Highlands Council Meeting

October 16, 2025

Looking North From Scenic Overlook on Rt 80 in Allamuchy Township. Warren County

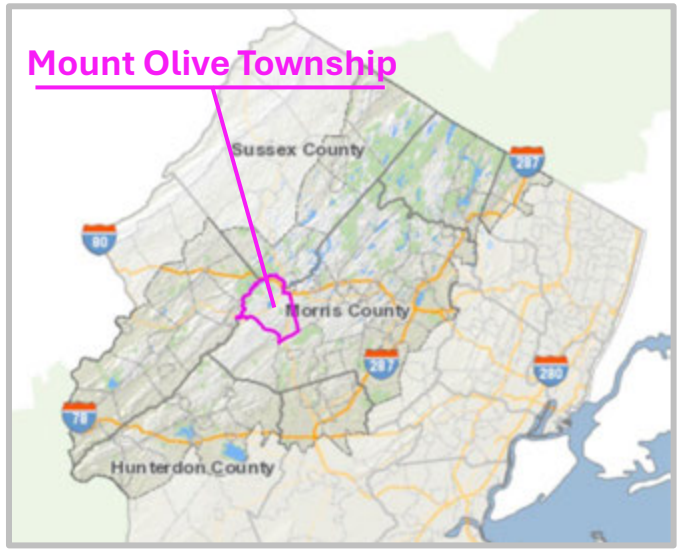
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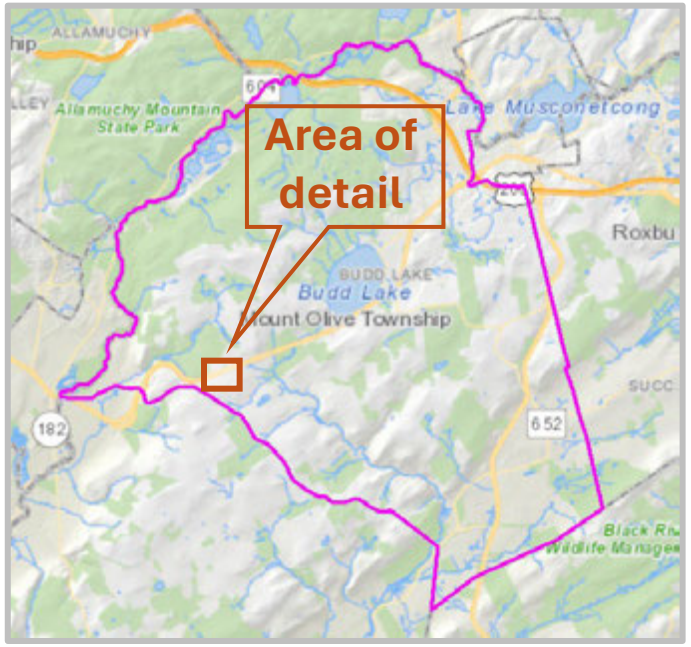


Plan Conformance Committee

Highlands Redevelopment Area Designation

Mount Olive Township

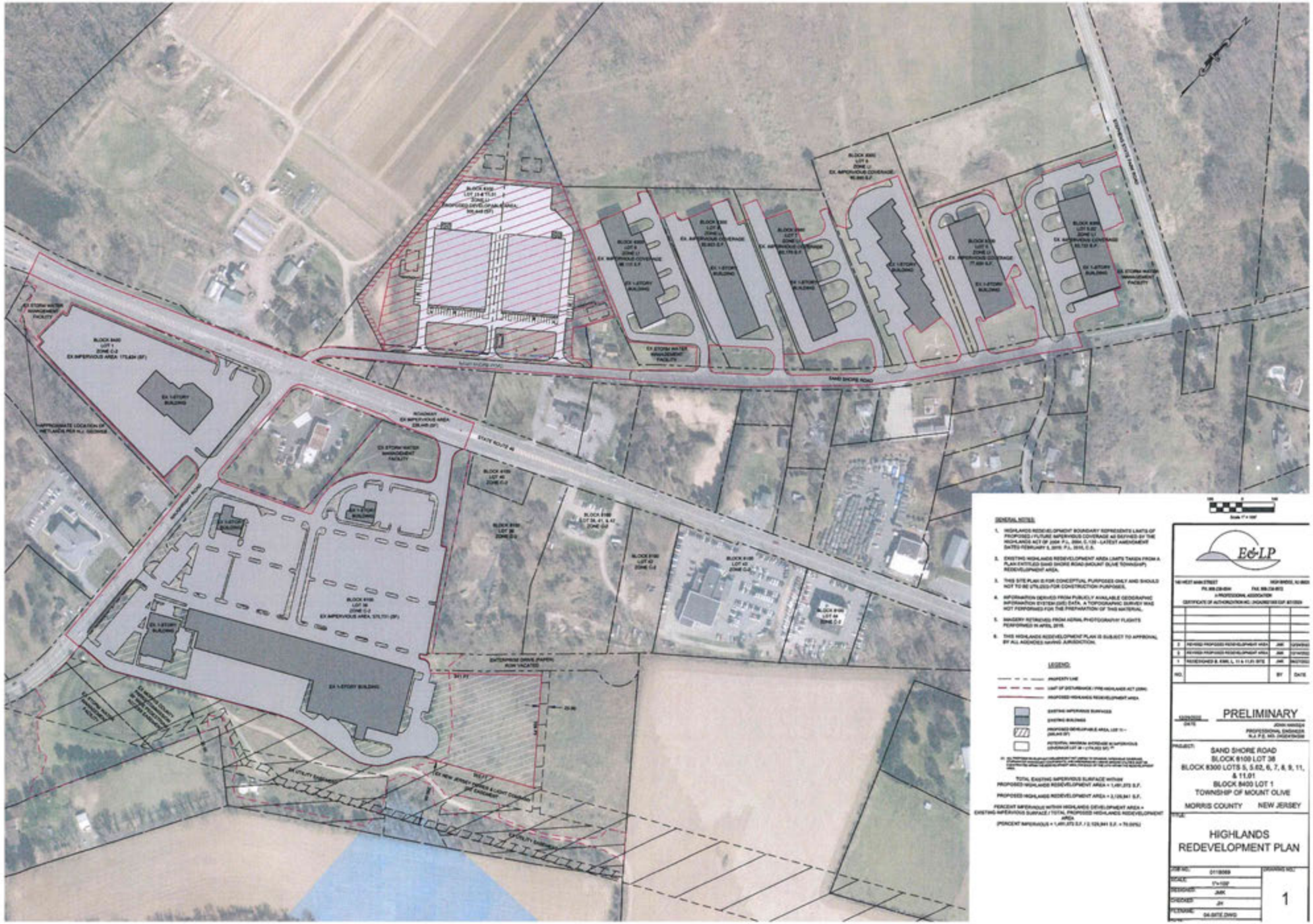

Mount Olive Township
Sussex County
Morris County
Hunterdon County


Area of detail
Allamuchy Mountain State Park
Lake Musconetcong
Budd Lake
Mount Olive Township
Roxbu
182
652



