

Petition for Plan Conformance Public Hearing - Alpha Borough

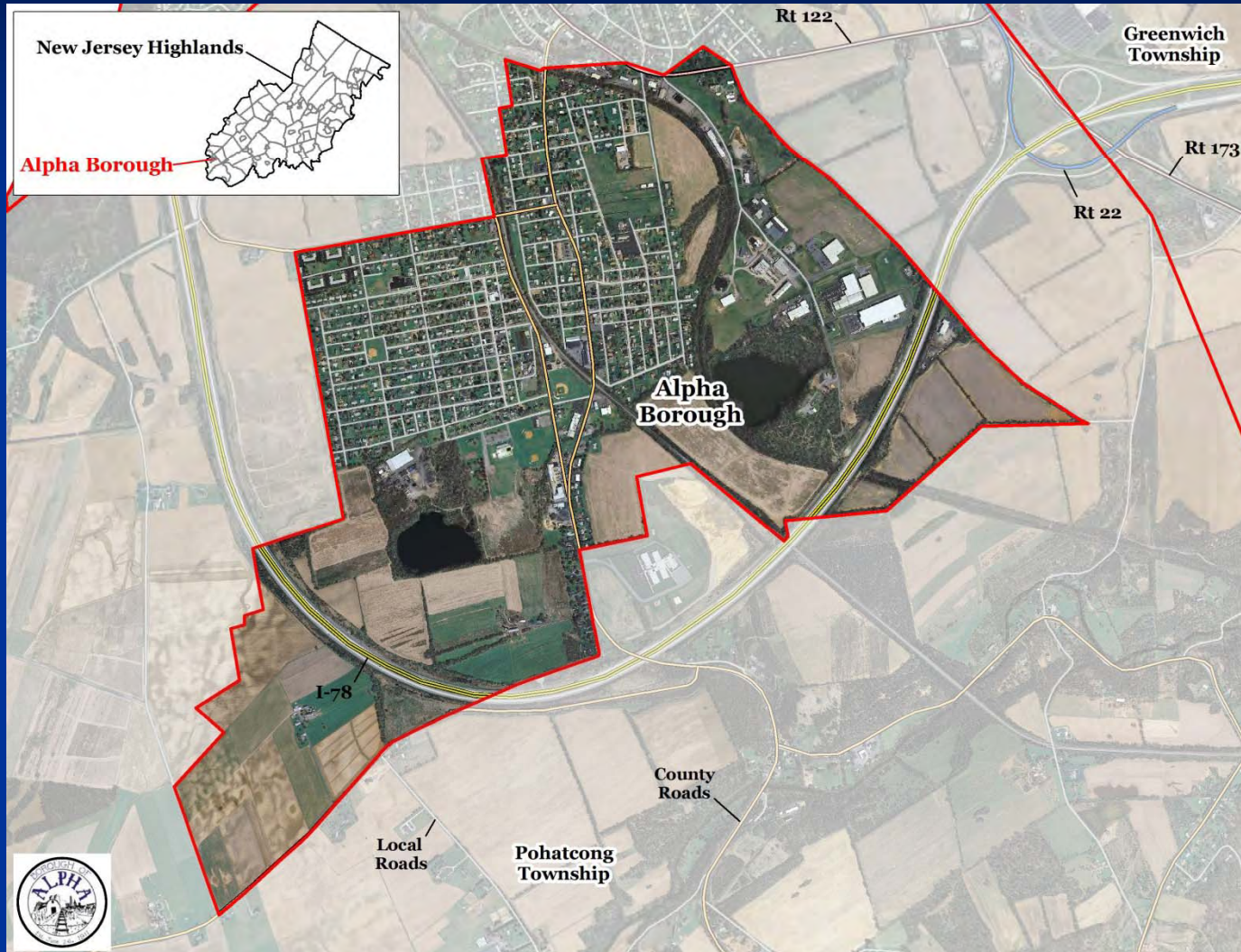


Alpha Borough

Significant Highlands Statistics

- Planning Area Lands: 1,098 acres – 100%
- Conservation Zone – 468 acres – 43%
- Protection Zone – 105 acres – 10%
- Existing Community Zone – 413 acres – 38% (Roads 9%)
- Highlands Open Water Protection – 135 acres – 12%
- Agricultural Resource Area – 1,098 acres – 100%
- Agricultural Priority Areas – 396 acres – 36%

Alpha Borough, Warren County



Alpha Borough Flyover

New Jersey Highlands

Alpha Borough

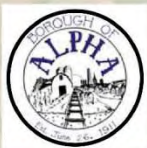
Greenwich
Township

Alpha
Borough

Pohatcong
Township

Legend

-  Municipal Boundaries
-  Parcel Boundaries
-  Highlands Planning Area
-  Highlands Preservation Area
-  Quarries
- Land Use Capability Zone**
 -  Protection
 -  Conservation
 -  Existing Community
- Land Use Capability Sub-Zone**
 -  Existing Community Environmentally Constrained
 -  Conservation Environmentally Constrained



New Jersey Highlands


Alpha Borough

Greenwich Township


Alpha Borough


Pohatcong Township

Legend


 Municipal Boundaries


Existing Area Served for:


 Public Community Water Systems

 Highlands Domestic Sewerage Facilities and Public Community Water Systems

Net Water Availability
By HUC14 Subwatershed
Million Gallons Per Day (MGD)

