

Project Review Tracking Sheet Archive 2009-2019

Project Name	Applicant	Project Description Summary	County	Municipality	Block	Lot	Project Type*	Exemption Requested	Status	Decision	Decision Date	Notes
Dr. Iuvone	Dr. Iuvone	3000 sq ft office building and associated improvements	Morris	Washington	2	6	Checklist Review		Closed	Consistent	9/11/2012	
Van Paftinos	Van Paftinos	Checklist Review	Warren	Hackettstown	45	1.01, 2	Checklist Review		Closed	Consistent	2/28/2013	
NJ Conservation Foundation	NJ Conservation Foundation	Checklist Review- Minor Subdivision no development proposed	Hunterdon	Tewksbury	29	8.02	Checklist Review		Closed	Consistent	3/6/2013	
Proposed Office Building Addition	S&S Real Estate, Inc.	Expand existing office building by 2,160 sq ft on 1st floor & 400 sq ft on 2nd floor.	Warren	Hackettstown	120	12,13,14	Checklist Review		Closed	Exempt	4/22/2014	Exemption 4 approved
Wastewater Pretreatment System Upgrade	Mars Chocolate North America, LLC	Construction of a new wastewater pretreatment system to the northwest of the existing wastewater pretreatment facility. Upon completion of new facility, existing facility will be decommissioned.	Warren	Hackettstown	4	1	Checklist Review		Closed	Exempt	11/14/2014	Exemption 4 approved
Darlington Ridge Sid	Darlington Ridge Condominium Association	Installation of 107 linear feet of sidewalk	Bergen	Mahwah	139	1079-1098	Consistency - Planning Area		Closed	Consistent	10/3/2014	
White Deer Plaza Wastewater Treatment Plan Conversion	White Deer Plaza Water Treatment	Sparta Township is proposing converting facility to a pump station to the Sussex County Municipal Utilities Authority's Upper Walkkill Wastewater treatment plant.	Sussex	Sparta			Consistency- Planning Area	11	Review	Guidance Provided	5/13/2011	In response to Township inquiry, Staff advised that approval of Exemption #11 should be feasible conditioned upon a plan for mitigation of impacts on water availability, with implementation over a multi-year period. Guidance provided. Twp is developing WUCMP with staff input. Exemption 11 and WQMP amendment CD to follow after approval.
First Hartford Realty Corp (CVS)	First Hartford Realty Corp (CVS)	Checklist Review- Site plan for CVS Store	Warren	Hackettstown	21	18	Consistency- Planning Area		Closed	Consistent Subject to Specified Conditions	6/24/2013	Conditions include a requirement that the applicant submit copies of the final approved site plans and municipal approving resolution to the Highlands Council.
Bergen County United Way/ Madeline Housing Special Needs & Senior Housing	Bergen County United Way/ Madeline Housing Partners, LLC	Construction of three (3) buildings, walkways, and parking lots for special needs and senior housing.	Bergen	Mahwah	40	106-108	Consistency- Planning Area		Closed	Consistent with Conditions	2/4/2014	Meeting between HC staff and project engineer, David Hals, occurred on 11/15/13. As a result of the meeting, the engineer modified plans to reduce parking and include low impact stormwater management techniques.
Coordinated Health Medical Office Building	FPSF, LLC on behalf of Dr. Emil Dilorio	Expansion of existing building and parking lot	Warren	Lopatcong	85	5 and 5.02	Consistency- Planning Area		Closed	Consistent Subject to Specified Conditions	6/24/2014	Conditions include a requirement that the applicant submit copies of the final approved site plans and municipal approving resolution to the Highlands Council.
Monti Properties Garden Center	Dennis Monti	Construction of a garden center	Morris	Rockaway township	11403	21	Consistency- Planning Area		Closed	Consistent Subject to Specified Conditions	7/10/2014	
Minor Subdivision of 10 Sharp Plaza	Sitex Group on behalf of Sharp Electronics	Subdivide the existing lot into two proposed lots. Lot 1.01 will include the existing office building and associated parking. Lot 1.02 will include the existing warehouse and associated loading and parking. No additional site improvements are proposed at this time.	Bergen	Mahwah	26	1	Consistency- Planning Area		Closed	Consistent	10/3/2014	
Estates at Apple Ridge	Apple Ridge Mahwah, LLC	Residential Subdivision to create 34 single family lots and supporting infrastructure	Bergen	Mahwah	127	1, 3-7	Consistency- Planning Area		Closed	Consistent with Conditions	4/9/2015	
Twp Holland Minor Subdivision	Ray Krov, Mayor	minor subdivision of municipal property into 2 lots	Hunterdon	Holland	6	1.02 & 1.04	Consistency- Planning Area		Closed	Consistent	8/25/2015	
Sharp Plaza Redevelopment	Sharp Plaza SG Holdings, LLC	Construction of 271,195 square foot warehouse	Bergen	Mahwah	26	1	Consistency- Planning Area		Closed	Consistent with Conditions	8/27/2015	
Mahwah Health & Wellness Center	Mahwah Properties I, LLC	75,990 sq ft Health & Wellness Center	Bergen	Mahwah	139	3	Consistency- Planning Area		Closed	Consistent with conditions	10/9/2015	
71 Pawnee Ave	Anthony J. Mazzola	4 Unit Townhouse Building	Morris	Rockaway township	21502	1	Consistency- Planning Area		Closed	consistent with the RMP	10/26/2015	
Victoria Mews (Phase II)	Jade Hackettstown Associates, LLC	Development of mixed use retail and residential building, separate residential building, off-street parking, interior loop road, sidewalks, landscaping, and site improvements on the Bergen Tool site.	Warren	Hackettstown	21	18	Consistency- Planning Area		Closed	Consistent Subject to Specified Conditions	6/8/2016	
ExxonMobile Research	ExxonMobile	Expansion of existing facilities / addition of tank farm	Hunterdon	Clinton township	30	30	Consistency- Planning Area		Closed	Consistent	7/6/2016	

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Jaguar Land Rover	Jaguar Land Rover North America, LLC	construction of 30,000 sq ft addition and renovation of existing structure	Bergen	Mahwah	26	1.01	Consistency- Planning Area		Closed	Consistent w/condition	8/29/2016	