Highlands Redevelopment Area Designation Submitted February 2024 by Mt. Olive Township

- Preservation Area, 47.61 acres
- 10 properties in the Redevelopment Area; 3 proposed for additional development
- Block 8300, Lot 11 & 11.01: 8.07 acres
  - Applicant proposing 92,000 sq ft warehouse/flex industrial building
  - Total impervious: 199,124 square feet; Access directly on Sand Shore Road
- Block 8100, Lot 38: 30.42 acres
  - Currently commercial shopping center, total impervious 575,731 sq ft.
  - Vacant area reserved for potential future expansion up to additional 174,022 sq ft. (No plans currently exist. Area identified for Affordable Housing).


SAND SHORE ROAD
STATE ROUTE 46
EX. 1-STORY BUILDING
EX. STORM WATER MANAGEMENT FACILITY
ENTERPRISE DRIVE (PAPER) ROW VACATED
GENERAL NOTES:
1. HIGHLANDS REDEVELOPMENT BOUNDARY REPRESENTS LIMITS OF PROPOSED / FUTURE IMPERVIOUS COVERAGE AS DEFINED BY THE HIGHLANDS ACT OF 2004 P.L. 2004, C.120 - LATEST AMENDMENT DATED FEBRUARY 5, 2019 P.L. 2019, C.5.
2. EXISTING HIGHLANDS REDEVELOPMENT AREA LIMITS TAKEN FROM A PLAN ENTITLED SAND SHORE ROAD (MOUNT OLIVE TOWNSHIP) REDEVELOPMENT AREA.
3. THIS SITE PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND SHOULD NOT TO BE UTILIZED FOR CONSTRUCTION PURPOSES.
4. INFORMATION DERIVED FROM PUBLICLY AVAILABLE GEOGRAPHIC INFORMATION SYSTEM (GIS) DATA. A TOPOGRAPHIC SURVEY WAS NOT PERFORMED FOR THE PREPARATION OF THIS MATERIAL.
5. IMAGERY RETRIEVED FROM AERIAL PHOTOGRAPHY FLIGHTS PERFORMED IN APRIL 2015.
6. THIS HIGHLANDS REDEVELOPMENT PLAN IS SUBJECT TO APPROVAL BY ALL AGENCIES HAVING JURISDICTION.
LEGEND:
PROPERTY LINE
LIMIT OF DISTURBANCE / PRE-HIGHLANDS ACT (2004)
PROPOSED HIGHLANDS REDEVELOPMENT AREA
EXISTING IMPERVIOUS SURFACES
EXISTING BUILDINGS
PROPOSED DEVELOPABLE AREA, LOT 5 – (680,640 SF)
POTENTIAL MAXIMUM INCREASE IN IMPERVIOUS COVERAGE LOT 38 = (174,452 SF) *
TOTAL EXISTING IMPERVIOUS SURFACE WITHIN PROPOSED HIGHLANDS REDEVELOPMENT AREA = 1,491,372 S.F.
PROPOSED HIGHLANDS REDEVELOPMENT AREA = 2,129,841 S.F.
PERCENT IMPERVIOUS WITHIN HIGHLANDS DEVELOPMENT AREA = EXISTING IMPERVIOUS SURFACE / TOTAL PROPOSED HIGHLANDS REDEVELOPMENT AREA
(PERCENT IMPERVIOUS = 1,491,372 S.F. / 2,129,841 S.F. = 70.04%)
E&LP
PRELIMINARY
JOHN HANSEN
PROFESSIONAL ENGINEER
N.J. P.E. NO. 24GE04782000
PROJECT:
SAND SHORE ROAD
BLOCK 8100 LOT 38
BLOCK 8300 LOTS 5, 5.02, 6, 7, 8, 9, 11, & 11.01
BLOCK 8400 LOT 1
TOWNSHIP OF MOUNT OLIVE
MORRIS COUNTY NEW JERSEY
TITLE:
HIGHLANDS REDEVELOPMENT PLAN
PROJ. NO.: 011B089
SCALE: 1"=100'
DESIGNED: JMK
CHECKED: JH
FILENAME: 04-SITE.DWG
DRAWING NO.:
1

Public Comment

- 30-day public comment period: June 16- July 16, 2025
- Seventeen written public comment received:
  - Reflected concerns regarding warehouse use, comments on ongoing litigation, and comments from the MWA/RHA.
- Two public comments were made at the June 2, 2024 Highlands Council meeting
  - Related to concerns about traffic, property-specific concerns

Site Photos
Block 8300, Lot 11 & 11.01



Block 8300, Lot 9 retention pond





Lot 11.01 from edge of Lot 9

Site Photos
Block 8300, Lot 11 & 11.01





Proposed industrial/warehouse site

Site Photos
Block 8300, Lot 11 & 11.01







Entrance to proposed industrial/warehousing site

Site Photos
Block 8100, Lot 38





Edge of site - existing shopping center parking lot

Site Photos
Block 8100, Lot 38





Potential future expansion area



Findings

- Project meets 70% existing impervious surface requirement
- Highlands Resources: Limited resources on site. Mitigation for loss of Prime Groundwater Recharge Area for Block 8100, Lot 38.
- Water and Sewer Capacity: On-site mitigation of consumptive water losses associated with increased water demands required.
- Warehouse Guidelines: Site meets guidelines with siting and transportation.
  - Mitigation needed for increase of impervious surface levels above 3%.

