

RESOLUTION 2013-24
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
DESIGNATION OF HIGHLANDS REDEVELOPMENT AREA
ROUTE 46, BLOCK 7702 LOTS 21, 22, 23, & 24; BLOCK 7704 LOTS 41, 43, 44, 45 & 46;
BLOCK 7701, LOT 1; BLOCK 2700 LOTS 1, 2, 3, 4 & 77; BLOCK 7701 LOT 1
TOWNSHIP OF MOUNT OLIVE, MORRIS COUNTY

WHEREAS, the Highlands Water Protection and Planning Act (Highlands Act) has created a public body corporate and politic with corporate succession known as the Highlands Water Protection and Planning Council (Highlands Council); and

WHEREAS, Section 9 and 11 of the Highlands Act, N.J.S.A. 13:20-9.b. and N.J.S.A. 13:20-11.a.(6)(h), specifies that in preparing the Highlands Regional Master Plan (RMP), the Highlands Council may, in conjunction with municipalities in the Preservation Area, identify areas in which redevelopment shall be encouraged and shall identify areas appropriate for redevelopment in order to promote the economic well-being of the municipality, provided that the redevelopment conforms with the goals of the Preservation Area and the Highlands Act, with the rules and regulations adopted by the Department of Environmental Protection (NJDEP), and any area so identified for possible redevelopment shall be either a brownfield site designated by the NJDEP or a site at which at least 70% of the area thereof is covered with impervious surface; and

WHEREAS, Section 35 of the Highlands Act, N.J.S.A. 13:20-33.b.(2), authorized NJDEP to grant a waiver of any provision of a Highlands permitting review on a case-by-case basis for redevelopment in certain previously developed areas in the Preservation Areas identified by the Highlands Council pursuant to Section 9.b. or Section 11.a.(6)(h); and

WHEREAS, the NJDEP had adopted rules at N.J.A.C. 7:38-1.1 et seq. (Highlands Rules) governing the NJDEP's review of projects in the Highlands Region; and

WHEREAS, the Highlands Rules, at N.J.A.C. 7:38-6.4, specifies that as provided for in Highlands Act, the NJDEP may waive any provision of the rules for redevelopment in certain previously developed areas in the Preservation Area identified by the Highlands Council pursuant to the Highlands Act; and

WHEREAS, the Highlands Council prepared and adopted Procedures for Highlands Redevelopment Areas Designation (Procedures) by Resolution 2008-43 dated October 30, 2008; and

WHEREAS, the Applicant, Township of Mount Olive, submitted a Petition for 302 Route 46 to 365 Route 46, 53 & 55 Manor House Road, and 1 Old Wolfe Road - Block 7702 Lots 21, 22, 23, & 24; Block 7704 Lots 41, 43, 44, 45 & 46; Block 7701, Lot 1; Block 2700 Lots 1, 2, 3, 4 & 77; Block 7701 Lot 1 Highlands Redevelopment Area Determination for Mount Olive, Morris County; and

WHEREAS, the Highlands Council released the Highlands Council Staff Draft Recommendation Report dated August 26, 2013 for public comment; and

WHEREAS, the Highlands Council held a public comment period concerning the proposed Highlands Redevelopment Area Designation commencing August 26, 2013 and ending September, 10, 2013; and

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WHEREAS, the Highlands Council duly considered the Draft Recommendation Report and all public comments on the proposed Highlands Redevelopment Area Designation; and

WHEREAS, after Highlands Council staff review, staff recommended that the Highlands Council approve the proposed Highlands Redevelopment Area Designation with conditions set forth in the Highlands Council Staff Final Recommendation Report dated September 13, 2013; and

WHEREAS, staff also recommends providing additional funds pursuant to an amended Plan Conformance Grant Agreement in the amount of \$57,000 to complete planning and implementation of the Highlands Redevelopment Area, including development of standards in compliance with the Highlands Redevelopment Area approval, including stormwater management and water quality management; and

WHEREAS, pursuant to N.J.S.A. 13:20-5.j, no action authorized by the Highlands Council shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Council has been delivered to the Governor for review, unless prior to expiration of the review period the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE, BE IT RESOLVED, the Highlands Council hereby approves:

1. the 302 Route 46 to 365 Route 46, 53 & 55 Manor House Road, and 1 Old Wolfe Road - Block 7702 Lots 21, 22, 23, & 24; Block 7704 Lots 41, 43, 44, 45 & 46; Block 7701, Lot 1; Block 2700 Lots 1, 2, 3, 4 & 77; Block 7701 Lot 1, Mount Olive Township, Morris County Highlands Redevelopment Area Designation with conditions as set forth in the Final Recommendation Report and authorizes the Executive Director to prepare a document so informing the NJDEP of the Highlands Redevelopment Area Designation; and
2. that the Executive Director, or his designee, is hereby authorized to amend the Plan Conformance Grant Agreement with Mount Olive Township to complete planning and implementation of the Highlands Redevelopment Area, including development of standards in compliance with the Highlands Redevelopment Area approval, in the amount of \$57,000 and provide technical assistance consistent with this Resolution

CERTIFICATION

I hereby certify that the foregoing Resolution was adopted by the Highlands Council at its meeting held on the 19th day of September, 2013.



Jim Rilee, Chairman

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Vote on the Approval of This Resolution	Motion	Second	Yes	No	Abstain	Absent
Councilmember Alstede	_____	_____	✓	_____	_____	_____
Councilmember Carluccio	_____	_____	_____	✓	_____	_____
Councilmember Dougherty	_____	_____	✓	_____	_____	_____
Councilmember Dressler	_____	_____	_____	_____	_____	✓
Councilmember Francis	_____	_____	✓	_____	_____	_____
Councilmember Holtaway	_____	✓	✓	_____	_____	_____
Councilmember James	_____	_____	_____	_____	_____	✓
Councilmember Richko	_____	_____	✓	_____	_____	_____
Councilmember Sebetich	_____	_____	✓	_____	_____	_____
Councilmember Tfanck	_____	_____	_____	_____	_____	✓
Councilmember Visioli	✓	_____	✓	_____	_____	_____
Councilmember Vohden	_____	_____	✓	_____	_____	_____
Councilmember Walton	_____	_____	_____	_____	_____	✓
Chairman Rilee	_____	_____	✓	_____	_____	_____