Mill Road Solar Project LLC	Richard Pantel	construction of a solar farm on a brownfield site	Hunterdon	Holland	2 & 4	1.02 & 1	Consistency- Planning Area		Closed	Consistent with conditions	10/31/2016	
Proposed Food Store with Fuel Sales	QuickChek Corporation; c/o Randall D. Carlin	Construct a QuickChek Food Store with Fuel Sales	Bergen	Mahwah	136	5.02	Consistency- Planning Area		Closed		12/22/2016	
Heath Village Retirement Community	Heath Village Retirement Community	applicant proposes to develop property as a 108 bed healthcare center	Morris	Washington	19	5, 6, 7	Consistency- Planning Area		Closed	Consistent with conditions	3/24/2017	
Proposed Food Store with Fuel Sales	QuickChek Corporation; c/o Jeff Albanese	Construct a QuickChek Food Store with Fuel Sales	Warren	Hackettstown	122	8,9,10,10.0 1,11&12	Consistency- Planning Area		Closed	Consistent	6/16/2017	Required information submitted by applicant November 16, 2017. Final letter issued by HC November 27, 2017 - Specified Conditions Met. DRAFT Consistency Determination issued (June 16, 2017) -- Final will be issued upon submission of required information as listed in the specified
Calais Road Park	Township of Randolph	community park, garden, walking paths, bandshell, recreation	Morris	Randolph	49	2_3	Consistency- Planning Area		Closed	consistent with recommendations	3/29/2018	Highlands Capital Project Review (Act) in the Planning Area, non-binding
481 Schooley's Mountain Road	Agro Foods Inc	D-variance	Morris	Washington	19	4 & 4Q	Consistency- Planning Area		Closed		4/20/2018	
Heritage Senior Living		Proposed 36 bed assisted living facility	Morris	Washington	8	8	Consistency- Planning Area		Closed	Consistent	11/9/2018	
Samson Septic & Excavating	Robert Samson	construction of a 7,200 sf morton building	Warren	Lopatcong	95	11.03	Consistency- Planning Area		Pending, Closed,	consistent with conditions	4/11/2019, 4/11/2019	
Sky View Estates Use Variance Application	Ronald Pagano	Development of 160 residential units on 15.78 acres.	Passaic	Ringwood	801	3, 4, 4.04	Consistency- Preservation	N/A	Closed	Inconsistent with RMP	7/1/2014	
Byram Township CD Referral	Lake Mohawk Pool & Spa, LLC	Site Plan application seeking approval w/ variances to convert tennis court to parking area and install access driveway and sidewalk.	Sussex	Byram	293.01	8.03	Consistency- Preservation	No but exemption #4 applies.	Closed	Eligible for Exemption 4 - Checklist Waiver should be issued by local reviewing officer.	8/20/2013	
Goldmine System Water Supply	Goldmine	Improvements to the Goldmine, Tine Farm, and Lynnwood water systems serving portions of	Morris	Mount Olive			Consistency- Preservation		Closed	Consistent with Conditions	11/23/2009	HPAA with Public Health & Safety Waiver-- Consistent with Conditions
Harkers Hollow Water Distribution System	Harkers Hollow	Install interim chlorination in the Harkers Hollow system for the protection of public health	Warren	Harmony			Consistency- Preservation		Closed	Consistent and addressed a public health hazard	1/7/2010	Safe Drinking Water Emergency Authorization--Consistent, and addresses a public health hazard. Council has no objection to NJDEP granting an emergency permit.
Constellation Energy Solar Array	Constellation Energy	Construct a 450-kilowatt ground based solar array which will produce clean electricity for the Benjamin Moore facility in Mount Olive.	Morris	Mount Olive			Consistency- Preservation		Closed	Consistent	6/29/2010	Consistent - no Highlands resources would be affected by the proposed project and it is an appropriate use of the site.
Hackettstown Congregation of Jehovah's	Hackettstown Congregation of Jehovah's Witnesses	Proposed construction of a one story building (Kingdom Hall) and related improvement (parking, drainage, septic system, etc.) on a vacant lot. (See	Morris	Mount Olive			Consistency- Preservation		Closed	Advice provided to NJDEP	10/29/2010	Highlands Council staff provided comments to NJDEP regarding Highlands resources not already addressed by the Preservation Area Rules at N.J.A.C. 7:38, that may be affected by the proposed project. This included Highlands Riparian Areas. Letter noted that Highlands Council staff may
Algonquin Gas-Mahwah M&R Station Expansion	Algonquin Gas	Algonquin Gas (also known as Spectra) proposes to expand the metering station in Mahwah.	Bergen	Mahwah			Consistency- Preservation		Closed	Guidance Provided	3/2/2011	Staff provided guidance regarding the application process. Letter was NOT a determination of consistency.
Mine Brook Road Subdivision Wetland Sewage Treatment System	Mine Brook Road Subdivision	A modified wetland wastewater treatment system is proposed to serve the subdivision identified as Mine Brook Road, Bernards (previously approved with septic systems). Somerset County requested a consistency review from the Highlands Council.	Somerset	Bernards			Consistency- Preservation		Closed	Consistent with Conditions	3/22/2011	
Vliet Farm Road	Vliet Farm Road Solar	The property is approximately 18 acres, currently	Hunterdon	Bethlehem	19	2	Consistency- Preservation		Closed	Inconsistent with	3/23/2012	Staff provided comments to NJDEP regarding the identification of potential inconsistencies with the
Ramapo River Fish	Borough of Oakland	2.75 mi of fish habitat enhancement	Bergen	Oakland	multiple	multiple	Consistency- Preservation		Closed		7/18/2014	Capital project review, disturbance of greater than 2 acres
Archery Park and	NJDEP - Div Fish and	Construction of a new Archery facility / education	Hunterdon	Union	7	3	Consistency- Preservation		Closed	Consistent	6/3/2016	This project was reviewed both as an HPAA and as a Highlands Capital Project Review.
