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%)
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

<table>
<thead>
<tr>
<th>Petition Requirements</th>
<th>RMP Consistent</th>
<th>Specific Issues</th>
</tr>
</thead>
<tbody>
<tr>
<td>Modules 1-2 Municipal Build-Out Report</td>
<td>X</td>
<td>None</td>
</tr>
<tr>
<td>Module 3 Housing Element/Fair Share Plan</td>
<td>X</td>
<td>None</td>
</tr>
<tr>
<td>Module 4 Environmental Resource Inventory</td>
<td>X</td>
<td>None</td>
</tr>
<tr>
<td>Module 5 Highlands Element</td>
<td>X</td>
<td>None</td>
</tr>
<tr>
<td>Module 6 Land Use Ordinance</td>
<td>X</td>
<td>None</td>
</tr>
<tr>
<td>Module 7 Petition for Plan Conformance</td>
<td>X</td>
<td>None</td>
</tr>
</tbody>
</table>
## Optional Requests

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