

HIGHLANDS REGIONAL



MASTER PLAN
2008

Highlands Council Meeting

June 16, 2011



Public Hearing

Bloomsbury Borough Petition for Plan Conformance

Introduction to Bloomsbury

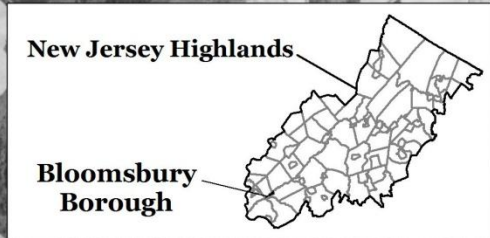


Bloomsbury Borough

Background Statistics

- Incorporated: 1905
- Population (2009 est.): 863
- Land Area: 632 acres /
.98 sq. mi.
- Preserved Lands: 143 acres
- Wetlands: 21 acres
- Total Forest: 216 acres
- Farmland: 161 acres





Bloomsbury Borough - 1930



Bloomsbury Borough

Significant Highlands Statistics

- Preservation Area Lands: 632 acres – 100%
- Protection Zone – 289 acres – 46%
- Existing Community Zone – 149 acres – 24% (Roads 12%)
- Conservation Zone – 117 acres – 18%
- Highlands Open Water Protection – 240 acres – 38%
- Forest Resource Area – 304 acres – 48%
- Agricultural Priority Areas – 227 acres – 36%
- Conservation Priority Areas – 45 acres – 7%

