



Highlands Council Meeting

Thursday, December 4, 2014



Plan Conformance Committee Report



Consideration of Highlands Redevelopment Area Designation

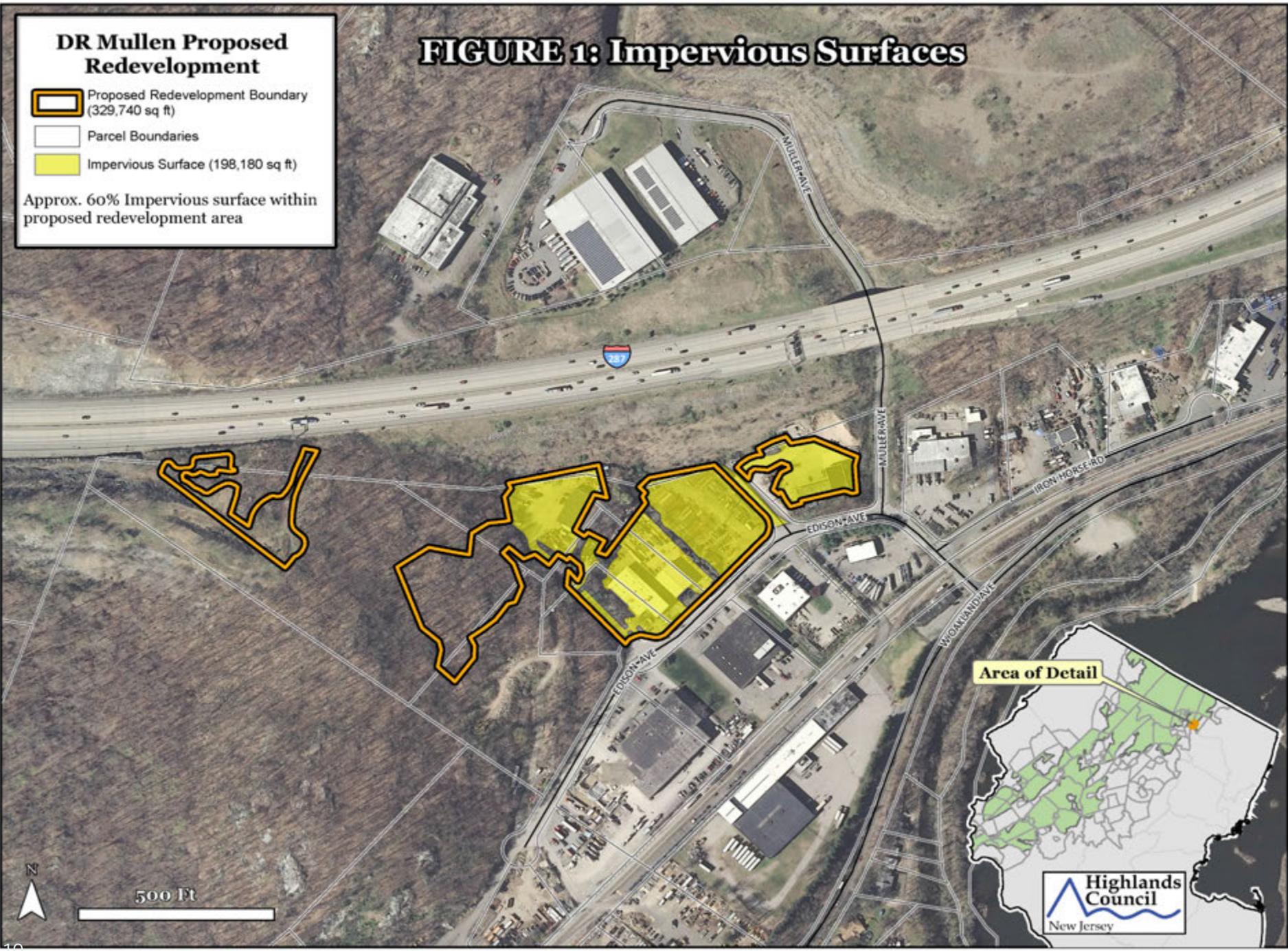
- Applicant: D.R. Mullen Construction
- Proposed project: Creation of a new outdoor storage area and a new 650 linear foot driveway
 - Borough of Oakland, Bergen County. Block 201, Lots 1 Through 6; Block 202, Lot 2.
- Application deemed complete 10/10/14.
- Proposed plan delineates two distinct areas that represent the proposed Highlands Redevelopment Area.
- One area identified as “shot rock” included in calculation of impervious surface (to meet 70% requirement of Preservation Area Rules).
- Site visit 10/27/14: Staff determined “shot rock” area does not meet the definition of impervious surface as found in the Highlands Act.
- Impervious surface recalculation does not meet 70% requirement.
- Field survey also indicated proposed project would not result in redevelopment of previously developed areas, but rather, would result in new development in previously undisturbed areas.

DR Mullen Proposed Redevelopment

FIGURE 1: Impervious Surfaces

-  Proposed Redevelopment Boundary (329,740 sq ft)
-  Parcel Boundaries
-  Impervious Surface (198,180 sq ft)

Approx. 60% Impervious surface within proposed redevelopment area



Area of Detail



Looking west towards I-287, "shot rock" area.



Looking north down “shot rock” area towards I-287.



Looking west towards I-287, "shot rock" area.



Ground detail of "shot rock" area.



Ground detail of "shot rock" area.



Ground and soil detail of "shot rock" area.



Looking east from proposed roadway, towards area proposed for detention basin.



Area proposed for clearing and development as a storage yard.



Looking south from area proposed for new access road.



Looking west towards area proposed for new roadway.



Rock outcrop adjacent to “shot rock” area.



Rock outcrop adjacent to “shot rock” area.



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