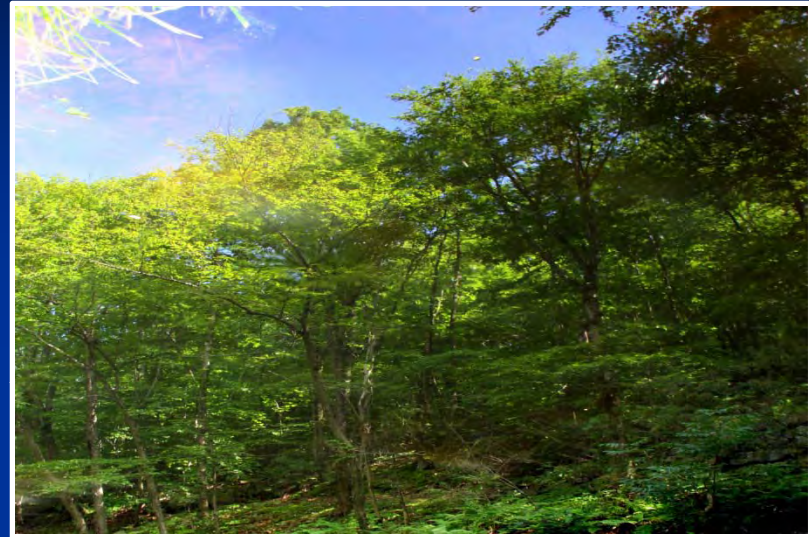
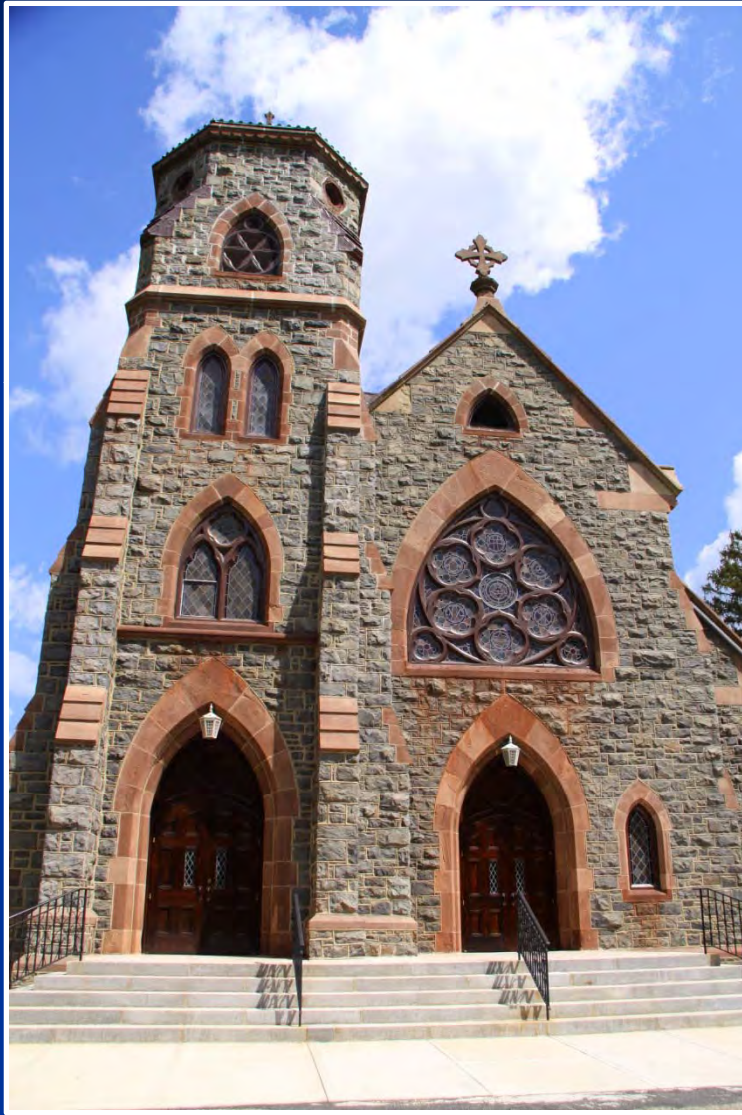


Petition for Plan Conformance Public Hearing - Wharton Borough



Wharton Borough

Significant Highlands Statistics

- Planning Area Lands: 1,362 acres – 100%
- Protection Zone: 197 acres – 14%
- Existing Community Zone: 948 acres – 70% (Roads 16%)
- Highlands Open Water Protection: 604 acres – 44%
- Forest Resource Area: 209 acres – 15%
- Conservation Priority Areas: 68 acres – 5%