 0.10 - 0.39

 0.00 - 0.04

 -0.99 - -0.10



New Jersey Highlands

Alpha Borough

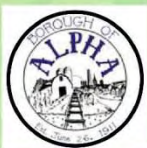
Greenwich
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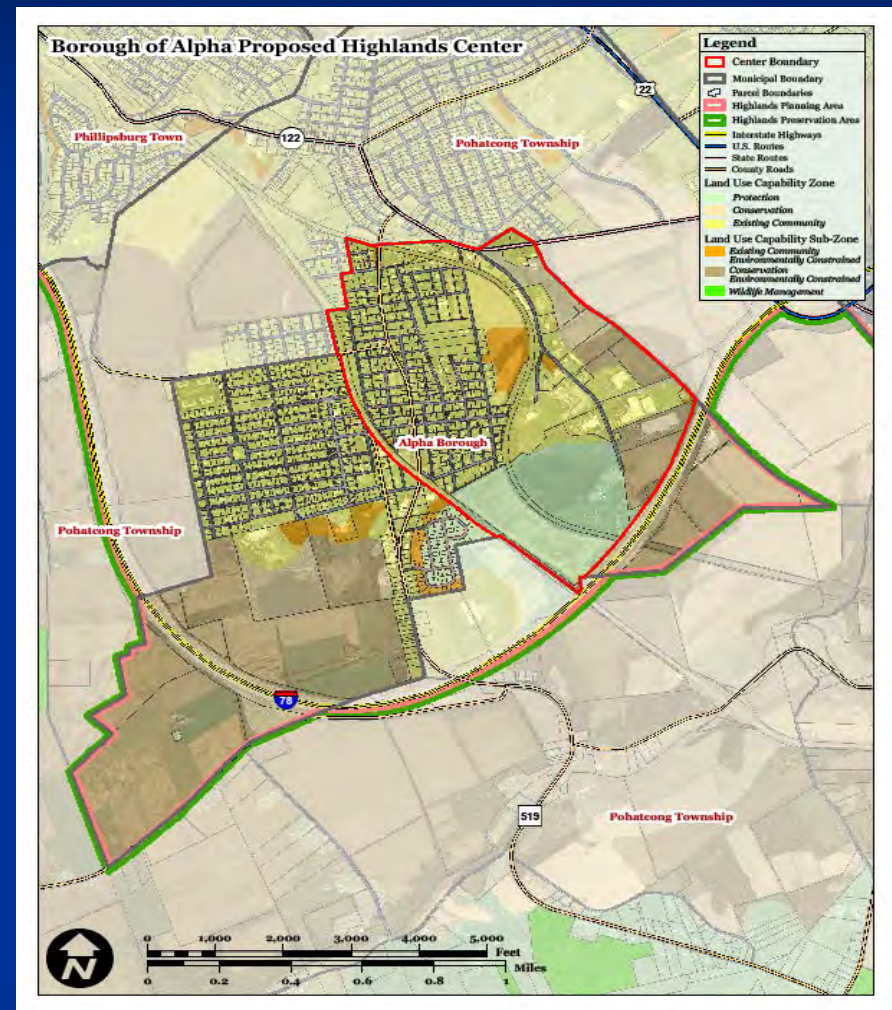
Legend

-  Municipal Boundaries
- Agricultural Priority Areas
 -  High
-  Preserved Lands



Alpha Borough Highlands Center

- The Highlands Council and Alpha Borough collaborated to develop a Highlands Center for a portion of the Planning Area.
- The proposed Alpha Borough Highlands Center encompasses the mostly developed area bordering Pohatcong Township on the eastern boundary along Edge Road. The Industrial Zone includes existing industrial and warehouse uses as well as the Alpha Quarry (Block 99, Lot 2) which is a municipally-owned brownfield site.



Alpha Borough Highlands Center

- The Alpha Highlands Center represents 41% of the total lands within the Borough including the portion of the existing Industrial Zone north of Route 78 (including Alpha Quarry, a municipally-owned brownfield site) and a portion of the surrounding developed residential area. The Center provides for areas of infill development and redevelopment and cluster development. The Protection Zone lands in the Highlands Center includes redevelopment of the Alpha Quarry site, agriculture lands that are bordered by Route 78 and existing development in Pohatcong and Alpha Borough, and the Center has access to freight rail.
- The Protection and Conservation Zone resources in the Highlands Center are not identified as critical habitat and are adjacent to developed lands with utility and transportation infrastructure, as compared to the nature and extent of the Conservation Zone lands in the rest of the Borough.
- The Borough will examine the potential for a TDR Program based on the findings of initial Highlands Center planning.

Alpha Borough

Warren County, New Jersey



PETITION FOR PLAN CONFORMANCE ADMINISTRATIVE RECORD

10/6/10	Petition for Plan Conformance Submitted, Full Municipality
10/26/10	Petition Deemed Administratively Complete
11/5/10	Petition Posted to Highlands Council Website
5/16/11	Draft Consistency Report Sent to Municipality
7/5/11	Final Draft Report Posted to Highlands Council Website
7/20/11	End of Public Comment Period (Start 7/5/11)
7/28/11	Final Report Posted to Highlands Council Website
8/3/11	Highlands Council Public Hearing

Alpha's Petition for Plan Conformance

Public Comments Received

- Public comments were provided by the following individuals/entities:
 - Erica Van Auken, New Jersey Highlands Coalition
 - Helen H. Heinrich, New Jersey Farm Bureau
- 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 and Highlands Center.

Recommendation

Alpha 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)
- Agriculture Retention / Farmland Preservation Plan
- Wastewater Management Plan
- Sustainable Economic Development Plan
- Water Use & Conservation Management Plan
- Habitat Conservation and Management Plan

Council Deliberation



Alpha Borough