Recommendation: Approve with conditions

- Water Use Conservation Management Plan (WUCMP)
- Mitigation plan for loss of Prime Groundwater Recharge
- Patriot's Path Easement
- Mitigation Plan for increase in impervious surface for subwatershed
- Incorporate design standards in Highlands Warehousing Guidance.
- Conduct consistency review/determination if site plan developed for Block 8100, Lot 38.
- Review with best management practices regarding stormwater management, green infrastructure, and nitrate dilution standards.
- Encourage working with community regarding operation of site.

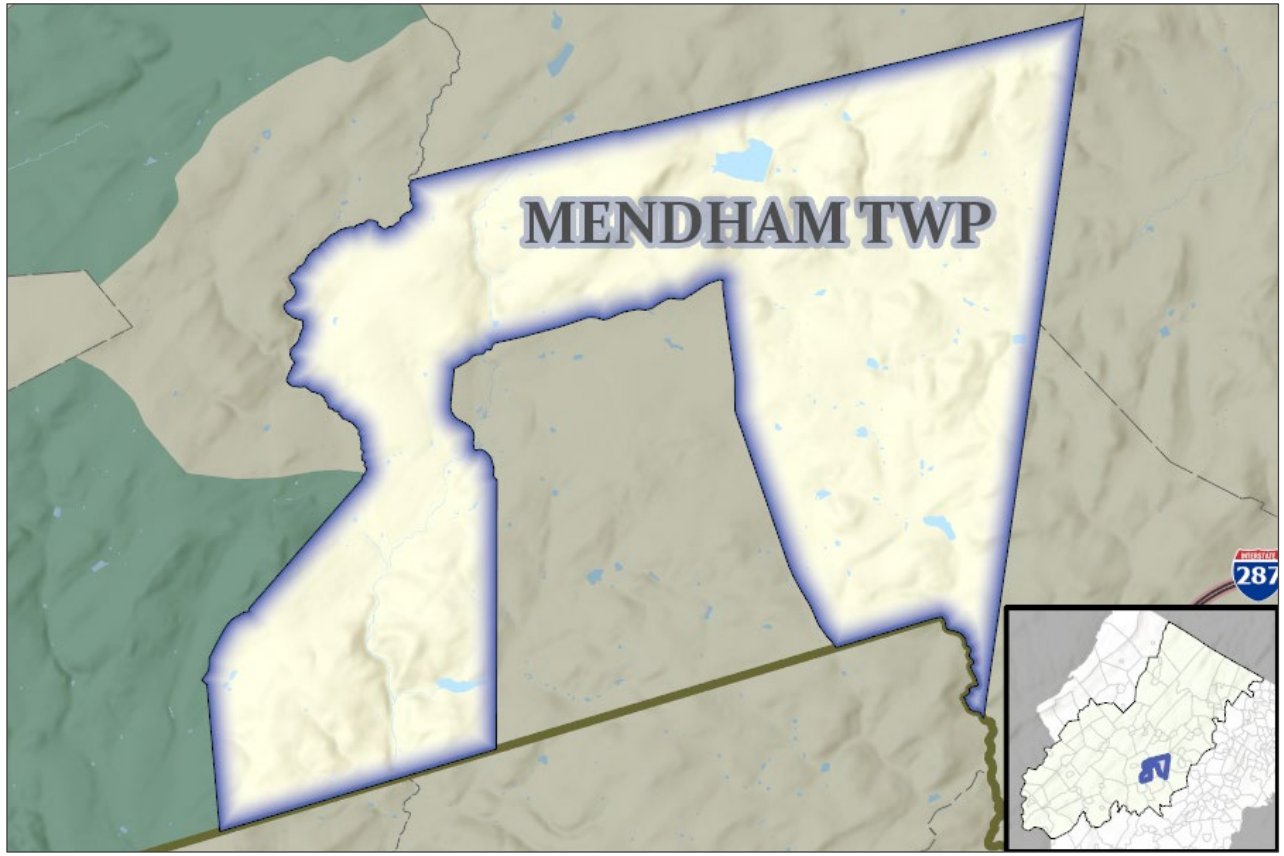


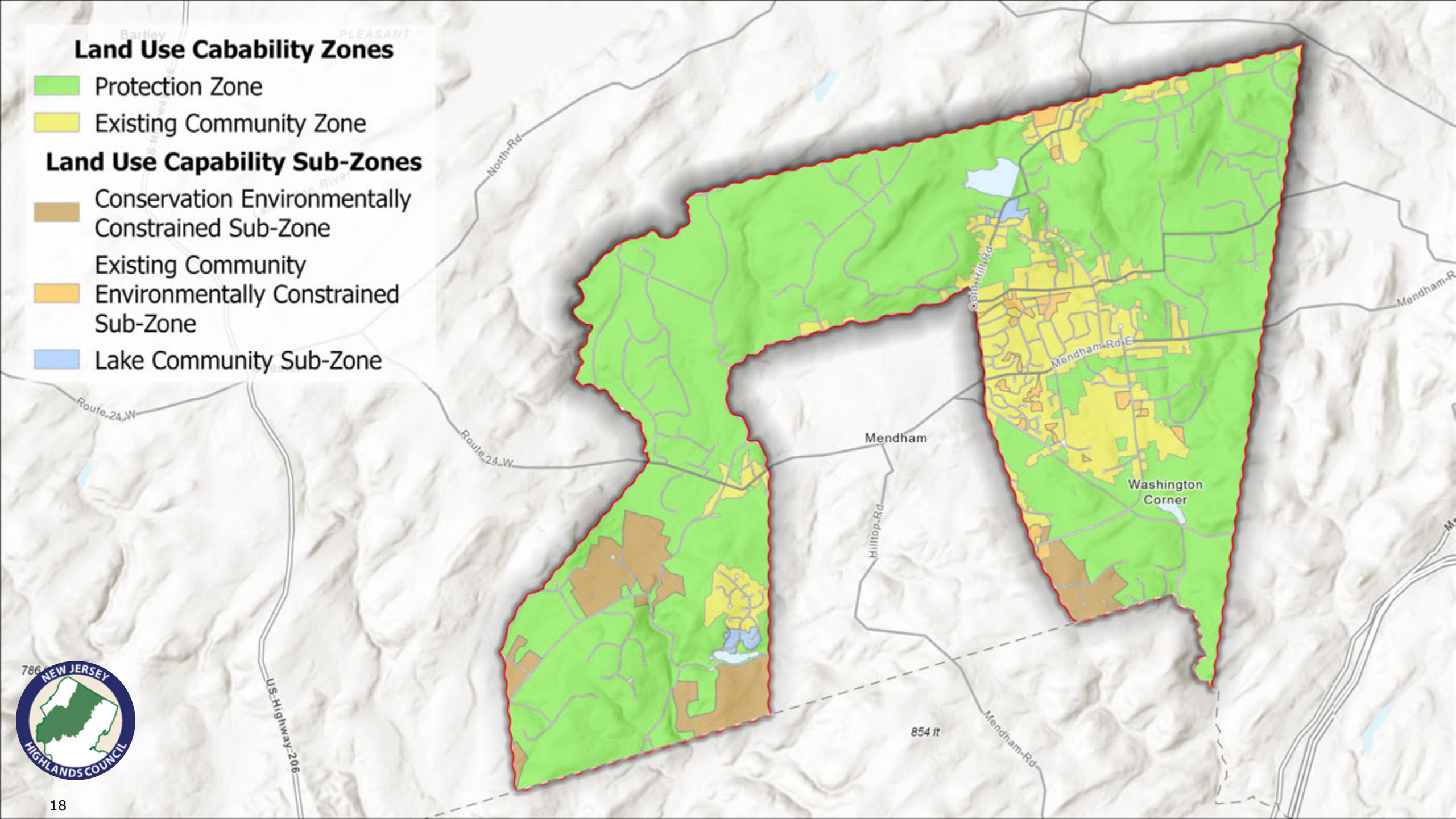
Mendham Township

Petition for Plan Conformance

Mendham Township

- 11,527 acres/ 18 square miles
- 100% Planning Area
- Petition for Plan Conformance
  - Initial Assessment Report
  - Petition Resolution




Land Use Cabability Zones
Protection Zone
Existing Community Zone
Land Use Capability Sub-Zones
Conservation Environmentally Constrained Sub-Zone
Existing Community Environmentally Constrained Sub-Zone
Lake Community Sub-Zone
Bartley
PLEASANT
North Rd
Old Hill Rd
Mendham Rd E
Mendham Rd
Route 24 W
Route 24 W
Mendham
Washington Corner
Hilltop Rd
854 ft
Mendham Rd
US Highway 206
NEW JERSEY HIGHLANDS COUNCIL

Public Comment Summary

- Public Comment Period:
  March 26 – April 26, 2025
- Two comments received.
  - Mendham Alliance for Preservation and Conservation
  - Backer Farm

Public Comment Summary

- Public Comment Period:
  August 1 – August 31, 2025
- Six comments received.
  - Mendham Alliance for Preservation and Conservation
  - Morris County CADB
  - Four Residents

Implementation Funding

Implementation Plan and Schedule includes funding to address

- Plan Conformance Ordinance
- Master Plan Element and Re-examination Report
- Stormwater Management
- Environmental Resource Inventory
- Agricultural Planning and Right to Farm

Staff Recommendation:
Approve with conditions

- Adoption of approved
  - Highlands Conformance Ordinance
  - Master Plan Highlands Element
  - Right to Farm Ordinance
  - Housing Element and Fair Share Plan
- Adherence to Implementation Plan and Schedule

