# Public Hearing

# Mount Arlington Borough
# Petition for Plan Conformance

Highlands Council
New Jersey

# Introduction to Mount Arlington Borough

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# Mount Arlington Borough

## Background Statistics

- Incorporated: 1890
- Population 2010: 5,713
- Land Area: 1,795 acres/ 2.8 sq. mi.
- Preserved Lands: 562 acres (31%)
- Total Forest: 603 acres (34%)

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# Mount Arlington Borough

## Significant Highlands Statistics

- Planning Area Lands: 1,663 acres – 93%
- Preservation Area Lands: 132 acres – 7%

- Existing Community Zone: 1,130 acres – 63% (Roads 11%)
- Protection Zone: 472 acres – 26%

- Highlands Open Water Protection: 1,013 acres – 57%
- Forest Resource Area: 964 acres – 54%
- Critical Wildlife Habitat: 471 acres – 26%

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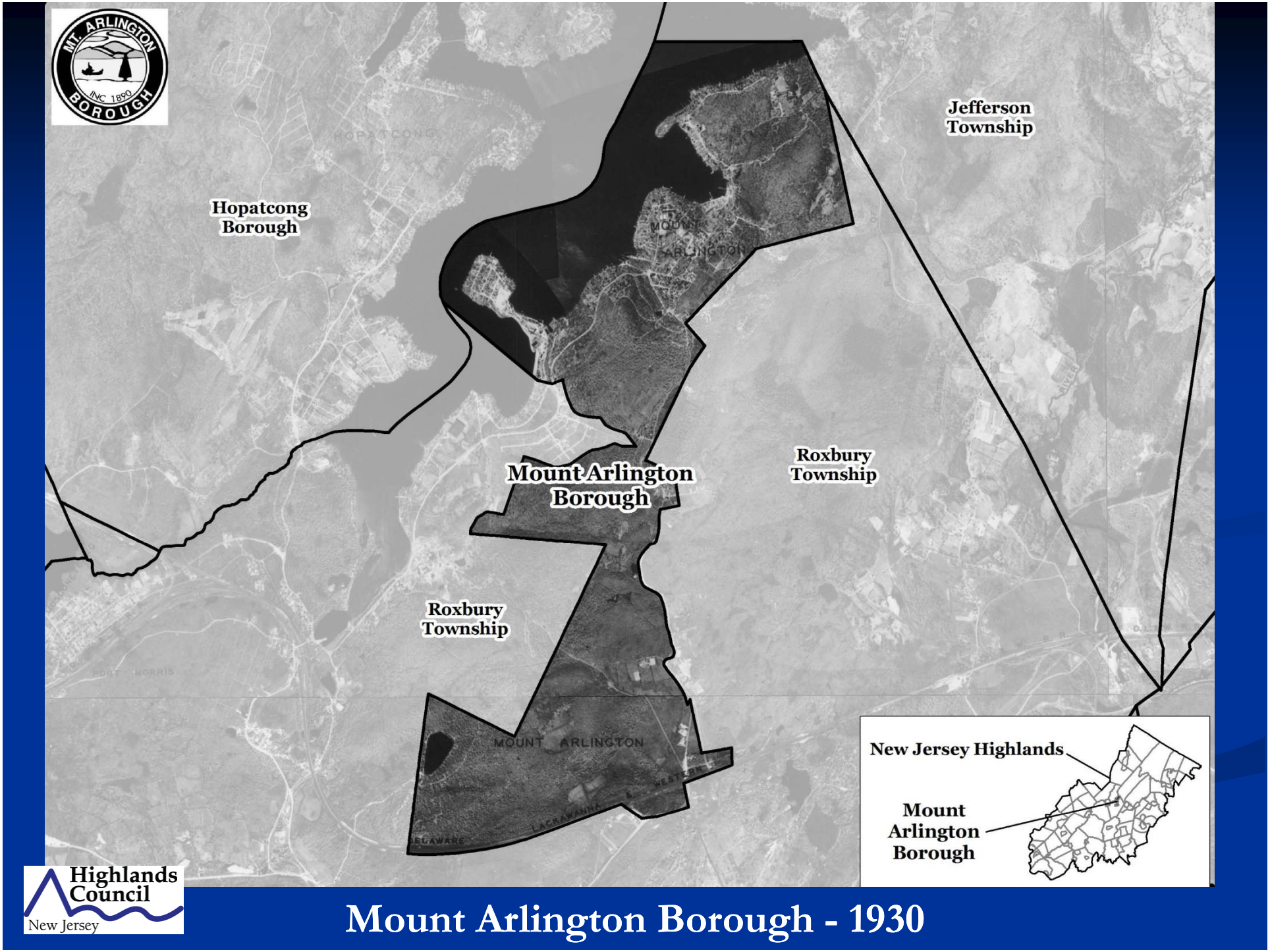