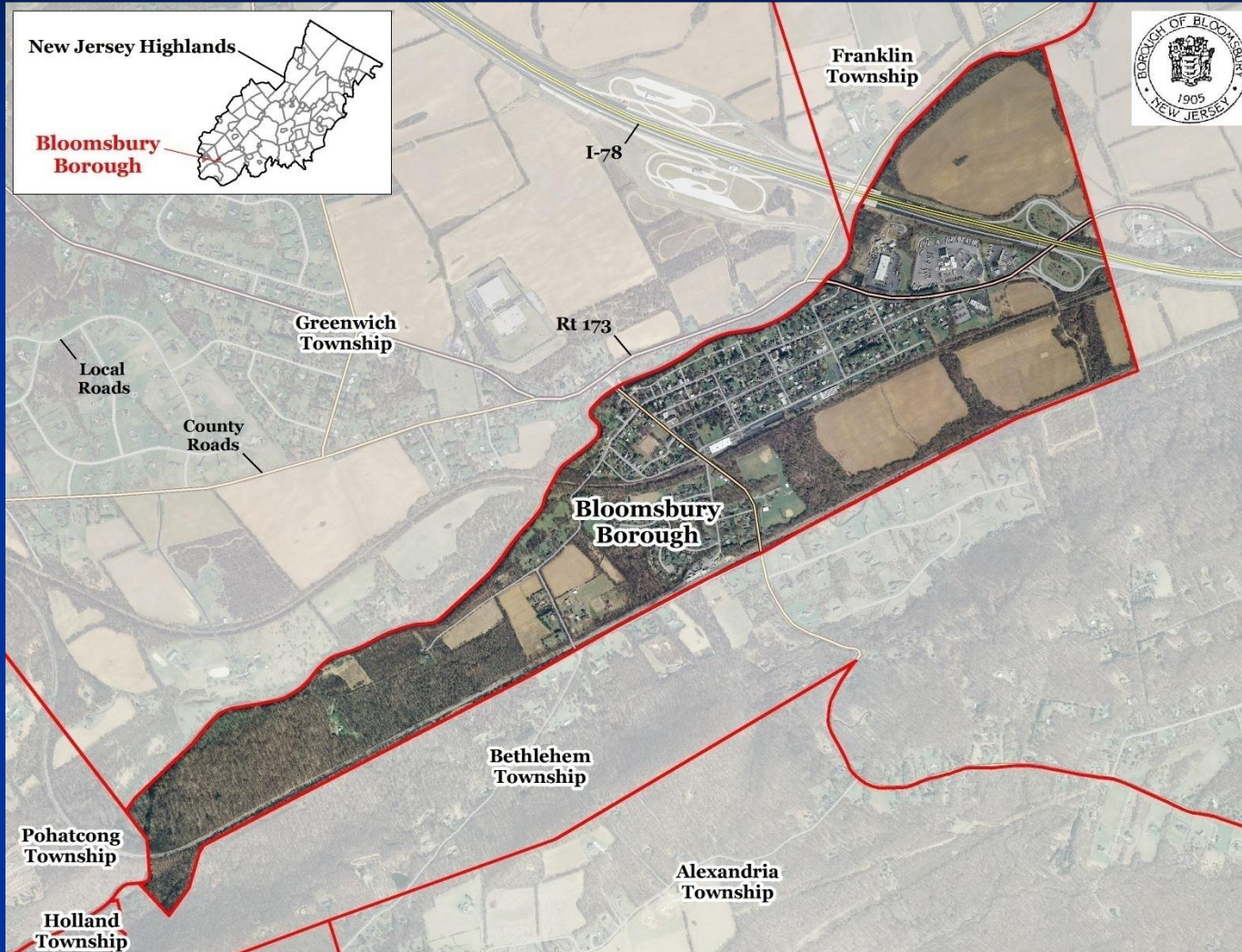
Bloomsbury Borough

Background Statistics – Land Use



NJDEP Land Use/Land Cover (2007)	Pres	Percent
Residential (Single & Multi Family)	125	19.8%
Commercial (Retail)	17	2.7%
Industrial & Transportation & Utilities	70	11.1%
Agriculture (Crops & Plantations)	159	25.2%
Recreational Lands (Public & Private)	11	1.8%
Other Urban or Built-Up Land	38	6.0%
Subtotal Developed Lands	421	66.6%
Mixed Forest	163	25.8%
Shrub & Scrub	10	1.6%
Mixed Wetlands	20	3.2%
Water	18	2.9%
Subtotal Natural Lands	211	33.4%
Total	632	100.0%

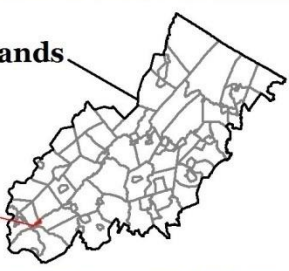
Bloomsbury Borough, Hunterdon County



Bloomsbury Borough Flyover

New Jersey Highlands

Bloomsbury
Borough



Franklin
Township

Greenwich
Township

Bloomsbury
Borough

Bethlehem
Township

Pohatcong
Township

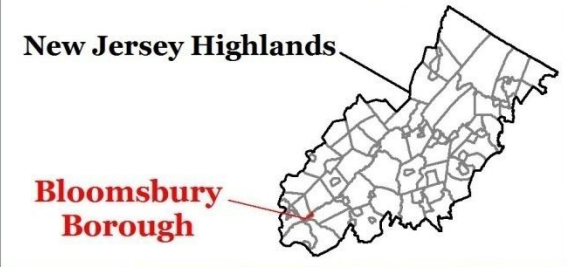
Holland
Township

Alexandria
Township



Legend

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



Franklin Township

Greenwich Township

Bloomsbury Borough

Bethlehem Township

Pohatcong Township

Holland Township

Alexandria Township



Legend

- Municipal Boundaries
- Parcel Boundaries
- Highlands Planning Area
- Highlands Preservation Area
- Lakes Greater Than 10 Acres

Land Use Capability Zone

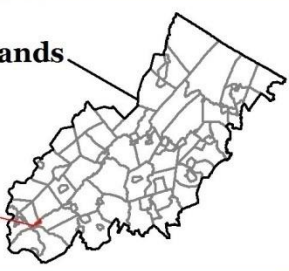
- Protection
- Conservation
- Existing Community

