



Highlands Council Meeting

Thursday, May 15, 2014



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Oakland Borough

Petition for Plan Conformance



Camp Tamarack Area



Oakland Public Library



Hoppers Lake



Oakland Borough History

- Early inhabitants included Minsi and Lenni Lenape tribes who called the river “Ramapaugh” or “river of many round ponds.”
- Later settled by the Dutch, who called their settlement “De Panne” or the “The Ponds.”
- In 1870 the town’s name was changed from "The Ponds" to Oakland.
- In 1902 Oakland was incorporated and elected its first Mayor and Council.

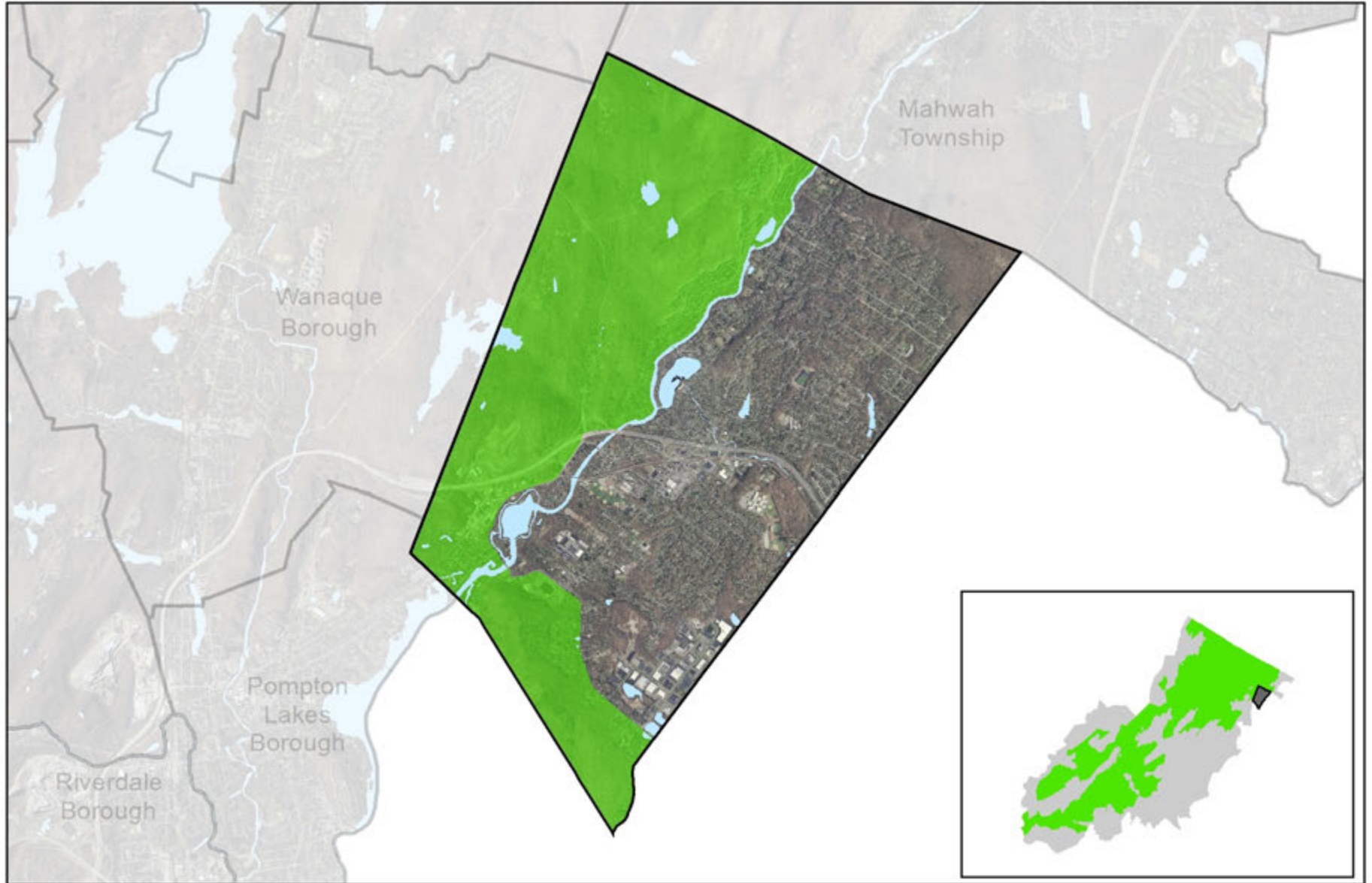







Petition

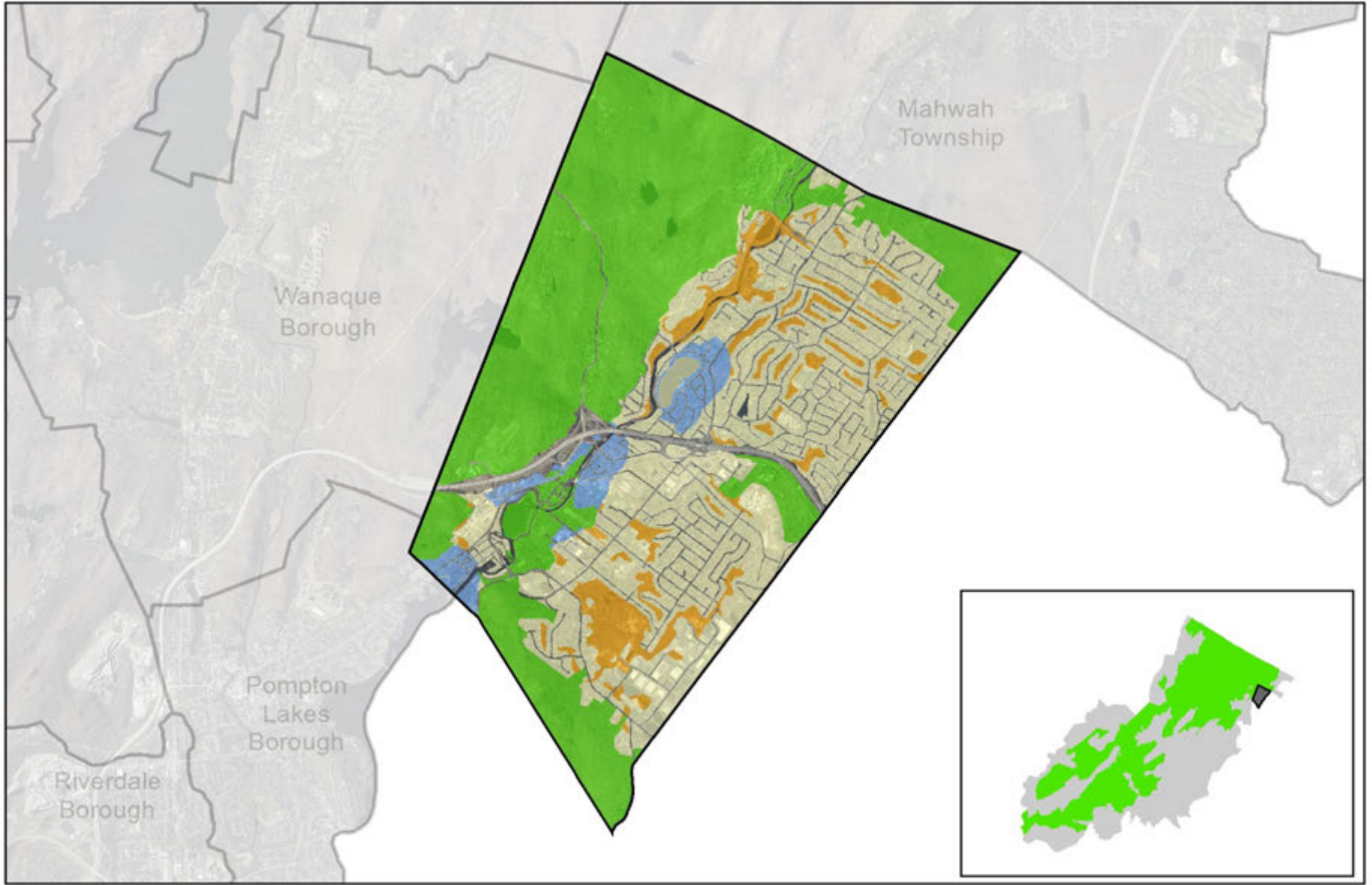
- Petition for entire municipality
 - 2009: Original petition for Preservation Area only
 - 2011: Petition amended to include Planning Area to help address wastewater management issues
- Preservation Area Lands: 2,605 Acres (46.4%)
- Planning Area Lands: 3,006 Acres (53.6%)