# Mount Arlington Borough - 1930

# Mount Arlington Borough

## Background Statistics – Land Use

| NJDEP Land Use/Land Cover (2007) | Plan | Pres | Percent |
|---|---|---|---|
| Residential (Single & Multi Family) | 526 | 15 | 30.1% |
| Commercial (Retail) | 72 | 3 | 4.2% |
| Industrial & Transportation & Utilities | 77 | 0 | 4.3% |
| Agriculture (Crops & Plantations) | 2 | 0 | 0.1% |
| Recreational Lands (Public & Private) | 42 | 0 | 2.3% |
| Other Urban or Built-Up Land | 80 | 11 | 5.1% |
| Subtotal Developed Lands | 799 | 29 | 46.1% |
| Mixed Forest | 388 | 94 | 26.9% |
| Shrub & Scrub | 13 | 0 | 0.7% |
| Mixed Wetlands | 32 | 9 | 2.3% |
| Barren Lands | 20 | 0 | 1.1% |
| Water | 410 | 0 | 22.9% |
| Subtotal Natural Lands | 864 | 103 | 53.9% |
| Total | 1,663 | 132 | 100.0% |

# Preservation Area

- Mount Arlington's Petition is for the Preservation Area which encompasses approximately 132 acres (7% of the municipality). The majority of the Preservation Area is either already developed or is owned and preserved by the Borough.
- The Preservation Area consists of preserved municipal open space, a former landfill that is the subject of a Highlands Redevelopment Area study, an existing public school, developed residential properties (likely to be exempt from the Highlands Act), and approximately 12 acres of developable land divided among six parcels, the largest of which is slightly more than 5 acres in area.