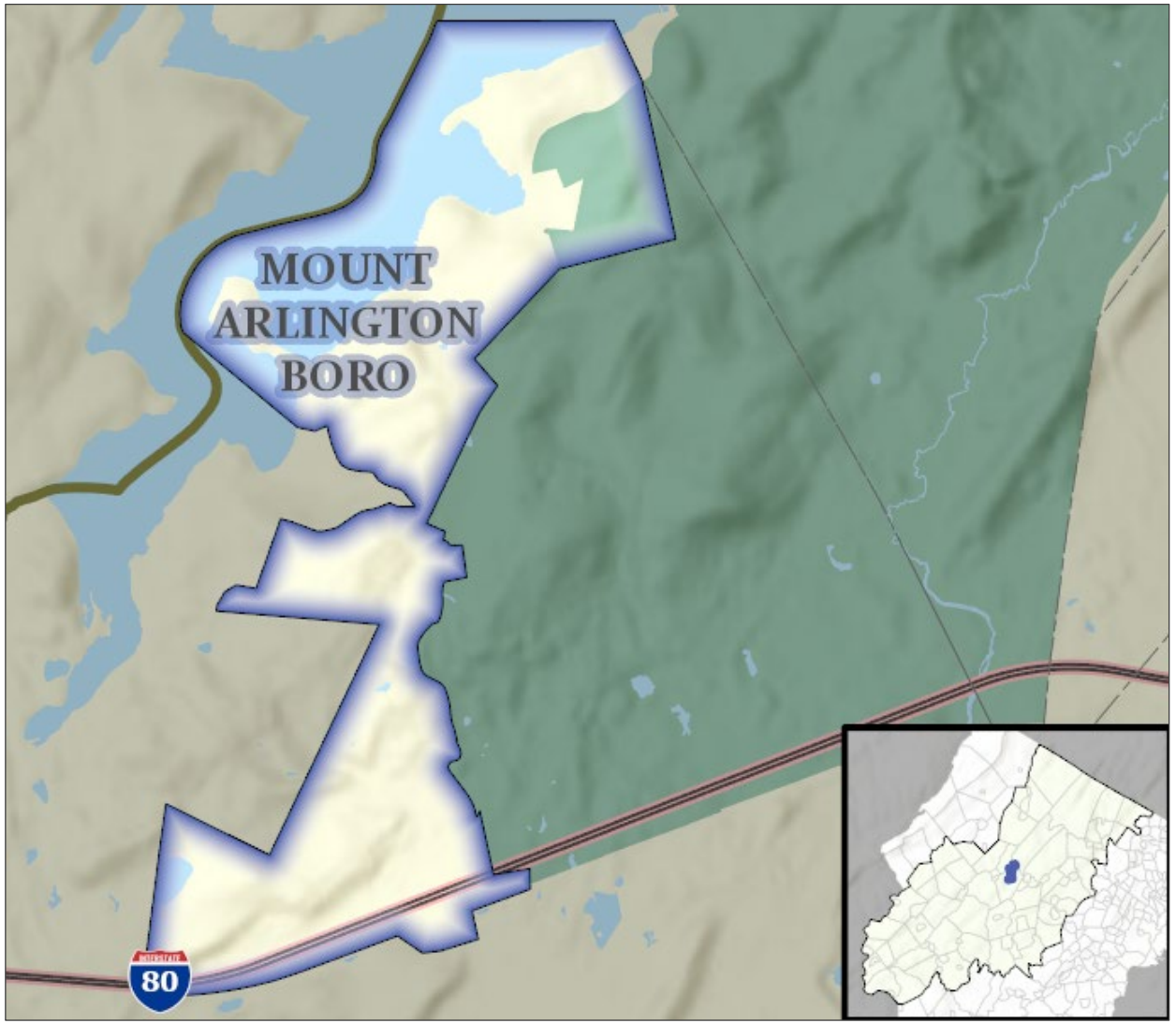


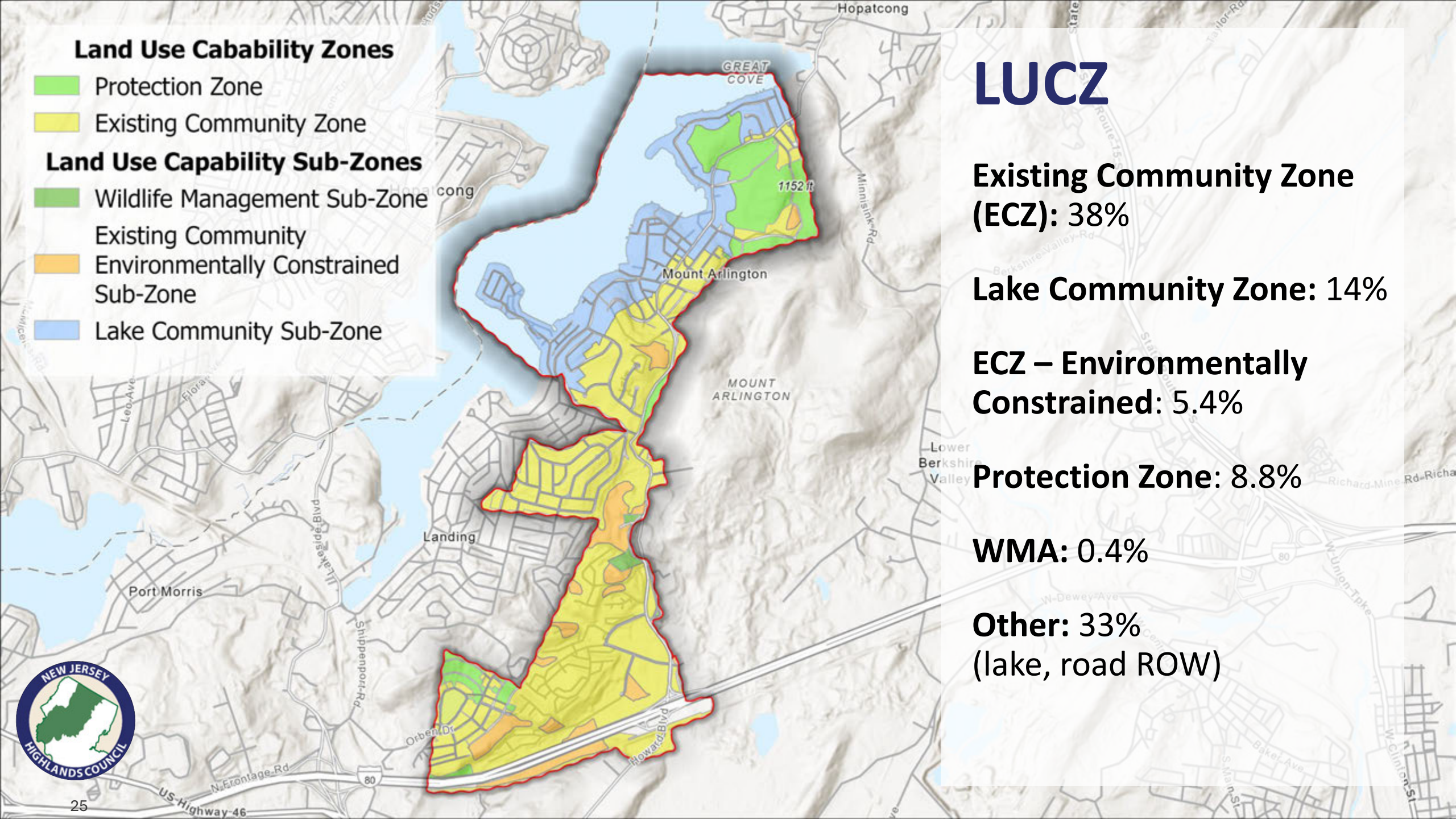
Borough of Mt. Arlington

Petition for Plan Conformance

Mount Arlington Borough

- 1,795 acres/ 2.8 square miles
- Planning Area – 1,663 acres (93% of municipality)
- Preservation Area – 132 acres (7% of municipality)
- Petition for Plan Conformance
  - Preservation Area - 2011
  - Planning Area - Current





