

Highlands Council Meeting

Thursday, December 12, 2024

Mountain Lake, Mountain Lakes Borough



Budget and Finance Committee

Plan Conformance Grant Funding Requests

- **Economic Sustainability Planning – \$100,000**
Hunterdon County
- **Stormwater Management Planning - \$70,000**
West Milford Township - \$50,000
Byram Township- \$20,000
- **Initial Assessment - \$15,000**
Greenwich Township

Agricultural Sustainability Grants Update



FOODSHED ALLIANCE



All six funded projects advancing. Three ready for year-two funding.

Plan Conformance Committee

Petition for Plan Conformance Borough of Mountain Lakes

The Station, New Jersey Transit at The Borough of Mountain Lakes

MOUNTAIN LAKES
RAILROAD STATION
1912
BUILT ON PROPERTY ONCE OWNED BY
HERO BULL, FORMER SLAVE. CORNERSTONE
LAID BY BELLE DE RIVERA, FAMED
SUFFRAGETTE. RAILROAD INSTRUMENTAL
IN DEVELOPMENT OF MOUNTAIN LAKES.
STATION BURNED IN 1915. REBUILT 1919.
MORRIS COUNTY HERITAGE COMMISSION

Borough of Mountain Lakes

- 1,861 acres/ 2.9 square miles
- Central Morris County
- Planning Area – 1,861 acres
(100% of municipality)
- Primarily residential lake community
- Known for historic Hapgood houses & 2-mile-long Boulevard