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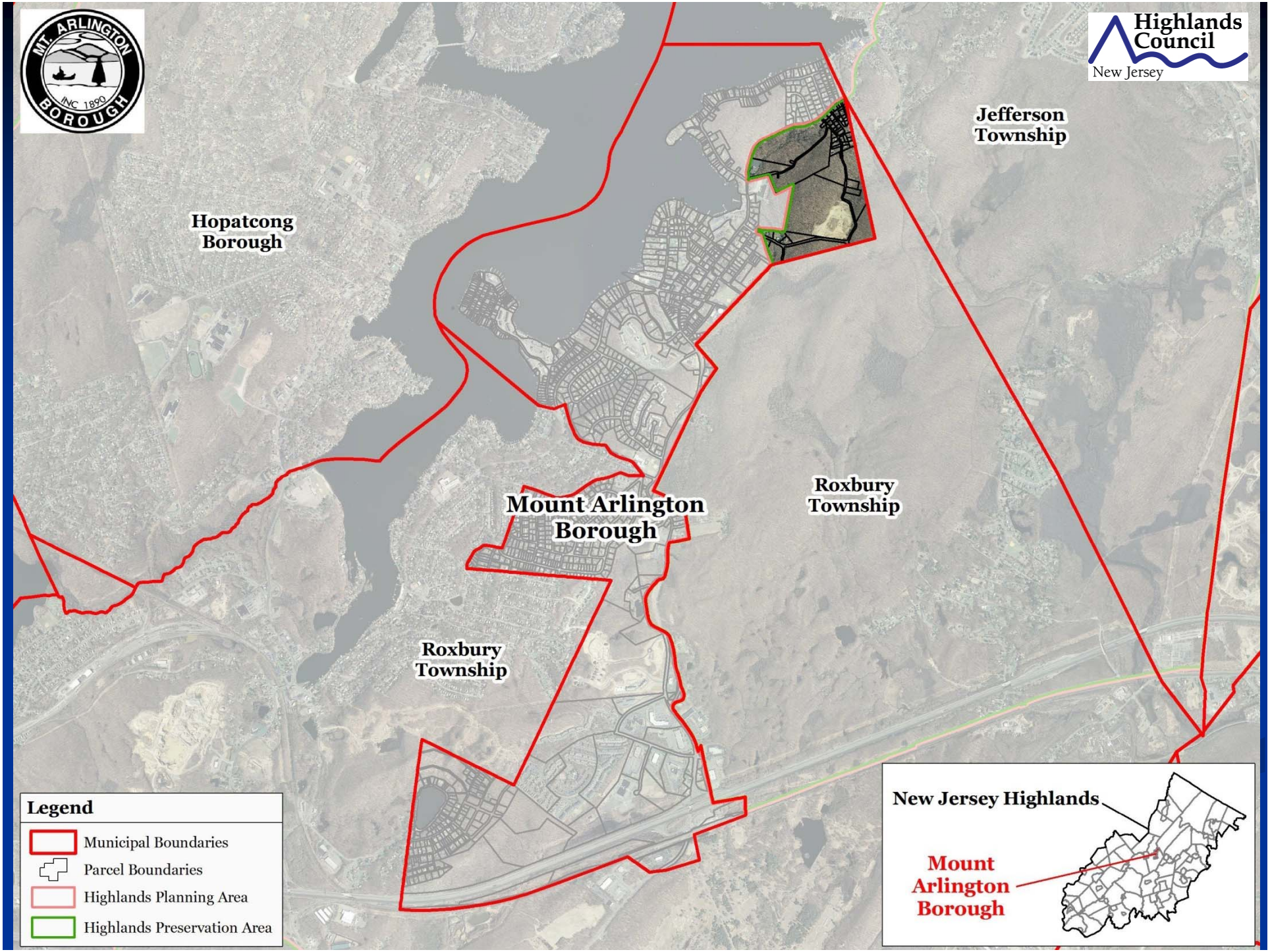
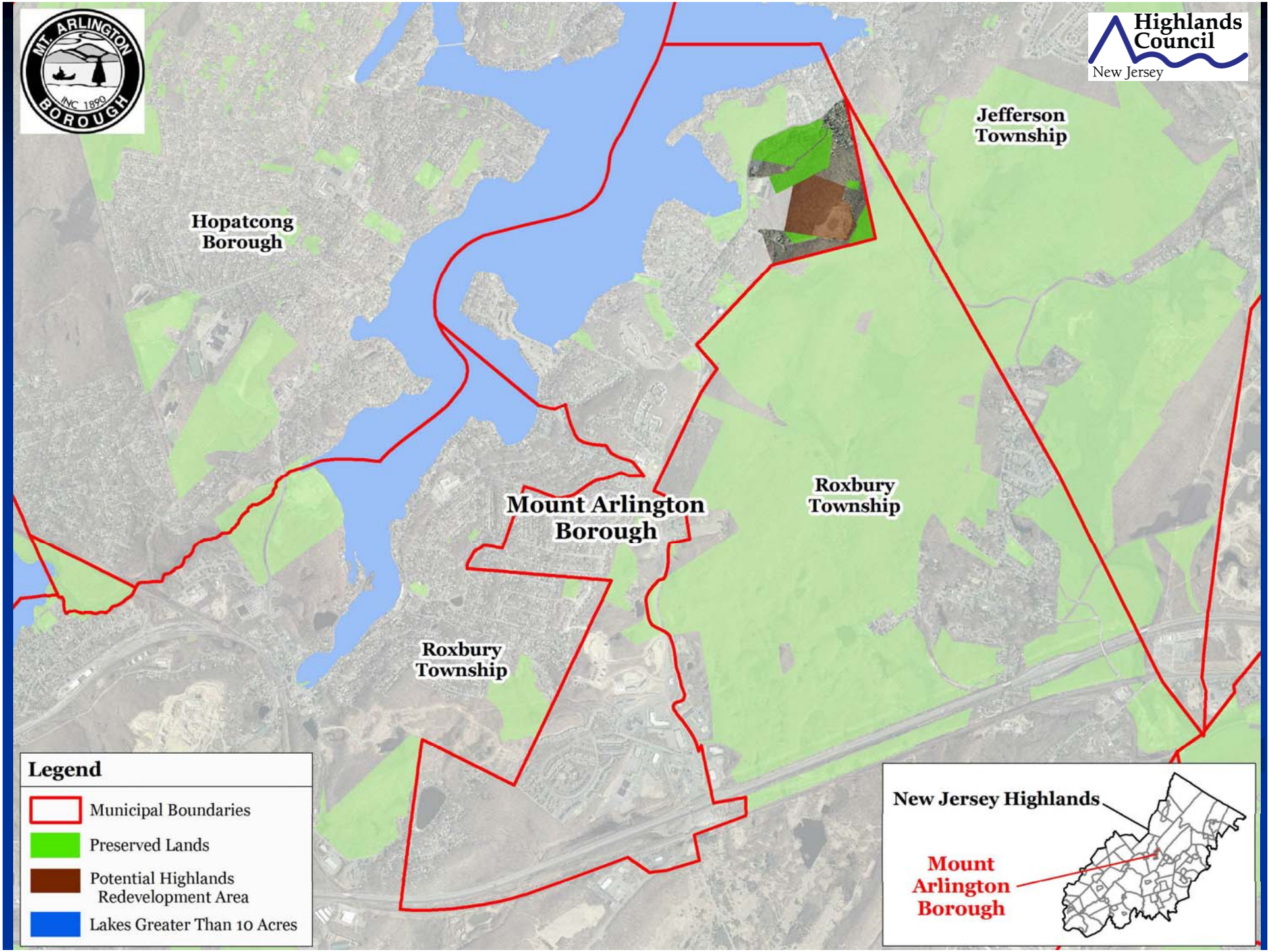