Green Meadow Organics	Kevin Downes c/o Green Meadow Organics	Expansion of an existing Class B/C recycling facility	Passaic	West Milford	4601	17,21	Consistency- Preservation		Closed	Not subject to review	12/14/2017	
Randa Investments LLC	Randa Investments LLC	Use Variance application at Board of Adjustment	Passaic	West Milford	7601	2	Consistency- Preservation		Closed		5/4/2018	

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Elizabethtown Gas Company Utility Right-of-Way improvements	Elizabethtown Gas	Installation of a proposed gas pipeline to connect with an existing main	Warren	Pohatcong			Exemption 11 Preservation	11	Closed	Advisory Opinion Provided	2/19/2010	Hackettstown, Andover, Independence, Allamuch, Green, Andover (Warren and Sussex) Provides advisory opinion that the proposed project would be exempt. Notes that this is advisory only and does not constitute a formal determination
JCP&L Califon Substation	JCP&L	Installation of new, BPU-approved electrical substation in historic district. Review of consistency with Highlands Act regarding historic resources specifically.	Hunterdon	Tewksbury	17	2	Exemption 11 Preservation	11	Closed	Inconsistent with RMP	6/8/2010	Based on the review of this project and in consideration of comments received and the standards for Exemption #11 review, the Highlands Council finds that the Landscape Plan submitted by JCP&L will not adequately "screen the substation from adjacent homes and roadways and complement the character of the existing historic district" as required by NJDEP's conditional HAD and also is not consistent with the goals and purposes of the Highlands Act. Accordingly, the Highlands Council does not approve the submitted Landscape Plan. It is the recommendation of the Highlands Council that the submitted Landscape Plan be found not to satisfy the condition of the NJDEP Exemption #11 and that the proposal is not consistent with the goals and purposes of the Highlands Act.
JCP&L 230kv Wire Replacement	JCP&L	Replace three existing 230kv electric wires between Holland Township and Lebanon Township	Hunterdon				Exemption 11 Preservation	11	Closed	Advised applicant that consistency review of proposed project will be conducted	7/6/2010	Council staff advised applicant via July 6, 2010 letter that a consistency review of the proposed project will be conducted by Highlands Council staff. Staff encouraged applicant to submit any additional information that may assist in the review, particularly the specific locations of temporary disturbance and a more precise analysis of the amount of temporary disturbance.
Spectra Energy Transmission NJ-NY Expansion. (FERC Docket #PF10-17)	Spectra Energy	Proposed replacement of 4.5 miles of line from Linden to Staten Island and proposed 15.5 miles of new pipeline from Staten Island through Bayonne and Jersey City to NYC (not in Highlands Region). A new facility to be built at the existing Hanover Compressor Station in Morris County (in Florham Park - not in Highlands), and a new facility to be built at an existing Metering and Regulating (M&R) station in Mahwah.	Bergen	Mahwah			Exemption 11 Preservation	11	Closed	Advised to Apply to NJDEP for Exemption 11	10/14/2010	Letter to applicant explaining Highlands Council staff review authority in the Preservation Area, procedures regarding applying for Exemption 11, and the results of staff preliminary analysis.
Hackettstown MUA Water Pollution Control Plant Solar Array	Hackettstown MUA	Development of a solar array comprised of 210 solar modules supported on a metal racking structure. The total surface of the footings in aggregate will be less than 100 square feet. The footprint of the array itself will be 4,000 square feet. The solar array will provide electricity to the HMUA directly.	Morris	Washington			Exemption 11 Preservation	11	Closed	Consistent	1/4/2011	Project is consistent with the RMP policies regarding renewable energy, energy efficiency, and greenhouse gas reductions. Project location is disturbed (maintained lawn) and no sensitive resources would be affected. NJDEP was advised that the proposed project "is consistent with the goals and purposes" of the Highlands Act, and thus, the Council does not object to the NJDEP's issuance of an Exemption (No. 11) for this project.
Meredith Court Water Tank	Meredith Court	Construction of Township water storage tank to serve existing development along Meredith Court (public health and safety – fire protection.)	Morris	Jefferson			Exemption 11 Preservation	11	Closed	Consistent with Conditions	4/26/2011	
Algonquin Gas-Mahwah M&R Station Expansion	Algonquin Gas	Algonquin Gas (also known as Spectra) proposes to expand the metering station in Mahwah.	Bergen	Mahwah	1	56	Exemption 11 Preservation	11	Closed	Exemption 11 with Conditions	8/24/2011	Staff determined that the proposed project, with the executed agreement for development and implementation of an approved Comprehensive Mitigation Plan is "consistent with the goals and purposes" of the Highlands Act.
Oxford Wastewater Treatment Plant Upgrade	Oxford Township	Application for Exemption #11 in Planning Area by Warren County (Pequest River) Municipal Utilities Authority for plant upgrade.	Warren	Oxford			Exemption 11 Preservation	11	Closed	Exemption 11 with Conditions	12/28/2011	Deemed exempt (Exemption #11) with conditions.