LUCZ

Existing Community Zone (ECZ): 38%

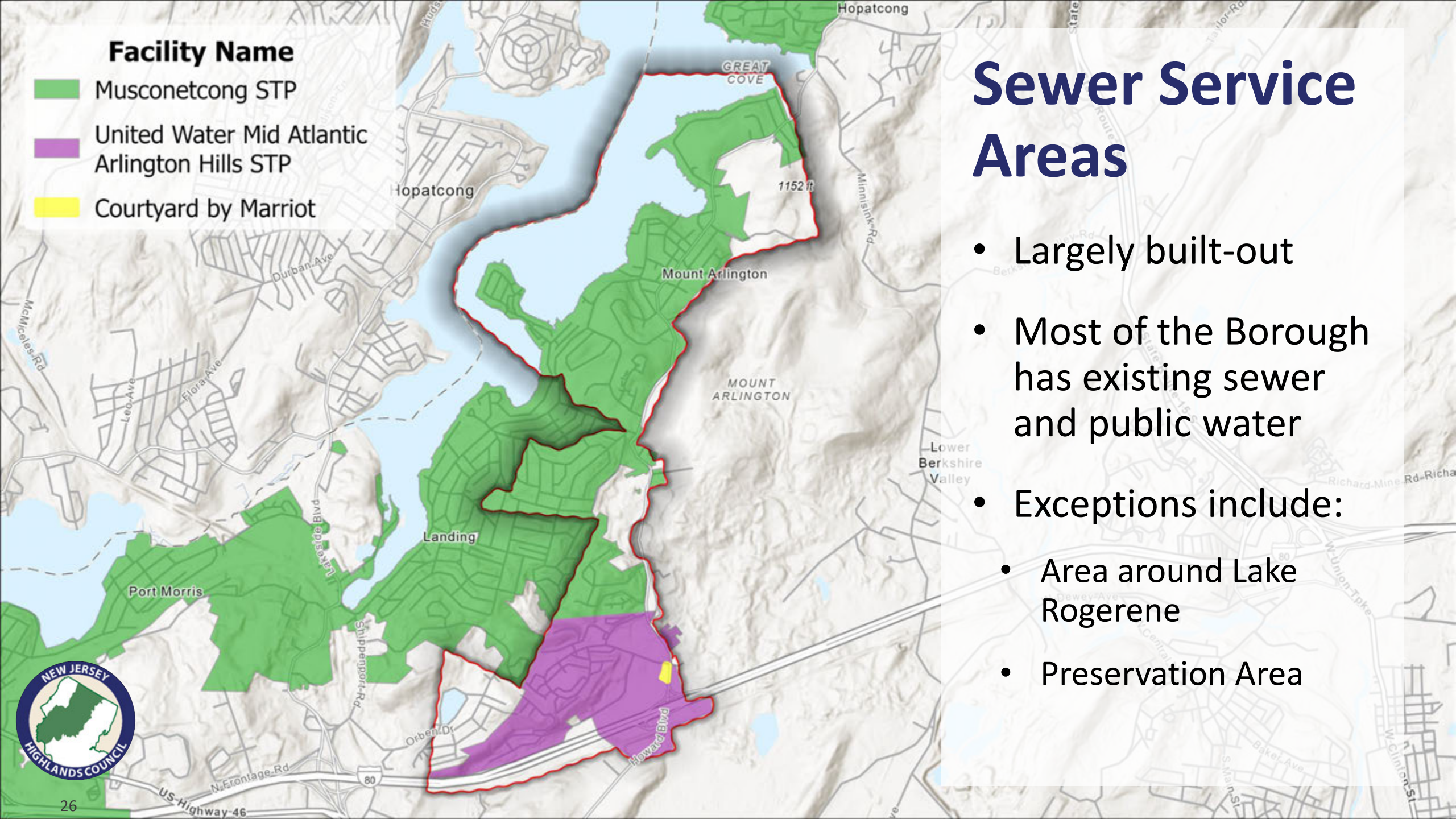
Lake Community Zone: 14%

ECZ – Environmentally Constrained: 5.4%

Protection Zone: 8.8%

WMA: 0.4%

Other: 33%
(lake, road ROW)



Sewer Service Areas

- Largely built-out
- Most of the Borough has existing sewer and public water
- Exceptions include:
  - Area around Lake Rogerene
  - Preservation Area

Public Comment Summary

Public Comment Period

July 24 – August 24, 2025

No comments received.







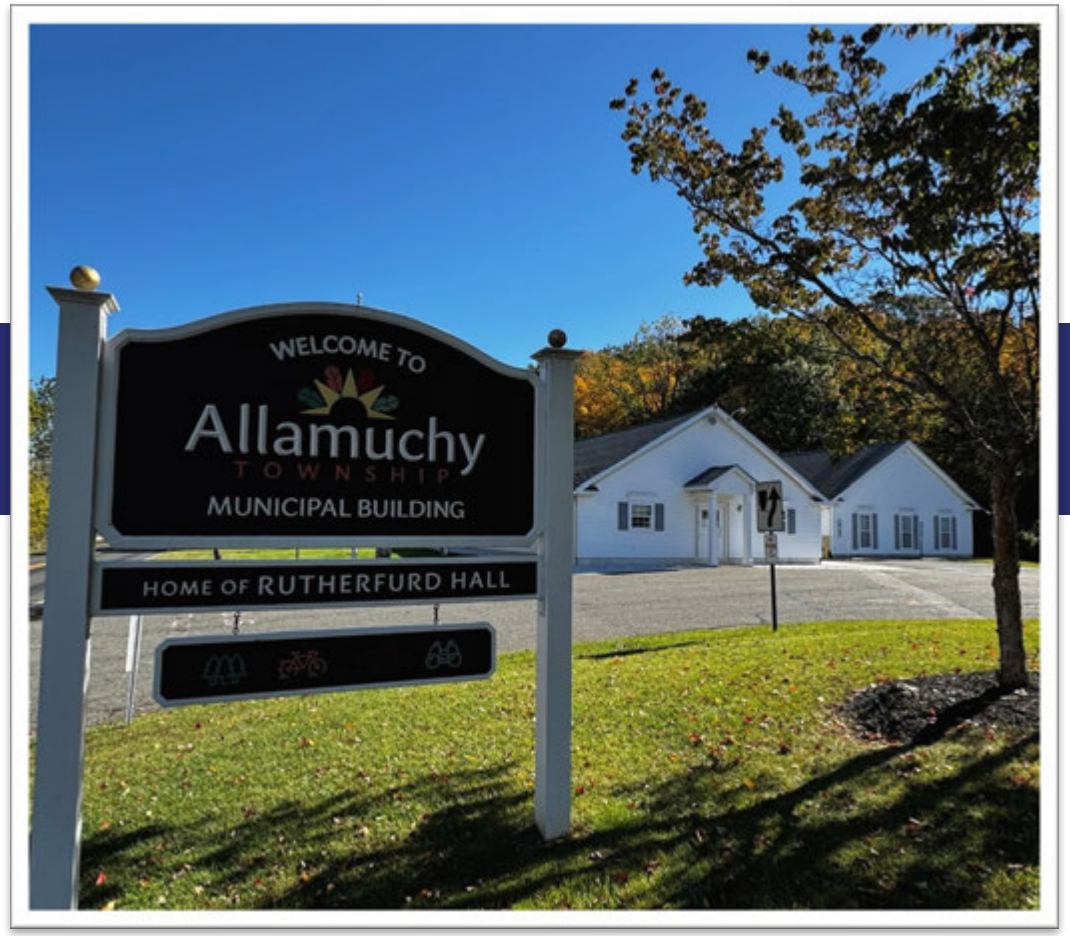
Implementation Funding

- Implementation Plan and Schedule includes funding in FY2026 to address:
  - Center Feasibility Study
  - Stormwater Management
  - Lake Management Study for Lake Rogerene

