Conformance & Implementation

- 60 Petitions received
  - 43 Approved
  - 14 Complete and in Review Process
  - 3 Incomplete
- Municipal Implementation
  - 1 new Planning Area Petition Ordinance (Pohatcong)
  - 2 new ERIs (Glen Gardner, Vernon)
  - 1 new Highlands Master Plan Elements (Glen Gardner)
- Wastewater Management Plans
  - Draft Wastewater Management Plans (WMP) for conforming municipalities (31 to-date)
  - WMP consistency reviews for non-conforming (4 to-date)
Highlands Council Meeting
Thursday, October 18, 2012

Highlands Project Review:
Highlands Redevelopment Area Designation
Highlands Redevelopment Area Designation

Project Overview

• 700 Bartley Chester Road, L.L.C.
• Block 6800 Lot 10, Mount Olive Township
• Existing commercial property with attendant parking lot
• Proposed project to reconfigure existing parking area to accommodate tractor trailers
Highlands Redevelopment Area Designation

Site Qualification

• Impervious surface requirement (70%):
  – Existing Impervious Surface = 299,997 sq ft
  – Allowable Redevelopment Area = 428,567 sq ft
  – Proposed Redevelopment Area = 428,567 sq ft
Highlands Redevelopment Area Designation

Resource Analysis

• Highlands Open Waters Buffers
  – Current data show no encroachment.

• Carbonate Rock Area
  – Site engineer confirms no karst features.

• Vernal Pool Buffer
  – Non-habitat conditions and existing development creates barrier to migration.

• Tier II Wellhead Protection Area
  – Proposed project does not pose discharge concern.
  – Applicant proposing bioretention facility.
Highlands Redevelopment Area Designation

Smart Growth & Sustainable Economic Development

- Incorporates low-impact development techniques
- Provides beneficial public use
- Promotes economic investment and community development
- Maintains existing land use patterns
- Balances economic development and resource protection
Public Comment & Response

- Written public comment period: 10/1/12 – 10/15/12
- Comments received from:
  - Erica Van Auken, Campaign and Grassroots Coordinator, Highlands Coalition
- Comment/Response Document provided detailed responses to all public comments received.
  - Posted to Highlands website: 10/16/12
Highlands Redevelopment Area Designation

Staff Recommendation: Approve with conditions

- Secure NJDEP waiver regarding Preservation Area rules regarding the maximum 3% impervious surface.
- Letter of Interpretation (LOI) from NJDEP confirming wetland boundaries identified by applicant.
- Adherence to stormwater regulations in the project design.
Council Deliberation

Highlands Redevelopment Area Designation:
700 Bartley Chester Road, L.L.C.
Highlands Council Meeting
Thursday, October 18, 2012