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Tennessee Gas Amendment to 300 Line/ Northeast Upgrade Project	Tennessee Gas	Amendment to the existing Highlands Applicability Determination (from NJDEP) and Highlands exemption determination (from the Highlands Council) for the 300 Line Project (the Highlands Council previously approved applicability of Exemption #11 on November 12, 2009 for the Planning Area portion). Includes modifications made to the 300 Line Project since the Highlands Exemption was originally approved as well as the proposed Northeast Upgrade project, which involves the construction of approximately 7.6 miles of new 30-inch diameter underground natural gas pipeline (the first 1.29 mile long segment previously reviewed plus 6.3 additional line segment extending into Mahwah.) Vernon, West Milford, and Mahwah Townships, and Ringwood Borough (Sussex, Passaic, and Bergen Counties)					Exemption 11 Preservation	11	Closed	Consistent with Conditions	3/16/2012	Highlands Council resolved to advise NJDEP that the 300 Line Project and Northeast Upgrade Project (with regard to the Preservation Area) were consistent with the goals and purposes of the Highlands Act (Exemption #11) with conditions and that the 300 Line Project (as amended) remained exempt with regard to the Planning Area, with conditions. Resolution # 2012-7 and #2012-8, respectively. Resolutions shall have no force or effect until the completion of the Governor's review of the Highlands Council minutes.
Elizabethtown Gas-New Village-Warren Glen Transmission Line	Elizabethtown Gas	Pohatcong and Greenwich (Warren)- Replacement of four miles of existing steel gas pipeline (approximately 50 years old, 8" diameter) with new steel pipeline (8" diameter) within existing maintained right-of-way	Warren	Greenwich			Exemption 11 Preservation	11	Closed	Exemption 11 Recommended	7/18/2012	Staff found that the proposed project was consistent with the goals and purposes of the Highlands Act and thus the Council has no objection to NJDEP issuing Exemption 11.
Pequannock WTP improvements	City of Newark	Upgrades to the existing WTP with the purpose to improve operations as well as safety conditions for operations staff	Passaic	West Milford	14102	1	Exemption 11 Preservation	11	Closed	Consistency Determination Issued	4/30/2014	
Columbia Pipeline U	Arcadis, Inc. on behalf of Columbia Pipeline Group	Upgrade of "cathodic protection" ("Line 10346 Cathodic Protection Upgrade") – confined to Columbia's existing 50-ft right of way (ROW) that was established in 1989	Hunterdon	Alexandria, Bethlehem, Holland, and Lebanon Townships			Exemption 11 Preservation	11	Closed	Consistent	6/30/2014	
Elizabethtown Gas Line Extension	AGL Resources	HAD #11 Elizabethtown Gas New Village Warren Glen Pipeline Replacement- Southern Section	Warren, Hunt	Pohatcong	105	1, 2, 44	Exemption 11 Preservation	11	Closed	Exemption 11 Recommended	7/2/2014	meeting between HC Staff and project manager Donna McCormick and Ed Sawicki of PSS to discuss resources affected, and additional materials needed - 9/9/14
Imperatore Solar Farm	Imperatore Sussex Partners	solar farm installation	Sussex	Hardyston	61	51	Exemption 11 Preservation	11	Closed	applicant withdrew	7/28/2014	Applicant withdrew NJDEP application for exemption
Verizon Wireless Bethlehem	Verizon	Co-locate wireless antennas on an existing utility tower and place support equipment in an equipment compound beneath tower.	Hunterdon	Bethlehem	37	35.01	Exemption 11 Preservation	11	Closed	Exemption 11 Recommended	9/3/2014	Staff found that the proposed project was consistent with the goals and purposes of the Highlands Act and thus the Council has no objection to NJDEP issuing Exemption 11.
Sprint NY97XC022	Sprint	Co-locate wireless antennas on an existing utility tower and place support equipment in an equipment compound beneath tower.	Hunterdon	Bethlehem	37	35.01	Exemption 11 Preservation	11	Closed	Exemption 11 Recommended	9/3/2014	Staff found that the proposed project was consistent with the goals and purposes of the Highlands Act and thus the Council has no objection to NJDEP issuing Exemption 11.
Access Road Maintenance	PSE&G	Access Road Maintenance - access to ROW in Hardyston	Sussex	Hardyston	60	5.19	Exemption 11 Preservation	11	Closed	Exempt	2/10/2015	
WVRSR Capital Improvements	Wanaque Valley Regional Sewerage Authority (WVRSR)	Capital improvement projects within the limits of the existing treatment plant	Passaic	Wanaque	313	1.03	Exemption 11 Preservation	11	Closed	Exempt	2/13/2015	
HMUA Water Main Replacement	Thomas Laustsen, CDM Smith	Water main replacements w/in public ROWs	Morris	Mount Olive	N/A	N/A	Exemption 11 Preservation	11	Closed	Exempt	5/21/2015	
Village of Lake Glenwood Water System Improvements	Village of Lake Glenwood	Facility and Distribution improvements to water system	Sussex	Vernon	132	1	Exemption 11 Preservation	11	Closed	Exempt	6/2/2015	
Sparta Water Utility Upgrade	Sparta Water Utility	Upgrades to two wells	Sussex	Sparta	31006	6 and 7	Exemption 11 Preservation	11	Closed	Consistent with goals of the Act	8/13/2015	
Union Valley Road/Marshall Hill Road Improvements	Orange and Rockland Utilities, Inc	Installations of an underground electrical distribution circuit within and along existing roadways in West Milford	Passaic	West Milford	6002 and 6303	20 and 12	Exemption 11 Preservation	11	Closed	Consistent with goals of the Act	11/23/2015	

