



Highlands Council Meeting

Thursday, September 20, 2012

Council Consideration

Borough of Hopatcong

Petition for Plan Conformance





Borough of Hopatcong

“Town by the Lake”

- Lake Hopatcong largest lake in NJ
- Incorporated: 1898
- Population 2010: 15,147
- Land Area: 7,948 acres/12 sq. mi.
- Preserved Lands: 728 acres (9%)
- Total Forest: 4,229 acres (53%)

New Jersey Highlands

Hopatcong
Borough



Sparta
Township

Byram
Township

Hopatcong
Borough

Jefferson
Township

Mount Arlington
Borough

Stanhope
Borough

Roxbury
Township

Roxbury
Township

Legend

- Municipal 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
 - Lake Community





Borough of Hopatcong Petition for Plan Conformance

- Planning Area Lands: 5,333 acres (67%)
- Preservation Area Lands: 2,615 acres (33%)
- Petition for both Areas
- Requesting Highlands Center Designation
- Possible interest in Redevelopment Designations
- Interested in Intra-Municipal TDR

Plan Conformance Modules

Petition Requirements	RMP Consistent	Specific Issues
Modules 1-2 Municipal Build-Out Report	X	None
Module 3 Housing Element/Fair Share Plan	X	None
Module 4 Environmental Resource Inventory	X	None
Module 5 Highlands Element	X	None
Module 6 Land Use Ordinance	X	None
Module 7 Petition for Plan Conformance	X	None



Optional Requests

Optional Submission Items	Submission Date	Status/Recommendation
Highlands Center Designation Request	7/20/12	Highlands Center designation planning is ongoing; staff recommends preliminary approval with conditions – follow-up required.
Highlands Redevelopment Area Designation Request	8/12/11	Borough may in the future seek Highlands Redevelopment designations for certain properties in the M-1 Zone.

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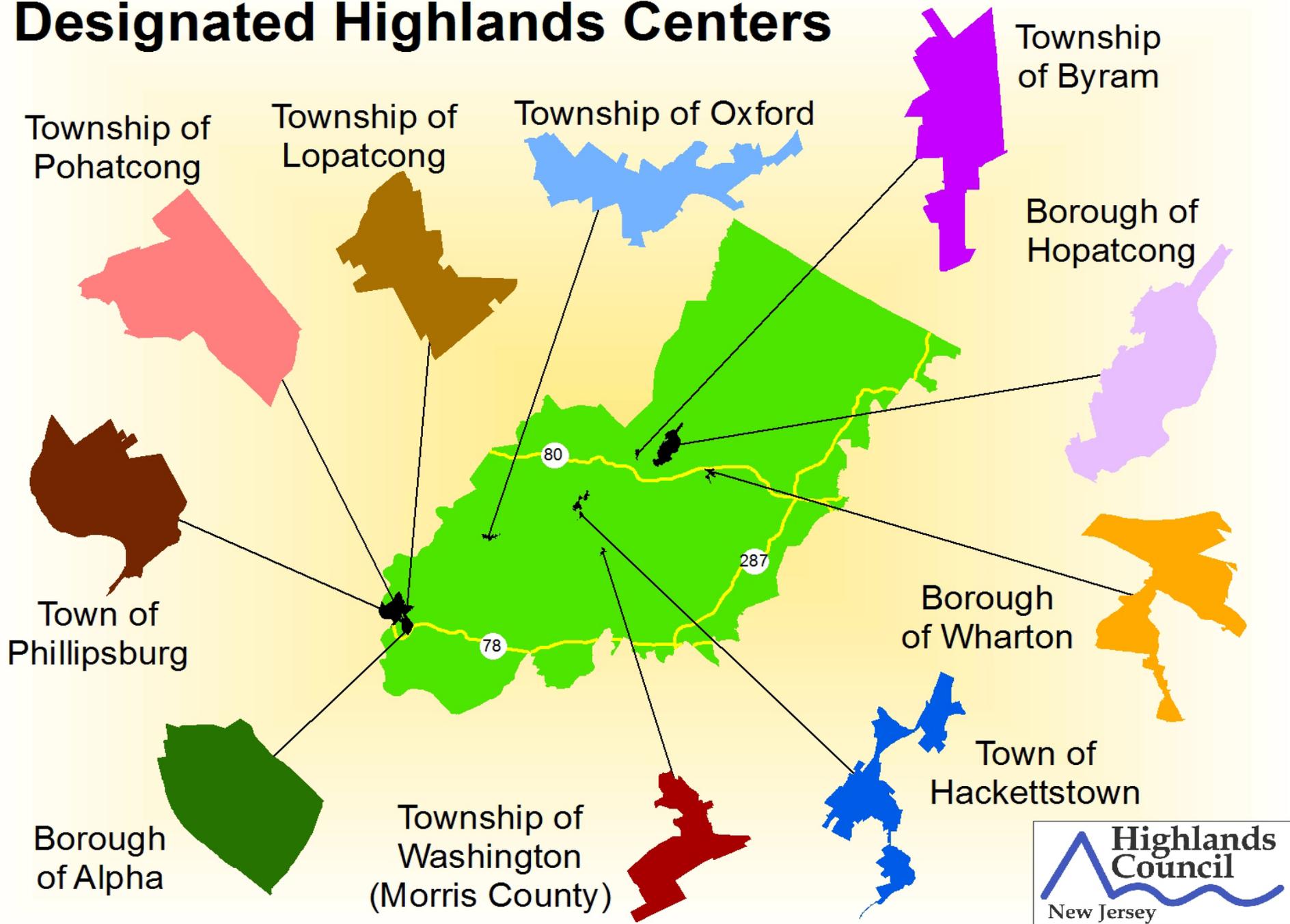




Proposed Highlands Center

- Highlands Center to include most of Lake Hopatcong waterfront within the Borough; densely developed residential and commercial areas.
- Opportunity to address water and sewer infrastructure needs in existing residential areas.
- Facilitate development and redevelopment where appropriate.
- Support long-term health and vibrancy of the community.

Designated Highlands Centers





Public Comments

- Public comment period: 8/30 – 9/12/12
- 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: 9/17/12



Staff Recommendation: Approve with conditions

- Complete & Adopt Highlands ERI, Master Plan Element and Land Use Ordinance
- Sustainable Economic Development Plan
- Stream Corridor Protection & Restoration Plan
- Wastewater Management Plan
- Habitat Conservation & Management Plan



Council Deliberation Borough of Hopatcong





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