Highlands Council
New Jersey
Jefferson Township
Hopatcong Borough
Mount Arlington Borough
Roxbury Township
Roxbury Township
Legend
Municipal Boundaries
Parcel Boundaries
Highlands Planning Area
Highlands Preservation Area
New Jersey Highlands
Mount Arlington Borough


Highlands Council
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Jefferson Township
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Municipal Boundaries
Preserved Lands
Potential Highlands Redevelopment Area
Lakes Greater Than 10 Acres
New Jersey Highlands
Mount Arlington Borough

# Plan Conformance Modules

| Petition Requirements | RMP Consistent | Specific Issues |
|---|---|---|
| Modules 1-2 Municipal Build-Out Report | X | None |
| Module 3 Housing Element/Fair Share Plan | Deferred | None |
| Module 4 Environmental Resource Inventory | X | None |
| Module 5 Highlands Element | X | None |
| Module 6 Land Use Ordinance | Waived | Due to Preservation Area Lands |
| Module 7 Petition for Plan Conformance | X | None |

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# Highlands Land Use Ordinance

- A waiver is appropriate for the Module 6 Highlands Land Use Ordinance due to the unique circumstances of Mount Arlington Borough's Preservation Area.
- There will be very limited proposals for development in this area that do not qualify for Highlands Act exemptions. Therefore, use of the complete model Highlands Land Use Ordinance is not justified.
- To address the possibility of such development, the Highlands Council will condition approval of the Borough's Petition upon adoption of a "Highlands Preservation Area Checklist Ordinance." In this manner, we will address the requirements of the Highlands Act at minimal public expense and limit the Borough's future administrative obligations.

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# Mount Arlington Borough's Petition for Plan Conformance Public Comments Received

- **The public comment period on Mount Arlington's Petition opened October 28, 2011 and closed November 14, 2011.**

**Public Comments were received from:**

- **Erica Van Auken**, on behalf of the New Jersey Highlands Coalition (supported Petition and appreciates the Borough's initiative to implement the Green Building/Sustainability/Alternative Energy Plan.)

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# Recommendation
# Mount Arlington Borough's Petition for Plan Conformance

Staff Recommendation: APPROVE (LISTING MAJOR CONDITIONS)

- **Adoption of Checklist Ordinance**
- **Adoption of Completed Highlands Environmental Resource Inventory and Master Plan Element**
- **Compliance with Fair Housing Act**
- **Water Use and Conservation Management Plan**
- **Habitat Conservation and Management Plan**
- **Sustainable Economic Development Master Plan Element**
- **Lake Restoration Plan**
- **Green Building & Environmental Sustainability Master Plan Element**

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# Council Deliberation

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