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Bunnvale Well System - Boulder Field Well No. 1 Improvements	Aqua New Jersey	Removal of existing well building and well pump and installation of a pitless adapter on the existing well	Hunterdon	Lebanon Township	26	34	Exemption 11 Preservation	11	Closed	Consistent with goals of the Act	1/15/2016	
Warren County (Pequest River) MUA Warren Haven Pump Station 1&2 Replacement	Warren Co. MUA	Pump Station Replacement	Warren	Oxford, Mansfield	33.01/301	9, 8.01, 8.02, & 8.04	Exemption 11 Preservation	11	Closed	Consistent with Goals of the Act	1/15/2016	
Netcong Water Storage System	Robert Guerin	Upgrades to existing water storage facilities	Morris	Roxbury	9203	4	Exemption 11 Preservation	11	Closed	consistent with RMP	4/20/2016	
Verizon Wireless - Lake Juliet	Verizon Wireless	Install antennas on an existing PSE&G tower	Morris	Kinnelon	22801	104	Exemption 11 Preservation	11	Closed	Consistent with Goals of the Act	7/5/2016	
Verizon Wireless Rockaway	Verizon Wireless	construction of wireless antennae on existing tower	Morris	Rockaway township	30201	31	Exemption 11 Preservation	11	Closed		8/1/2016	
Ringwood Skyline Water Tank	Ringwood Borough	rehabilitation of existing water tank	Passaic	Ringwood	753	4	Exemption 11 Preservation	11	Closed		8/3/2016	
Woodland Heights Homeowners Association System Improvements	Woodland Heights Homeowners Association	Upgrades to existing water supply and distribution system	Passaic	West Milford			Exemption 11 Preservation	11	Closed		8/16/2016	
Columbia Gas Line Rectifier - Line Maintenance	Columbia Gas Transmission, LLC	Install a new rectifier and groundbed adjacent to existing line as part of the cathodic protection system	Warren	Pohatcong	199	6	Exemption 11 Preservation	11	Closed	Consistent with Goals of the Act	10/11/2016	
Verizon Wharton 3 Tower # JC95	New York SMSA Limited Partnership d/b/a/Verizon Wireless - Mr. Matt Watkins	Location of wireless antennae on existing JCP&L tower	Morris	Jefferson	258	4	Exemption 11 Preservation	11	Closed		12/27/2016	
Mountain Avenue Water Storage Tank	Pequannock Township	Construct a new 1 MG gravity water storage facility that will replace Township's existing water storage tank	Morris	Pequannock	1001	2	Exemption 11 Preservation	11	Closed		1/13/2017	
Orange and Rockland Utilities, Inc. Ringwood Underground Distribution Storm Hardening Circuit	Diego Morales, Rockland Electric Company	Installation of an underground electric distribution circuit along existing roadways, a former railroad alignment, and unimproved access roads	Passaic	Ringwood	500, 508 and 601	1, 1 and 2.14, and 15	Exemption 11 Preservation	11	Closed	Consistent with Goals of the Act	4/18/2017	
Rock Island Lake Club Water Main	Perry Bonadies	Construction of an approximately 1400 feet water main extension and 2 hydrants to address water contamination issues	Sussex	Sparta	29001	95	Exemption 11 Preservation	11	Closed	Consistent with Goals of the Act	4/21/2017	
Electric and Communications Utility Upgrades	Richard Boornazi	the construction of approximately 3,500 linear feet of underground electrical and communication utilities by JCP&L	Morris	Jefferson	447	4 and 7	Exemption 11 Preservation	11	Closed	Consistent with Goals of the Act	4/25/2017	
Uniti Fiber	Uniti Fiber	installation of 8 utility poles	Sussex	Sparta	33001, 3600	28, 73-75	Exemption 11 Preservation	11	Closed	Consistent	9/5/2018	
Verizon Wireless, Mountainville	Verizon Wirelsss	Construction/installation of telecommunications antennas and associated equipment at existing JCP&L utility tower	Hunterdon	Tewksbury	11	38.01	Exemption 11 Preservation		Closed	Consistent with Goals of the Act	3/28/2017	
Verizon West Milford 8	Verizon	Co-locate wireless antennas on an existing PSE&G utility tower and place support equipment in an equipment compound beneath tower.	Passaic	West Milford			Exemption 11 Preservation, Exemption 11 Preservation	11	Closed	Exemption 11 Recommended	7/12/2012	Staff found that the proposed project was consistent with the goals and purposes of the Highlands Act and thus the Council has no objection to NJDEP issuing Exemption 11.

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PSEG Radio System Upgrade, Morsetown Rd Tower	PSE&G	Location of radio equipment under an exiting PSE&G tower	Passaic	West Milford	4701	22 and 43	Exemption 11 Preservation, Exemption 11 Preservation		Closed	Consistent with Goals of the Act	2/7/2017	
Lackawanna Cut-Off Rail Services Restoration (Minimum Operable Segment 1) Project	Lackawanna Cut-Off Rail Services	Reactivation of Rail lines/ rail beds	Sussex				Exemption 12 Preservation	12	Closed	Recommended Exemption to NJDEP	2/17/2010	Hopatcong, Stanhope, Byram, Andover (Sussex County)-- Recommends that NJDEP issue an exemption
933 Inspiration LLC	933 Inspiration LLC	Addition to existing parking lot and office building	Bergen	Mahwah	135	60	Exemption 4		Closed	Exemption 4 approved	8/21/2012	
Town of Clinton Water Dept.	Town of Clinton Water Dept.	Emergency Generator for Existing Public Well	Hunterdon	Clinton town			Exemption 4		Closed	Exemption 4 approved	9/4/2012	
ShopRite of Oakland-Renewed Septic System	ShopRite of Oakland	Proposed renewed septic system for an existing ShopRite within the Preservation Area. The proposed system will utilize a typical drainage field encompassing approximately one-half acre.	Bergen	Oakland			Exemption 4 Preservation	4	Closed	Advised to apply to NJDEP for HAD-Exemption 4	2/23/2012	Advised applicant to apply to the NJDEP for a Highlands Applicability Determination for Exemption #4.