BOROUGH OF MOUNTAIN LAKES

LISTED IN NATIONAL AND STATE REGISTERS OF HISTORIC PLACES

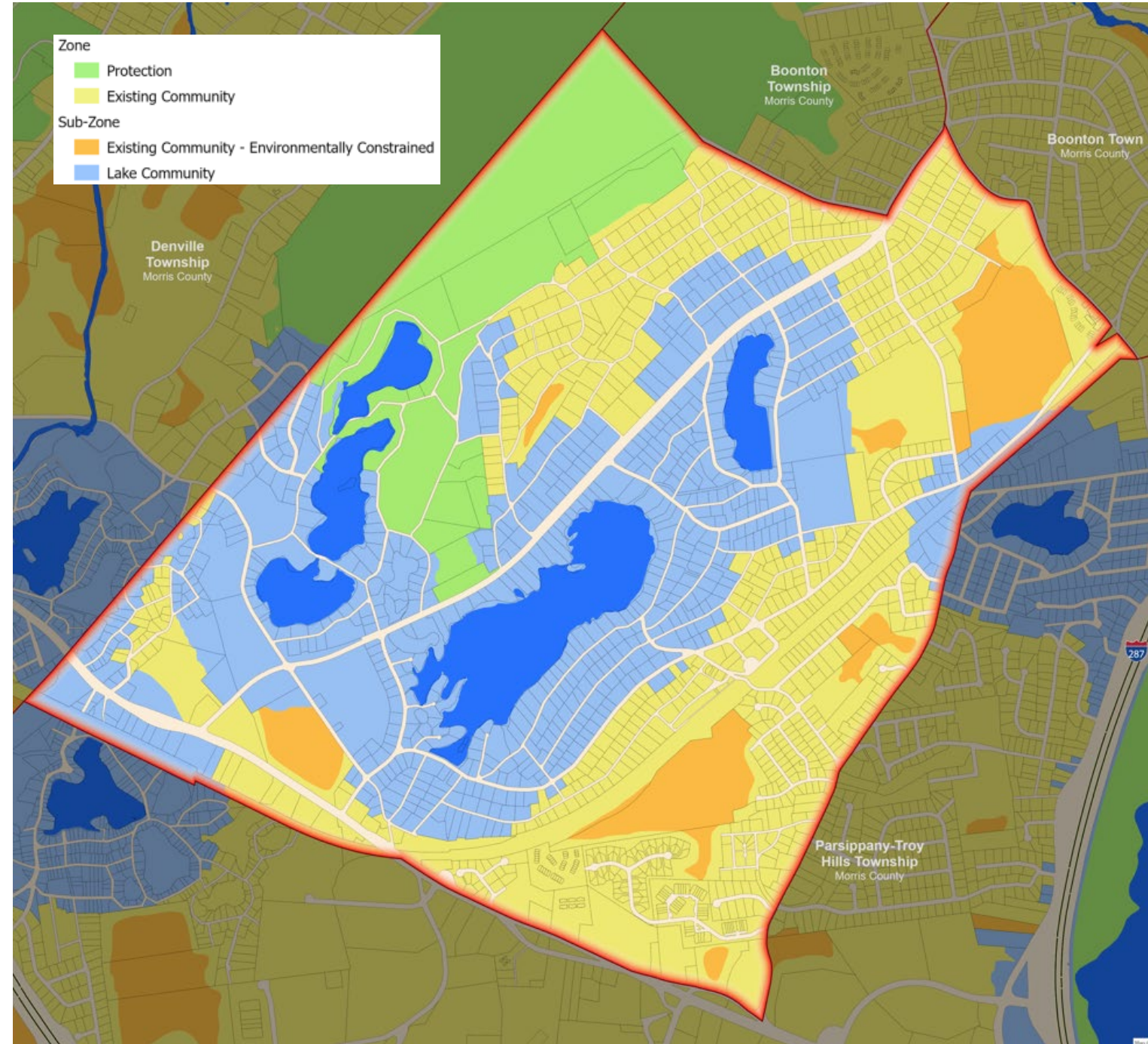


Mountain Lakes Land Use Capability Zones (LUCZ) Map

Land Use Capability Zones (% of municipality)	
Existing Community Zone (ECZ)	33.4%
Protection Zone	12.0%

Land Use Capability Sub-Zones (% of municipality)	
Lake Community Subzone	31.1%
ECZ – Environmentally Constrained Subzone	6.5%

Road Rights-of-Way 17.1%



Public Comment and State Plan Review

- 30-day public comment period: Oct. 21 – Nov. 21, 2024
- Per State Planning Commission endorsement of RMP, also reviewed by Office of Planning Advocacy

**No public comments.
Consistent with the State Plan.**

Implementation Funding

- Implementation Plan and Schedule includes funding to address:
 - Highlands Element and Master Plan Reexamination
 - Adoption of Highlands Land Use Ordinance
 - Update Municipal Ordinances
 - Environmental Resource Inventory
 - Affordable Housing Plan



Staff Recommendation: Approve with conditions

- Adoption of approved:
 - Highlands Conformance Ordinance
 - Master Plan Highlands Element
- Adherence to Implementation Plan and Schedule

Petition for Plan Conformance Borough of Mountain Lakes

The Station, New Jersey Transit at The Borough of Mountain Lakes

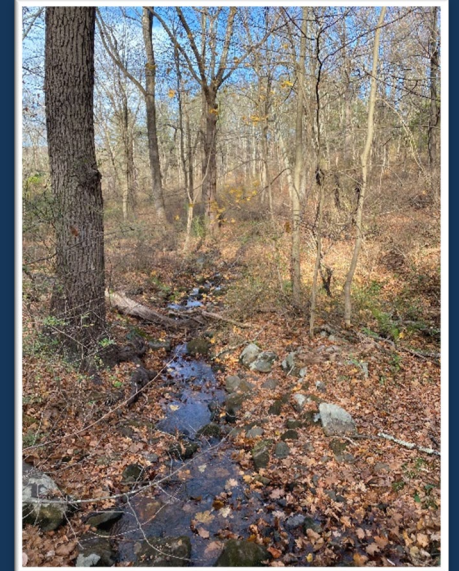
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Petition for Plan Conformance Borough of Bernardsville