Staff Recommendation: Approve with conditions

- Adoption of approved
  - Highlands Conformance Ordinance
  - Master Plan Re-examination Report
  - Highlands Element
  - Highlands ERI
- Adherence to Implementation Plan and Schedule



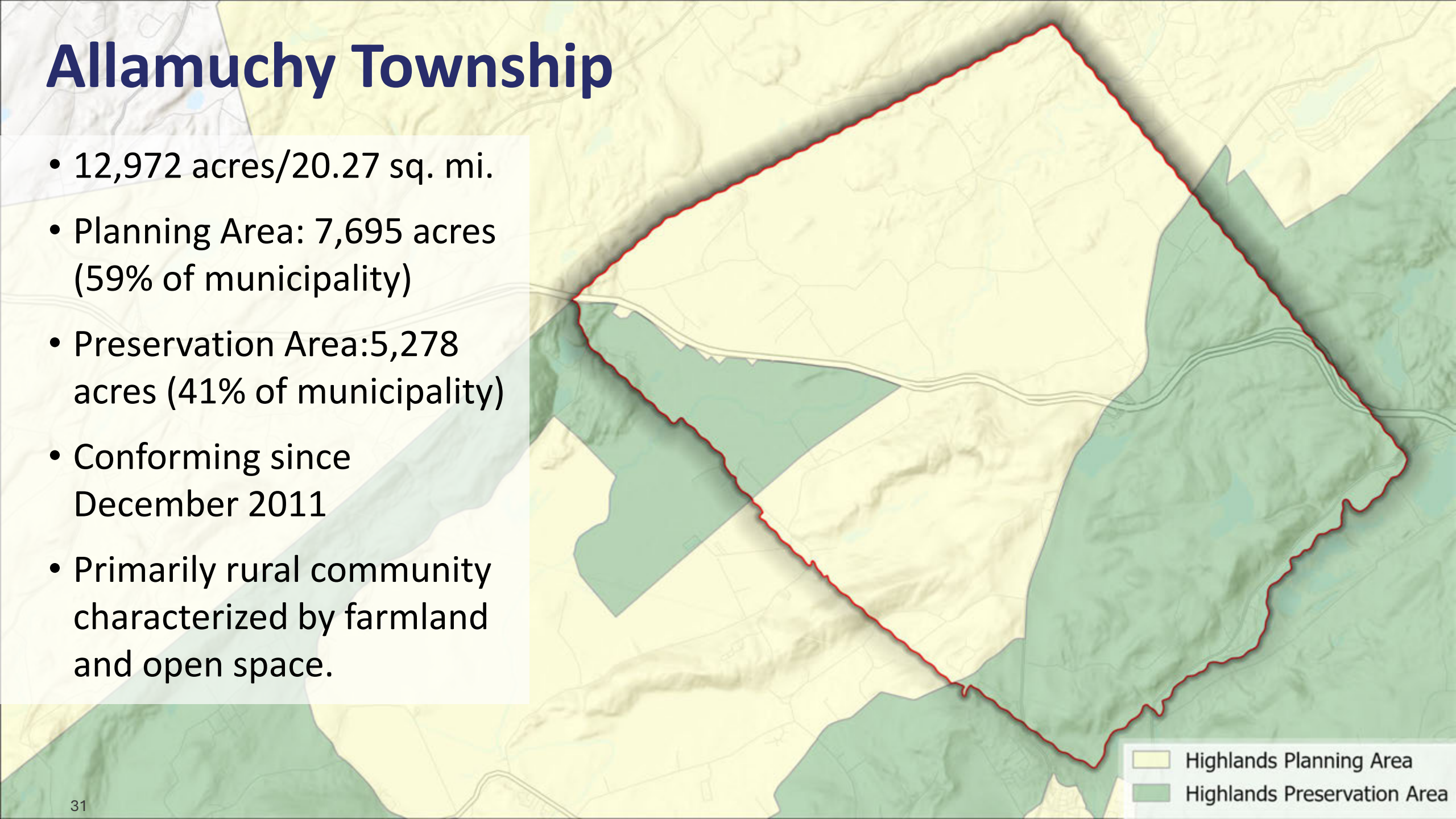


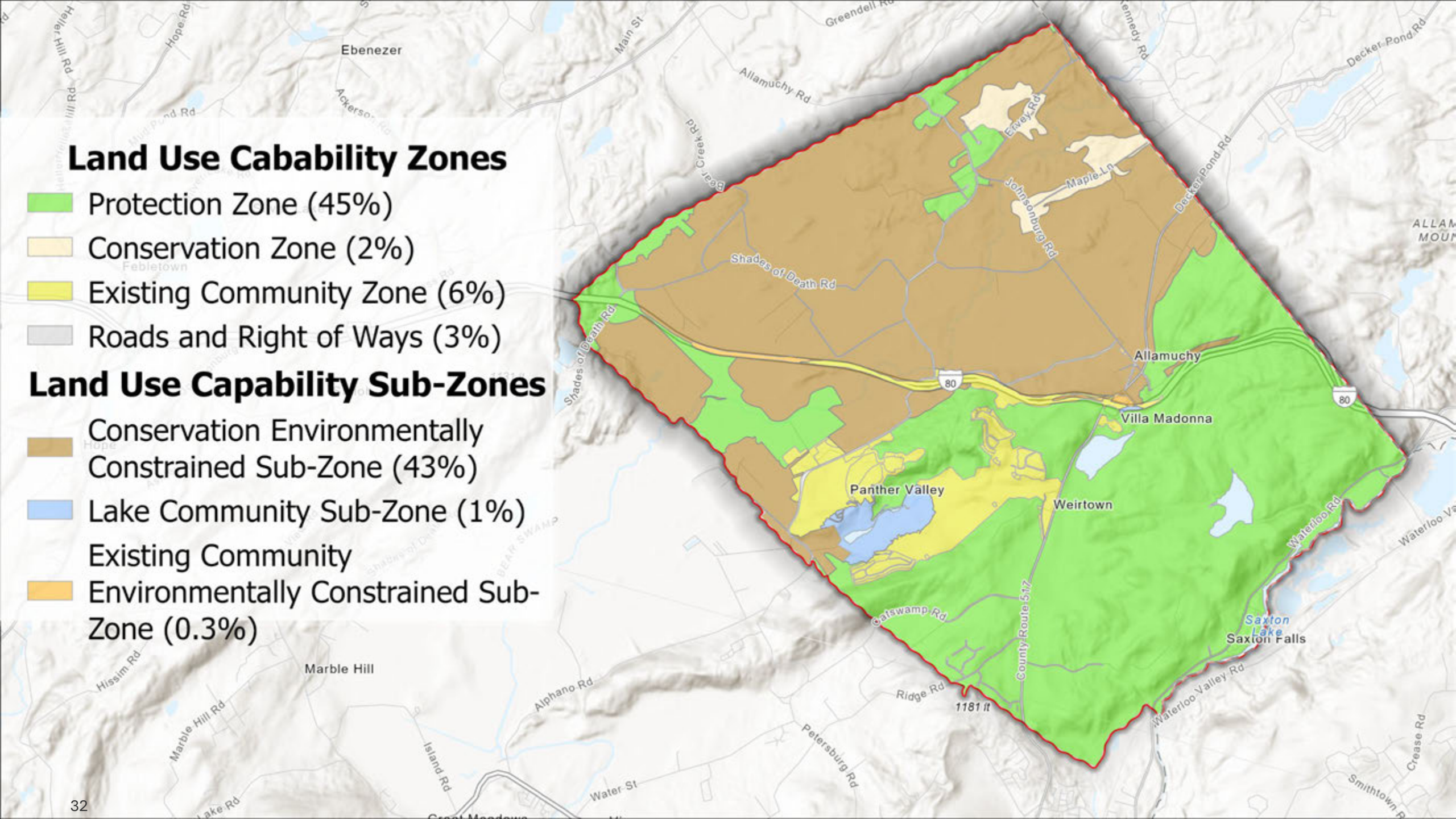
Allamuchy Township

Petition for Plan Conformance

Allamuchy Township

- 12,972 acres/20.27 sq. mi.
- Planning Area: 7,695 acres (59% of municipality)
- Preservation Area:5,278 acres (41% of municipality)
- Conforming since December 2011
- Primarily rural community characterized by farmland and open space.




Land Use Cabability Zones
Protection Zone (45%)
Conservation Zone (2%)
Existing Community Zone (6%)
Roads and Right of Ways (3%)
Land Use Capability Sub-Zones
Conservation Environmentally Constrained Sub-Zone (43%)
Lake Community Sub-Zone (1%)
Existing Community Environmentally Constrained Sub-Zone (0.3%)
Ebenezer
Allamuchy Rd
Shades of Death Rd
Johnsonburg Rd
Maple Ln
Erney Rd
Decker Pond Rd
Allamuchy
Villa Madonna
Panther Valley
Weirtown
Waterloo Rd
Saxton Lake
Saxton Falls
Catswamp Rd
County Route 517
Ridge Rd
1181 ft
Waterloo Valley Rd
Marble Hill
Marble Hill Rd
Alphano Rd
Island Rd
Petersburg Rd
Water St
Crease Rd
80

Public Comment Summary

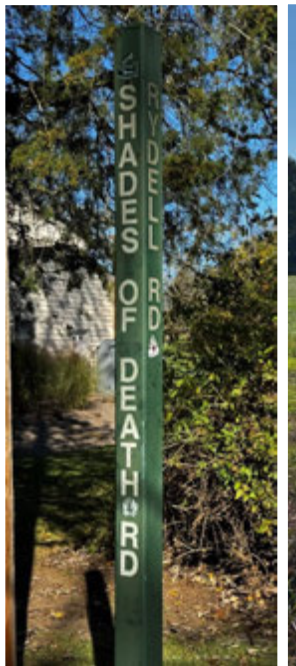
Public Comment Period

September 3 through
October 3, 2025

One Public comment received.









Implementation Funding

Implementation Plan and Schedule includes funding in FY2026 to address:

- Highlands Conformance Documents
- Amend Exemption Ordinance for Planning Area
- Zoning Update Map Amendment
- Open Space Goals Implementation - Trails Study & Mapping Update





Staff Recommendation: Approve with conditions

- Adoption of Highlands Elements
- Future year WUCMP to address Water deficit areas
- Adhere to Implementation Plan and Schedule







Budget and Finance Committee

Highlands Council FY2026 Budgets

- **Highlands Council General Operating Budget -** FY2026
- **Highlands Protection Fund Capital Budget -** FY2026

Highlands Council Protection Fund Grant Awards