Railroad Avenue/Main Street Stormwater Improvements	Califon Borough	Improvements consist of three major components: 1) replacement of existing antiquated stormwater piping and open channel system; 2) construction of stormwater conveyence relief pipe; and construction of mini-diversions from existing tributary rivulets to infiltration and recharge trenches.	Hunterdon	Califon			Exemption 9 Preservation	9	Closed	Consistent	2/20/2014	
Hunterdon County Bridge L-25-W Replacement	Hunterdon Co	Bridge replacement	Hunterdon	Lebanon township			Exemption 9 Preservation	9	Closed	Application withdrawn; NJDEP determined to be in accordance with 7:38-2.4 (b)	8/3/2015	
Ajax Terrace Water Pollution Control Plant	Roxbury Township	installation of a bar screen to remove rags and coarse material from the waste stream.	Morris	Roxbury	1401	4	Exemption 9 Preservation	9	Closed	Consistent with Goals of the Act	6/6/2016	
DOT Rt 23 Bridge Replacement	NJ Dept of Transportation	Bridge replacement over Pequannock River on Rt 23	Morris	Kinnelon	10104, 1010	101, 101	Exemption 9 Preservation	9	Closed	Consistent with conditions	2/21/2019	
Exemption Request	Carfaro	Conversion of existing Barn to SF Home	Morris	Washington	38	4	Exemption- Planning	2	Closed	Not subject to review	10/1/2012	
Exemption Request	Town of Clinton Water Department	Emergency Generator at production Well #2	Hunterdon	Lebanon Borough	5	23	Exemption- Planning	4	Closed	Approved	5/16/2012	
Exemption Request	933 Inspiration LLC	Addtion to existing building and modifications to Parking Lot	Bergen	Mahwah	135	60	Exemption- Planning	4	Closed	Approved	8/21/2012	
	Jane Paftinos LCC	Expansion of parking lot	Warren	Hackettstown	129	26	Exemption- Planning	4	Closed	Approved	9/7/2012	
Exemption Request	Town of Clinton Water Department	Emergency Generator at production Well #11	Hunterdon	Clinton Township	79.01	28	Exemption- Planning	4	Closed	Approved	9/10/2012	
Exemption Request	Long Valley Gas	Gas station canopy and pad for propane tank	Morris	Washington	35.01	32	Exemption- Planning	4	Closed	Approved	1/17/2013	
Exemption Request	Brandywine Senior Living at Mahwah, LLC	Demolish existing bank & replace w/landscaped entry to assisted living on adjacent lot	Bergen	Mahwah	179	5	Exemption- Planning	4	Closed	Approved	5/8/2013	
Exemption Request	Marc Harris, TK Design representing Global Tower Partners	Construction of a wireless telecommunications facility	Hunterdon	Tewksbury	44	26	Exemption- Planning	4	Closed	Approved	7/2/2013	
Exemption Request	Mahwah Honda	Expand existing sales/service building within existing impervious area of the site.	Bergen	Mahwah	70	41,42,43	Exemption- Planning	4	Closed	Approved	7/18/2013	
Hudson Solar Energy Corp - YMCA	Hudson Solar Energy Corp	4 Solar Energy Canopies over existing Parking Lots	Sussex	Hardyston	67	2.11	Exemption- Planning	4	Closed	Exemption Issued	2/4/2014	Exemption 4 approved

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Project Name	Applicant	Project Description Summary	County	Municipality	Block	Lot	Project Type*	Exemption Requested	Status	Decision	Decision Date	Notes
Holland Township Public Safety Communications	County of Bucks - Department of Emergency Communications	Proposed public safety communications facility to be installed at an existing communications facility location. Proposed facility will consist of a compound expansion to allow for the installation of a pre-fabricated (unmanned) communications equipment shelter, emergency generator and underground LP fuel tanks. Antennas and appurtenances will be installed on an existing and proposed self-supported communications tower. Proposed tower will be installed within the footprint of the existing tower. Once complete the entire compound will be surrounded by a security fence.	Hunterdon	Holland	22	114	Exemption- Planning	4	Closed	Exempt	10/24/2014	Exemption 4 approved
Final and Preliminary Site Plan Fulton Bank of New Jersey	Fulton Financial Corporation c/o Terry G. Cain	Redevelopment existing gas station property fo construct a drive-through Fulton Bank	Warren	Hackettstown	2	1	Exemption- Planning	4	Closed	Exempt	12/10/2014	
Mountain Avenue/Bells Lane	Beede Properties, Inc. c/o James Beede	Formalize lot coverage & provide stormwater management	Warren	Hackettstown	124	10, 11, 12 & 15	Exemption- Planning	4	Closed	Exemption Issued - Planning Area	3/3/2015	
Verizon Wireless - Holland 5	New York SMSA Limited Partnership d/b/a/Verizon Wireless - Mr. Matt Watkins	Place wireless antennas on existing First Energy utility tower and place support equipment adjacent to existing wireless equipment compound	Hunterdon	Holland	1.01	27	Exemption- Planning	4	Closed	Exempt	6/29/2015	
AutoZone Store #6733	AutoZone, Northeast c/o Curtis Sigler	Demolition/removal of existing White Castle; construct of approx. 6,816 sq AutoZone Store w/parking and site features	Warren	Hackettstown	129	17	Exemption- Planning	4	Closed	Exempt	11/12/2015	
Verizon Wireless - Rockaway 8 Alt.	New York SMSA Limited Partnership d/b/a/Verizon Wireless - Mr. Matt Watkins	Construct a new wireless communications facility	Morris	Rockaway township, Ro	1301, 11301	1	Exemption- Planning	4	Closed	Exempt	1/5/2016	
MedExpress UrgentCare, NJ-PC	MedExpress UrgentCare, NJ-PC	Demolish existing Burger King restaurant and construct a 4,872 sq ft medical office building	Warren	Hackettstown	127	15.01	Exemption- Planning	4	Closed		10/12/2016	
350 Willow Grove Street	Willow Grove Associates, LLC	Redevelop existing site to provide a new medical building and occupy existing carriage house as a single family home	Warren	Hackettstown	119	71	Exemption- Planning	4	Closed		10/12/2016	
Clinton Downtown Small Cell	Cellco Verizon	construct a rooftop small cell wireless communication facility/equipment	Hunterdon	Clinton town	10	4	Exemption- Planning	4	Closed		10/25/2016	