New Jersey Audubon Society Scherman Hoffman Sanctuary, Bernardsville Borough

Borough of Bernardsville

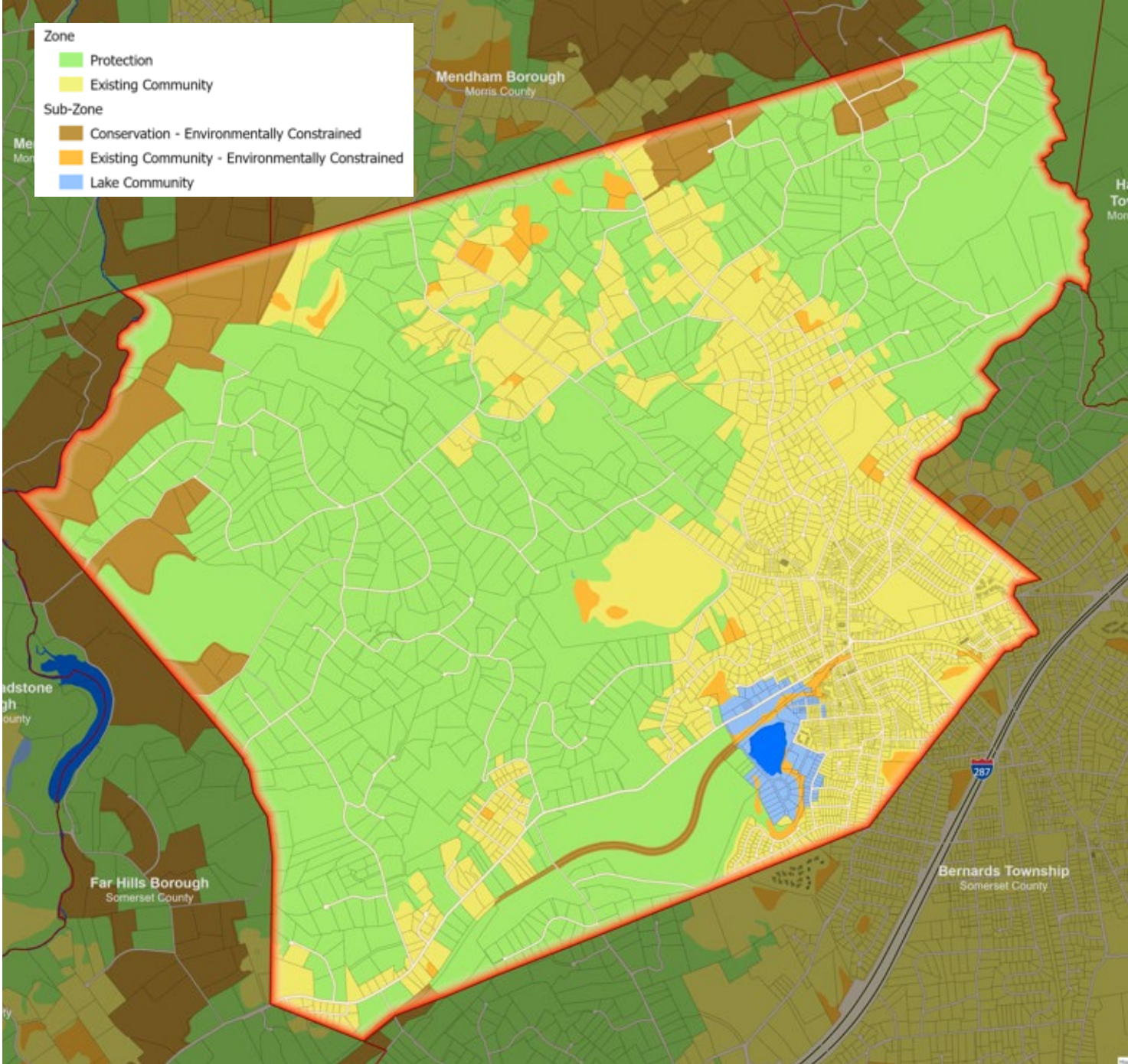
- 8,265 acres/ 12.9 square miles
- Northern Somerset County
- Planning Area – 8,265 acres
(100% of municipality)
- Primarily suburban-rural residential community with a mixed-use downtown center
- NJ Audubon Society Scherman Hoffman Wildlife Sanctuary & greater Morristown National Historical Park



Bernardsville Land Use Capability Zones (LUCZ) Map

Land Use Capability Zones (% of municipality)	
Protection Zone	61.5%
Existing Community Zone (ECZ)	24.6%

Land Use Capability Sub-Zones (% of municipality)	
Conservation Zone – Environmentally Constrained	6.2%
ECZ – Environmentally Constrained	1.6%
Lake Community	1.0%
Road Rights-of-Way	5.0%



Public Comment and State Plan Review

- 30-day public comment period: October 21 – November 21, 2024
- Per State Planning Commission endorsement of RMP, also reviewed by Office of Planning Advocacy

**No public comments.
Consistent with the State Plan.**

Implementation Funding

- Implementation Plan and Schedule includes funding to address:
 - Master Plan Reexamination
 - Land Use Ordinance
 - Housing Element and Fair Share Plan
 - Highlands Center Feasibility Study
 - Stormwater Management Plan

Staff Recommendation: Approve with conditions

- Adoption of approved:
 - Highlands Conformance Ordinance
 - Master Plan Highlands Element
- Adherence to Implementation Plan and Schedule

Petition for Plan Conformance Borough of Bernardsville

New Jersey Audubon Society Scherman Hoffman Sanctuary, Bernardsville Borough

Other Business

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