

## **Holland Township Wastewater Management Plan Public Comment Response to Consistency Determination Review**

Public comments for the Holland Township Wastewater Management Plan (WMP) Consistency Determination Review were received from two parties: Kenneth R. Grisewood and Friends of Holland Highlands.

### **Summary of Public Comments**

- The Galloway Farmstead Block 6, lot 61 (Gardner Project) and Block 10, lot 47 are indicated as a portion of the proposed Bunn Valley Historic District in the Holland Township Natural Resource Inventory; Highlands Council and other State Agency mapping does not reflect this mapping (WMP CD page 17).
- The discussion of Holland's COAH plan needs clarification. The Holland WMP CD implies the Gardner Project is a portion of the COAH certified Round II Plan; that the lots fall within the proposed Sewer Service Area, and are served by public water (WMP CD page 21).
- The Gardner Project is inconsistent with Objective 2J4a, because it will require an extension of a public water system into the Conservation Zone, and it meets none of the criteria for exemption in a HUC14 that is in net water deficit (WMP CD page 12).
- The Holland WMP CD does not specifically note the extension of the Sewer Service Area (SSA) into the Conservation – Environmentally Constrained Sub-Zone within the eastern limits of Block 6, lot 61 is to further the Gardner Project (WMP CD page 18).
- The Highlands Council should reexamine the decision to map the southern Existing Community Zone as such, since it has sewer service, but does not have public water service.
- The chart in Part 2 Water Resources and Water Utilities, Subpart C Water Quality indicates the WMP is consistent with RMP Objective 2G5b, but the comment section states the WMP is inconsistent (WMP CD page 11).
- There should be more discussion in the treatment of the Gardner Project. The review makes specific reference to Huntington Knolls, but not sufficiently to this project.
- The comments in Subpart A Land Use Capability Zones and Subpart C Regional Guidance for Development and Redevelopment mention only Huntington Knolls and should reference the Gardner Project, because the project involves extension of sewer and utilities into the Conservation Zone and the Agricultural Resource Area.

### **Revisions to Holland Township WMP Consistency Determination Review**

Several comments received were not addressed by the Consistency Determination as they pertain to issues beyond the scope of the Consistency Determination, such as the GIS mapping from the State Historic Preservation Office (SHPO) for the Highlands Historic & Cultural Resources Inventory and the mapping of the southern Existing Community Zone in Holland Township. Such issues may be addressed by the Township through the Plan Conformance or RMP Update processes.

The chart on page 11 of the Holland WMP Consistency Determination was revised to indicate the WMP is inconsistent with Objective 2G5b. Clarification was made with reference to the Gardner Project; that this project falls within both the Conservation Zone and the Conservation – Environmentally Constrained Sub-Zone and that the project is not within the RMP Existing Area Served by Public Community Water Systems. The following sections were updated: Subpart A Land Use Capability Zones of the WMP CD (page 18), Subpart C Regional Guidance for Development and Redevelopment, Subpart F Housing (page 19), and Community Facilities of the Holland WMP

CD (page 21). Clarification was made to the Community Facilities of the Holland WMP CD (page 21) with reference to the Holland Township 2004 Fair Share Plan and the 2004 Housing Element of the Master Plan, and the adopted Village Residential-A (VR-A) District ordinance.