Verizon Wireless- Oldwick	CELLCO Partnership d/b/a/ Verizon Wireless - Mr. Matt Watkins	Install 3 wireless communications antennas & associated equipment in the existing cupola atop the former church structure	Hunterdon	Tewksbury	44	8	Exemption- Planning	4	Closed	Consistent	3/24/2017	
Verizon Wireless - Clinton 5	CELLCO Partnership d/b/a/ Verizon Wireless - Mr. Steven Weiss	Install wireless communications antennas and equipment on the roof of the existing Holiday Inn building	Hunterdon	Clinton town	3	2	Exemption- Planning	4	Closed	Planning Area exemption 4	11/3/2017	
Verizon Wireless - Picatinny Arsenal Alt (NJDOT)	New York SMSA Limited Partnership d/b/a/Verizon Wireless - Mr. Ryan Maybeck	Construct a new wireless communications facility	Morris	Rockaway township	11502	3	Exemption- Planning	4	Closed	Exempt	12/19/2017	
Marrazza Realty and Oldwick Realty	Marrazza Realty and Oldwick Realty	lot line adj and construction of 750 sf 2 br apartment and expansion of existng parking lot	Hunterdon	Tewksbury			Exemption- Planning	4	Closed	Exempt	3/12/2019	

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Exemption Request	Levco Pools	Pool in Planning Area	Hunterdon	Tewksbury	37	7.11	Exemption- Planning	5	Closed	Checklist Ordinance only in effect. No review required as application is not subject to Checklist Ordinance	8/13/2012	
Steele Garage Addition EX 5	Courtney Steele	application for Exemption 5 in Planning Area	Hunterdon	Holland	17	34	Exemption- Planning	5	Closed	Exemption 5 issued	10/6/2014	
Exemption Request	Centenary College	Replacement of a multi-purpose natural turf athletic field with a synthetic turf multipurpose athletic field, a bleacher seating system, fencing, a scoreboard, a protective netting system, walkways and other related utilities and appurtenances.	Warren	Hackettstown	105	1	Exemption- Planning	6	Closed	Approved	6/19/2013	
Centenary College Elevator Addition Project	Centenary College	Installation of elevator in Seay Administration Building and renovations to Trevarrow Science Building	Warren	Hackettstown	105	1	Exemption- Planning	6	Closed	Exemption Issued	2/4/2014	Applied for a Consistency Determination, but is eligible for exemption #6.
Hunterdon County YMCA - Round Valley Branch	Hunterdon County YMCA	Expansion of existing facilities	Hunterdon	Clinton township	13.01	8.02	Exemption- Planning	6	Closed	Exempt	12/3/2015	Planning Area Exemption issued in anticipation of Clinton Township's future adoption of Highlands Land Use Ordinance.
Centenary University Baseball Field Upgrades	Centenary University c/o Scott Kushner	Replace existing natural grass and clay field with a synthetic turf field and associated improvements	Warren	Hackettstown	105	1	Exemption- Planning	6	Closed	Exempt	8/28/2017	
Exemption Request	Sussex County Department of Engineering	Rehabilitation of Bridge over Wallkill River	Sussex	Franklin			Exemption- Planning	9	Closed	Non-conforming Planning Area; Capital Project is under threshold for review- No review necessary	5/6/2013	
Morris Canal Museum Bridge & Roadway	Warren County c/o William Gleba, PE	Removal of existing driveway bridge over Lopatcong Creek & construction of new bridge & roadway	Warren	Lopatcong, Greenwich			Exemption- Planning	9	Closed	Consistent with Goals of the Act	6/9/2016	
Howard Boulevard Re-alignment	Borough of Mount Arlington - Carolyn Rinaldi, Municipal Administrator	Howard Boulevard re-alignment project at and south of the Oneida Road intersection, with installation of sidewalks	Morris	Mount Arlington	N/A	N/A	Exemption- Planning	10	Closed	Non-conforming Planning Area - No review necessary	7/31/2015	
Exemption Request	Town of Newton Water/Sewer Dept.	Repairs to existing water line	Sussex	Sparta	7	15,50,56.02,57	Exemption- Planning	11	Closed	Located in Preservation Area / NJDEP Jurisdiction- Returned to Applicant	5/17/2012	
Exemption Request	Township of Mahwah	2013 Water Main Improvements	Bergen	Mahwah			Exemption- Planning	11	Closed	Approved	5/16/2013	
Exemption Request	AGL Resources, Inc. c/o Elizabethtown Gas Co.	Tilcon Covanta Gas Main Extension	Warren	Oxford			Exemption- Planning	11	Closed	Approved	5/16/2013	
Exemption Request	Borough of Milford	Upgrades to and the replacement of the Borough of Milford Water Company's water standpipe and booster pumps.	Hunterdon	Holland	17	37.01	Exemption- Planning	11	Closed	Approved	7/29/2013	
Riverside Way Gas Main Installation	Town of Phillipsburg	Installation of a 2" steel natural gas main within the right-of-way of Riverside Way near the intersection of Riverside Way and Union Square, running approximately 1,300 linear feet south to north	Warren	Phillipsburg			Exemption- Planning	11	Closed	Approved	11/12/2013	

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Lebanon Borough Water Main Replacements Phases II through V	Lebanon Borough	Project consists of replacing existing 4" and 6" diameter water mains with 8" water main along the ROW of Voetatlen Road, directional drill crossing Rt. 22, and west Main St. to the intersection with Myrtle Av. (Phase II); Main Street from Myrtle Ave. to Cherry St., High St. & Maple St. (Phase III); Rt. 22 east of Cokesbury Rd. & Cokesbury Rd. to north of 1-78 (Phase IV); and east Main Street from Young Dr. to Blossom Hill Rd. & Cherry Street south of Main St. (Phase V). The project also consists of all permanent and temporary connections to existing water mains in order to maintain existing water services during construction and between Phases -The project will replace all existing service connections, meters and hydrants within the various rights-of-way.	Hunterdon	Lebanon borough	N/A	N/A	Exemption- Planning	11	Closed	Exempt	4/2/2014	EX 11 applied for and approved.