- **Watershed Management Plan - $146,256**
  Hunterdon County
- **Lake Management Plan, Phase 2 - $88,814**
  Mount Olive Township, Morris County
- **Stormwater Management Planning - $34,750**
  High Bridge Borough, Hunterdon County
- **Zoning Ordinance Update – $24,000**
  West Milford Township, Passaic County

Award for a Highlands Climate Change Technical Report

Need & Background

- 2018 Monitoring Program Recommendation Report (MPRR) identified the need for a *Climate Change Technical Report* to integrate climate science into the RMP.
- This report will provide the scientific foundation for future RMP updates, programs, and policies.
- **Request for Proposals (RFP):** Open June – September 2025.
- **Responses received:** 6 total; 4 teams interviewed.



Merril Creek Reservoir, Harmony Township, Warren County

Building a climate ready Highlands Region

Project Details

Project duration: 6–9 months

Core tasks:

- Analyze existing climate data and projections specific to the Highlands Region and develop regional climate indicators
- Assess impacts of climate change on key Highlands resources - water, ecosystems, agriculture, etc.
- Recommend adaptation and resilience strategies to guide future RMP updates and programs.

Summer 2023. Dry and windy conditions exacerbated Canadian wildfires, which pushed smoke as far south as the Highlands Council office in Chester Township, Morris County.



July 2023. Flood Damage in White Township.
Credit: Samantha Gyorfi (www.lehighvalleylive.com)



Award Recommendation for Council Consideration

Consulting Team: **Verdantas**

- Strong technical approach with clear understanding of project goals
- Comprehensive and cost-effective proposal
- Familiarity with the Highlands Region and relevant datasets
- History of high-quality work on prior GIS projects

Investment: **$110,000**



Vertical axis wind turbines at Rutherfurd Hall, Allamuchy Township, Warren County.

Other Business

Other Business

- 2026 Highlands Council Meeting Annual Schedule
- 2026 Highlands Development Credit Bank Annual Schedule

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