Oakland Borough - Preservation Area



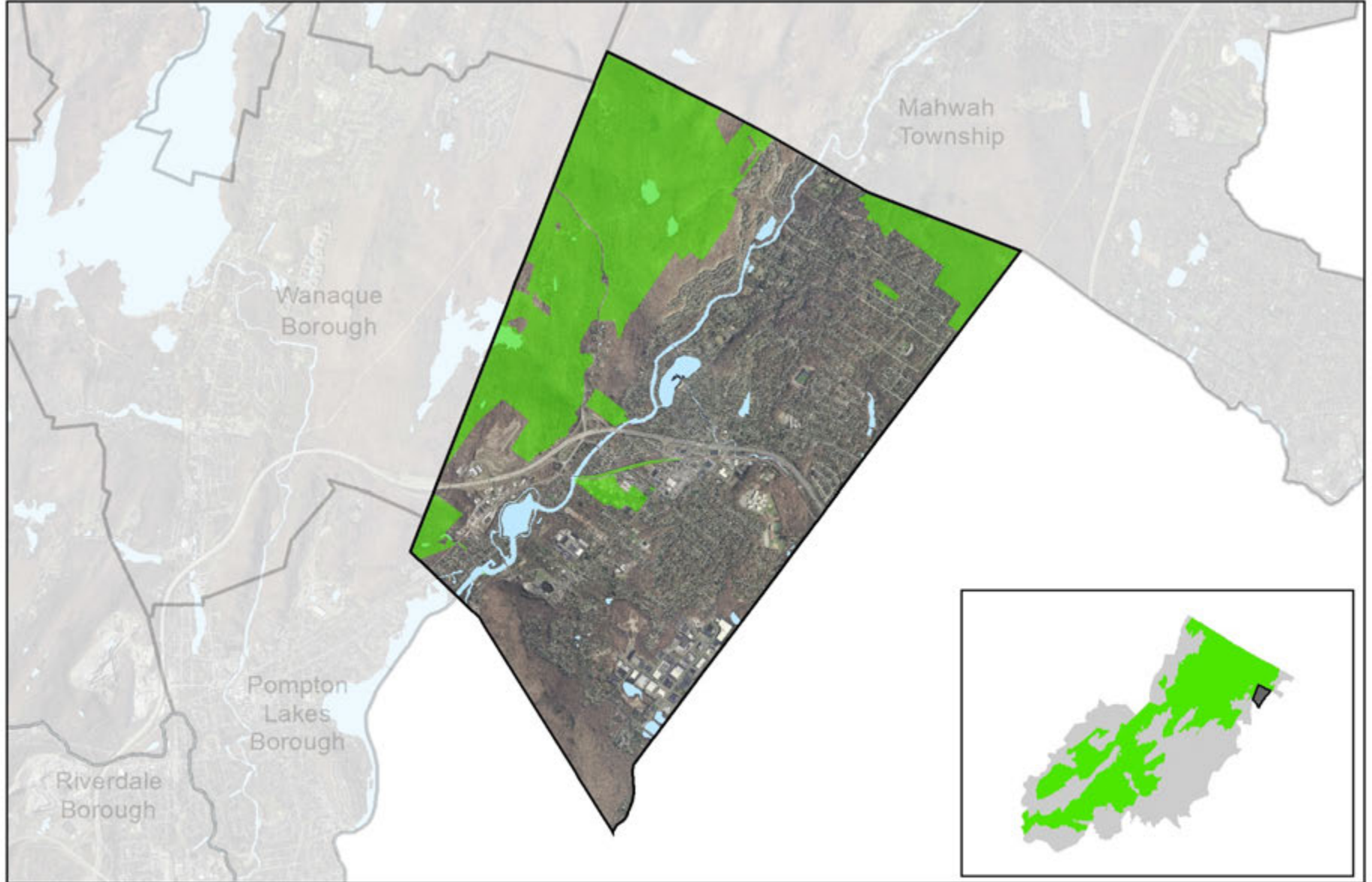
-  Municipal Boundaries
-  Open Water
-  Preservation Area