Land Use Capability Sub-Zone

- Conservation Environmentally Constrained
- Wildlife Management

New Jersey Highlands

Bloomsbury
Borough



Franklin
Township

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Legend

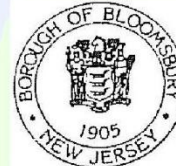
- Municipal Boundaries
- Forest Resource Area
- Total Forest Area
- Lakes Greater Than 10 Acres

Forest Integrity
by HUC14 Subwatershed

- High

New Jersey Highlands

Bloomsbury
Borough



Franklin
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Legend

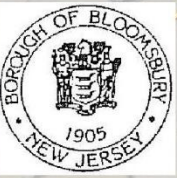
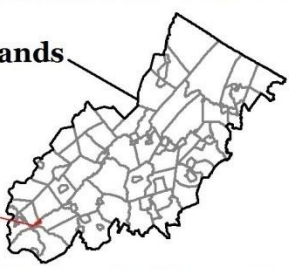
- Municipal Boundaries
- Lakes & Ponds
- Streams
- Wetlands
- Highlands Open Water Buffers (300ft)

Watershed Values
By HUC-14 Subwatershed

High

New Jersey Highlands

Bloomsbury
Borough



Franklin
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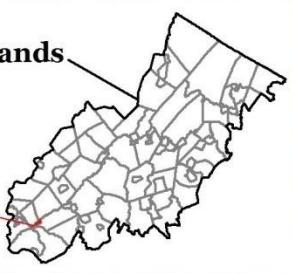


Legend

-  Municipal Boundaries
-  Lakes Greater Than 10 Acres
- Steep Slope Protection Area**
 -  Severely Constrained
 -  Moderately Constrained
 -  Constrained/Limited Constrained

New Jersey Highlands

Bloomsbury
Borough



Franklin
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Bethlehem
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Pohatcong
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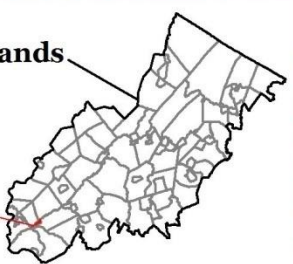


Legend

-  Municipal Boundaries
-  Lakes Greater Than 10 Acres
-  Significant Natural Areas
-  Critical Wildlife Habitat

New Jersey Highlands

Bloomsbury
Borough



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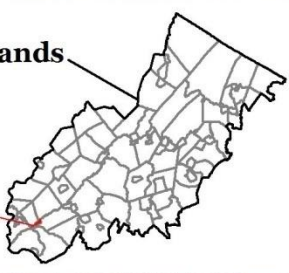


Legend

-  Municipal Boundaries
-  Lakes Greater Than 10 Acres
-  Carbonate Rock Areas
-  Prime Ground Water Recharge Areas
- Wellhead Protection Areas**
 -  (Tier 1) 2-Year
 -  (Tier 2) 5-Year
 -  (Tier 3) 12-Year

New Jersey Highlands

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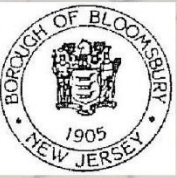
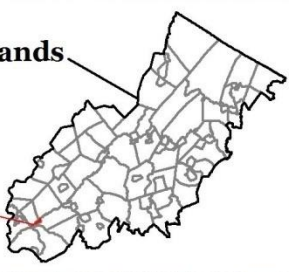


Legend

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

New Jersey Highlands

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Legend

 Municipal Boundaries

Conservation Priority Areas

 High

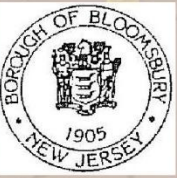
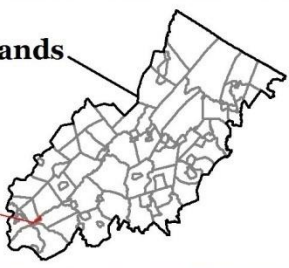
 Moderate