Wharton Borough, Morris County



Wharton Borough Flyover

New Jersey Highlands

Wharton
Borough



Rockaway
Township

Roxbury
Township

Wharton
Borough

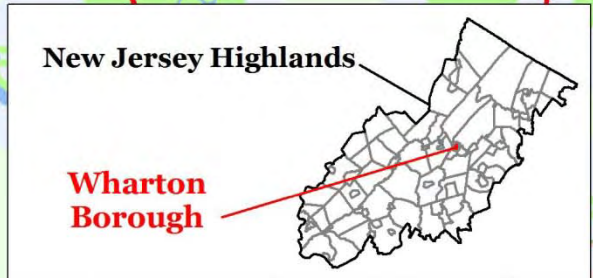
Rockaway
Township

Mine Hill
Township



Legend

-  Municipal Boundaries
-  Parcel Boundaries
-  Highlands Planning Area
-  Highlands Preservation Area
-  Lakes Greater Than 10 Acres
- Land Use Capability Zone**
-  Protection
-  Existing Community
- Land Use Capability Sub-Zone**
-  Existing Community Environmentally Constrained



Legend

- Municipal Boundaries
- Lakes & Ponds
- Streams
- Wetlands
- Highlands Open Water Buffers (300ft)
- Lake Management Areas

Watershed Values
By HUC-14 Subwatershed

- Low
- High

New Jersey Highlands

Wharton
Borough



Rockaway
Township

Roxbury
Township









Wharton
Borough

Rockaway
Township

Mine Hill
Township



Legend

-  Municipal Boundaries
-  Lakes Greater Than 10 Acres
- Existing Area Served for:
 -  Public Community Water Systems
 -  Highlands Domestic Sewerage Facilities
 -  Highlands Domestic Sewerage Facilities and Public Community Water Systems
- Net Water Availability
By HUC14 Subwatershed
Million Gallons Per Day (MGD)
 -  -0.09 - -0.01
 -  -0.99 - -0.10
 -  -7.10 - -1.00

New Jersey Highlands

Wharton
Borough



Rockaway
Township

Roxbury
Township

Wharton
Borough

Rockaway
Township

Mine Hill
Township

Legend

-  Municipal Boundaries
- Conservation Priority Areas
 -  Moderate
 -  High
 -  Preserved Lands
 -  Lakes Greater Than 10 Acres



Borough of Wharton Highlands Center

- Wharton requested Highlands Center Designation to revitalize the Borough's Main Street corridor and facilitate redevelopment opportunities.
- Washington Forge Pond is a focal point and is expected to serve as a community recreational resource.
- The proposed Center encompasses Main Street Corridor and industrial area east of Main Street, the East Dewey Avenue Redevelopment Area, and the Old Irondale Road affordable housing site.
- The Highlands Center is approximately 417.5 acres of the 1,362 total acreage.



Wharton Borough

Morris County, New Jersey



PETITION FOR PLAN CONFORMANCE ADMINISTRATIVE RECORD

12/8/09	Petition for Plan Conformance Submitted, Full Municipality
6/23/10	Petition Deemed Administratively Complete
7/1/10	Petition Posted to Highlands Council Website
4/29/11	Draft Consistency Report Sent to Municipality
7/8/11	Final Draft Report Posted to Highlands Council Website
7/22/11	End of Public Comment Period (Start 7/8/11)
7/28/11	Final Report Posted to Highlands Council Website
8/3/11	Highlands Council Public Hearing

Wharton's Petition for Plan Conformance Public Comments Received

- Public comments received from:
 - Helen Heinrich, on behalf of the New Jersey Farm Bureau
 - Erica Van Auken, on behalf of the New Jersey Highlands Coalition
 - Robert Freudenberg and Peter Kasabach, on behalf of Regional Plan Association and New Jersey Future
- A Comment/Response Document included detailed responses to all public comments received.

Plan Conformance Modules

Petition Requirements	Consistent with the RMP	Specific Issues
Modules 1-2 Municipal Build-Out Report	X	
Module 3 Housing Element/Fair Share Plan	X	
Module 4 Environmental Recourse Inventory	X	
Module 5 Highlands Element	X	Highlands Center
Module 6 Land Use Ordinance	X	Highlands Center
Module 7 Petition for Plan Conformance	X	Request for RMP Updates, TDR evaluation and Highlands Center.

Recommendation

Wharton Borough's Petition

Staff Recommendation: **APPROVE (LISTING MAJOR CONDITIONS)**

- Adoption of Planning Area Ordinance and Checklist Ordinance
- Adoption of Completed ERI, Highlands Master Plan Element and Highlands Land Use Ordinance
- Compliance with Fair Housing Act
- Highlands Center Designation Planning (TDR evaluation)
- Lake Restoration Management Plan
- Highlands Redevelopment Area Plan
- Wastewater Management Plan
- Sustainable Economic Development Plan

Council Deliberation



Wharton Borough