Oakland Borough - Land Use Capability Zones



- | | |
|---|--|
|  Protection Zone |  Existing Community Environmentally Constrained Subzone |
|  Wildlife Management Area |  Existing Community Zone |
|  Municipal Boundaries |  Lake Community Subzone |

Oakland Borough - Preserved Lands



-  Municipal Boundaries
-  Open Water
-  Preserved Lands



Public Comment Summary

- Public Comment Period: April 14-29, 2014
- One (1) comment received
 - NJ Highlands Coalition
 - Supports Petition, concerns over added development
 - Comment regarding NJDEP action on Preservation Area affordable housing development
- Revised Final documents, including responses to comments, were posted to the Highlands Council website: May 6, 2014



Implementation Funding

- Implementation Plan & Schedule includes funding to address:
 - Wastewater Management Planning
 - Highlands Center Planning
 - Redevelopment Planning
 - Water Use and Conservation Management Planning
 - Currently participating in pilot program



Staff Recommendation:

Approve w/conditions

- Adoption of approved:
 - Planning Area Petition Ordinance
 - Land Use Ordinance
 - Highlands ERI
 - Master Plan Highlands Element
 - Updated zoning map
 - Housing Element and Fair Share Plan
 - Wastewater Management Plan
- Adherence to Implementation Plan & Schedule



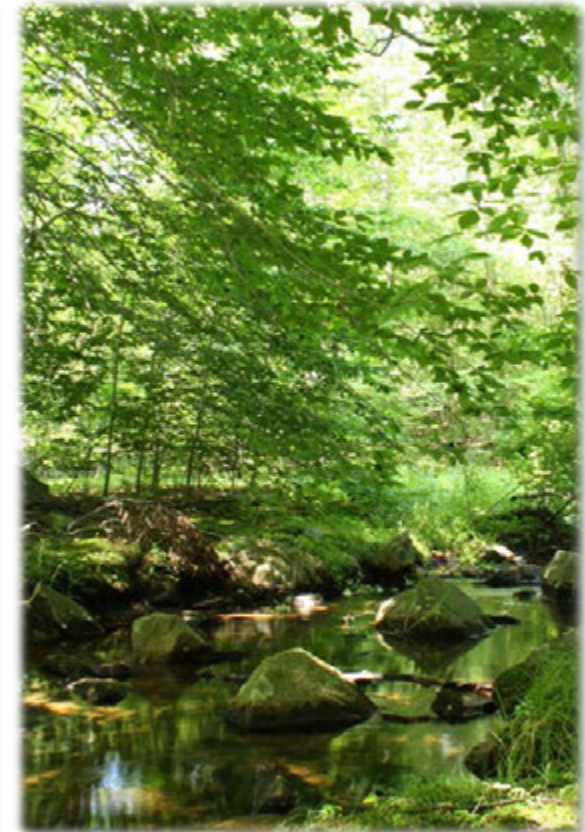
Oakland Borough Petition for Plan Conformance



Ramapo River



Municipal Complex



Camp Tamarack Area



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