 Preserved Lands

 Lakes Greater Than 10 Acres

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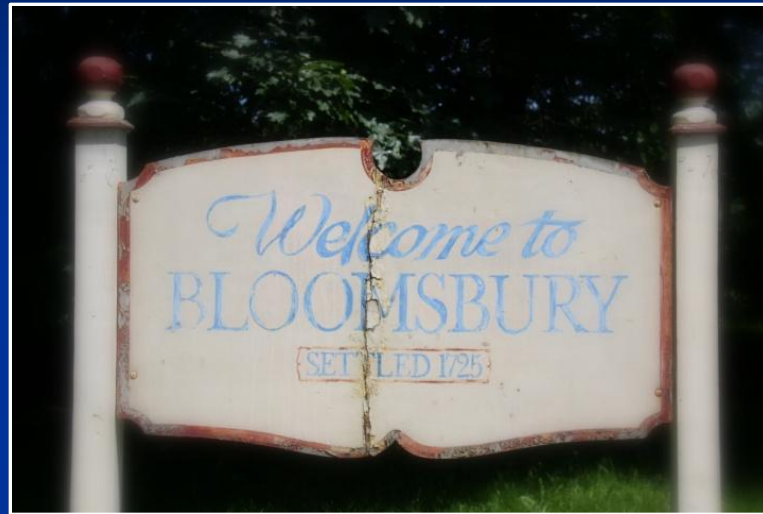


Legend

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

Bloomsbury Borough

Hunterdon County, New Jersey



PETITION FOR PLAN CONFORMANCE ADMINISTRATIVE RECORD

12/8/09	Petition for Plan Conformance Submitted, Full Municipality
1/22/10	Petition Deemed Administratively Complete
2/1/10	Petition Posted to Highlands Council Website
4/26/11	Draft Consistency Report Sent to Municipality
5/18/11	Final Draft Report Posted to Highlands Council Website
6/2/11	End of Public Comment Period (Start 5/18/11)
6/10/11	Final Report Posted to Highlands Council Website
6/16/11	Highlands Council Public Hearing

Highlands Municipal Build-Out Report – Modules 1 & 2

- The Report uses a Limiting Factor Analysis to examine Land-Based, Resource-Based, and Utility-Based Capacities.
- The Highlands Municipal Build-Out Report for Bloomsbury Borough was completed by the Highlands Council in collaboration with the municipality prior to a finding of Administrative Completeness of the Petition.
- The Report is dated June 2009.
- Staff RMP Consistency Finding: CONSISTENT

Housing Plan – Module 3

- **Summary of Bloomsbury Borough’s Fair Share Obligation**
 - **Rehabilitation Share: 0 Units**
 - **Prior Round Obligation: 17 Units**
 - **Growth Share Obligation: 2 Units**
- **Summary of Bloomsbury Borough’s Fair Share Plan**
 - **Rehabilitation Obligation: None.**
 - **Prior Round Obligation:** The Plan includes a request for a Vacant Land Adjustment on the Prior Round Obligation of 17 units based on the limited utility and development opportunities in the Borough.
 - **Growth Share Obligation:** 2 credits are proposed through the creation of an accessory apartments within existing structures; specific sites are not yet identified.
- **Staff RMP Consistency Finding: CONSISTENT**

Environmental Resource Inventory

Module 4

- Describes & illustrates Highlands Resources, Resource Areas, and Special Protection Areas in the Municipality
- Bloomsbury's Submittal Based on Highlands Council Model Environmental Resource Inventory
 - Special Environmental Zone, Vernal Pool and buffer area, Lake Management Areas and Highlands Domestic Sewerage Facilities – not applicable, deleted.
 - All Applicable Exhibits Included
- Staff RMP Consistency Finding: CONSISTENT

Master Plan Highlands Element

Module 5

- Incorporates RMP Goals & Objectives into local planning; provides basis for effectuation of RMP
- Bloomsbury's Submittal Based on Highlands Council Model
 - Special Environmental Zone, Vernal Pool and buffer area, Lake Management Areas and Highlands Domestic Sewerage Facilities – not applicable, deleted.
 - All Applicable Exhibits Provided
- Staff RMP Consistency Finding: CONSISTENT

Highlands Area Land Use Ordinance

Module 6

- Sets forth regulatory provisions that protect Highlands Resources and effectuate the policies, goals and objectives of RMP at the local level.
- Bloomsbury's Submittal Based on Highlands Council Model
 - Special Environmental Zone, Vernal Pool and buffer area, Lake Management Areas and Highlands Domestic Sewerage Facilities – not applicable, deleted.
 - All Applicable Exhibits Provided by the Highlands Council (Parcel-Based)
- Staff RMP Consistency Finding: CONSISTENT

Municipal Petition for Plan Conformance

Module 7

- Consists of all Petition Supporting Materials: Petitioning Resolution, Self-Assessment Report, List of Current Planning Documents, Highlands Implementation Plan & Schedule
- Bloomsbury's Submittals Based on Highlands Council Models
 - Resolution (Preservation Area) Complete
 - Self-Assessment Report Accurate & Complete
 - Highlands Implementation Plan and Schedule Complete
- Staff RMP Consistency Finding: CONSISTENT

Bloomsbury's Petition for Plan Conformance

Public Comments Received

- The public comment period for Bloomsbury's Petition for Plan Conformance opened May 18, 2011, and closed June 2, 2011. Notice was given in area newspapers as well as on the Highlands Council website and through the Highlands Council e-mail alert system.
- Comments were provided by the following individuals/entities:
 - Erica Van Auken, New Jersey Highlands Coalition.

Bloomsbury's Petition for Plan Conformance

Public Comments Received

- **Comment:** The New Jersey Highlands Coalition supports Bloomsbury Borough's petition for plan conformance. The NJ Highlands Coalition requests that the Highlands Council monitor future redevelopment projects, such as the Historic Mill site, to ensure that they are consistent with the goals of the Regional Master Plan.
- **Response:** The Highlands Council acknowledges the New Jersey Highlands Coalition's support for the Borough's Petition for Plan Conformance and will continue to work with the Borough in regard to redevelopment planning that is consistent with the Goals, Policies and Objectives of the RMP.

Petition Disposition

Bloomsbury Borough's Petition for Plan Conformance

Staff Recommendation: **APPROVE WITH CONDITIONS**

PROPOSED CONDITIONS

- Adoption of a Checklist Ordinance
- Completed Environmental Resource Inventory
- Adoption of Completed Master Plan Highlands Element
- Completion and Adoption of Highlands Land Use Ordinance
- Adoption of Updated Zoning Map
- Wastewater Management Plan

Petition Disposition

Bloomsbury Borough's Petition for Plan Conformance

Staff Recommendation: **APPROVE WITH CONDITIONS**

PROPOSED CONDITIONS, Continued

- **Update/Development & Implementation of:**
 - **Stream Corridor Protection & Restoration Plan**
 - **Sustainable Economic Development Plan**
 - **Water Use & Conservation Management Plan**
 - **Stormwater Management Plan (updates only)**
 - **Habitat Conservation and Management Plan**

Bloomsbury's Petition for Plan Conformance

Future Highlands Protection Fund Grants

- **Highlands Implementation Plan and Schedule** – Grant funding is proposed for the following:
 - **Stream Corridor Protection Restoration Plan** to protect/restore streams and to mitigate the impacts of future land uses with a focus on the Musconetcong River, which borders the Borough.
 - **Sustainable Economic Development Plan** to support the Borough's historic center area and include consideration of the Historic Mill site for redevelopment and enhancement of the surrounding business area, as well as, North Street and the Interstate 78 interchange area and agriculture retention possibilities.



Bloomsbury's Petition for Plan Conformance

Future Highlands Protection Fund Grants

- **Highlands Implementation Plan and Schedule** – continued
 - **Water Use and Conservation Management Plan** to prevent, reduce or eliminate deficits in Net Water Availability, for one subwatershed which results in impaired stream flows and aquifer declines during drought periods.
 - **Habitat Conservation and Management Plan** to identify species at risk, options for restoration of habitat, and standards for mitigation of unavoidable impacts of public and private projects.

Council Deliberation



Bloomsbury Borough