New 2" P.E.E.P. Gas Main- Hibbler Rd & Boehm Dr.- Clinton Twp	AGL Resources, Inc. c/o Elizabethtown Gas Company	Installation of 2,800 Feet of 2" P.E.E.P gas main line to be connected to the existing 4" P.E. Gas main along Hibbler Rd.	Hunterdon	Clinton Township			Exemption- Planning	11	Closed	Exemption Application Not Applicable	6/23/2014	Clinton Twp. is not conforming for the Planning Area therefore the HED application is not applicable.
AGL Resources Elizabethtown Gas Spruce Run – High Bridge Interconnection	Michael Scacifero, AGL Resources	Installation of a twelve (12) inch steel gas main along the right-of-way of Cregar and Cokesbury Roads	Hunterdon	Clinton township, High Bridge			Exemption- Planning	11	Closed	Planning Area exemption #11 issued	8/19/2014	
AGL Resources Elizabethtown Gas 12 inch Gilbert Pipeline Replacement	Michael Scacifero, AGL Resources	12" New Village-Warren Glen Gas Pipeline Partial Replacement Phase II- Southern Section Hunterdon County	Hunterdon	Holland			Exemption- Planning	11	Closed	Letter issued to NJDEP regarding HAD and HED issued	10/7/2014	Staff found that the HAD application was consistent with Highlands Act, and that the HED could be issued for the Planning Area portion of the line, both Ex 11
Elizabeth Gas Main - Route 46	AGL Resources, Inc. c/o Elizabethtown Gas Company	8" steel natural gas main w/in Rt 46 ROW	Warren	Independence	N/A	N/A	Exemption- Planning	11	Closed	Non conforming Planning Area - NA	2/13/2015	
West Wharton SVC Substation - Planning Area Exemption application	JCP&L/First Energy	Installation of a Static Var Compensator (SVC) at the West Wharton substation to resolve identified voltage violations. The project is located in Rockaway Township in the Planning Area and Jefferson Township in the Preservation Area.	Morris	Rockaway township, Jefferson	11504 / 258	1 / 2,3,4	Exemption- Planning	11	Complete	Planning Area exemption #11 issued	3/3/2015	
Clinton Water Department - Well 4 Water Production Facility	Town of Clinton	Replacement of treatment facility and replacement with facility to meet NJDEP BSDW requirements	Hunterdon	Clinton township	1	20	Exemption- Planning	11	Closed	No Exemption Review Required	3/26/2015	Clinton Twp. is not currently conforming for the Planning Area therefore the HED application is not applicable.
Gilbert I Pipeline Replacement	Pivotal Utility Holdings	replacement of existing 10" gas pipeline with 12" pipeline					Exemption- Planning	11	Closed		6/5/2017	
Clinton Twn Water Main Replacement	Richard Phelan	Replace Water Main along Glen Eagles Drive, Muirfield Land & Heather Hill Way	Hunterdon	Clinton Town			Exemption- Planning	11	Closed	Exempt	8/6/2018	
Clinton Twn Water Main Replacement	Richard Phelan	Replace Water Main along West Main St.	Hunterdon	Clinton Town			Exemption- Planning	11	Closed	Exempt	8/6/2018	
Exemption Request	GenOn REMA, LLC	Soil Borings related to Site Remediation	Hunterdon	Holland	26	10,11, 11.01	Exemption- Planning	15	Closed	Approved	4/30/2012	
Picatinny Arsenal - B3150 Parking Lot	Picatinny Arsenal US Army Installation Garrison - carl Appelquist, Land Management, Permits	Reconstruction and expansion of existing loading dock and parking area	Morris	Rockaway township	70001	2	Exemption- Planning	16	Closed	Exempt	12/29/2017	Also applied for an exemption 4, but satisfaction of the parameters of exemption 16 is sufficient.

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Building 1 Water Main Replacement	American Water Operations and Maintenance - Steve Curtis, Vice President of American Wtaer Military Services	Installation of 530 linear feet of a 6" water main	Morris	Rockaway township	70001	1	Exemption- Planning	16	Closed	Exempt	2/2/2018	
B175 Drainage Pipe	Picatinny Arsenal US Army Installation Garrison - carl Appelquist, Land Management, Permits	Replacement of existing stormwater pipe	Morris	Rockaway Township	7001	1	Exemption- Planning	16	Closed	Exempt	2/23/2018	
Installation of CommEquipment	Jersey Central Power & Light	Addition of comm equipment on an already existing lattice tower and telcom equipment area. Including two new concrete pads for a generator and propane tank.	Morris	Kinnelon	56502	113	Exemption- Planning, Exemption 11 Preservation	11	Closed	JCP&L issued exemption	10/19/2017	
National Park Service Review of PSE&G Susquehanna-Roseland 500kv Alternative Transmission Line Routes	National Park Service	The National Park Service is seeking comments regarding conceptual alternative routes to the existing route, for the purpose of reducing impacts on three National Park Service units. Upon selection of alternative routes, the National Park Service will conduct and prepare an Environmental Impact Statement, which Highlands Council staff will review.					General Exemption		Closed	Comments provided on each of the alternative routes	9/9/2010	Council staff provided comments on each of the alternative routes highlighting potential conflicts with Highlands resources.
The Sussex County Renewable Energy Projects- Byram Lakes Elementary School	Byram Lakes Elementary School	Construction of five solar photovoltaic canopies within the school's parking area including rooftop panels (Preservation Area – NJDEP jurisdiction).	Sussex	Byram			General Exemption		Closed	Exemption 6 recommended	7/24/2012	Staff found that the proposed project constitutes Exemption #6 and recommended to NJDEP that an exemption be issued. In correspondence, staff urged NJDEP to expedite this review since the project involves use of a parking area that is more easily accessible during the summer months while school is closed and any delay in the project may result in canceling it entirely due to grant funding constraints.
Levco Pools	Levco Pools	Residential Swimming Pool	Hunterdon	Tewksbury			General Exemption		Closed	No Exemption Review Required	8/13/2012	
Lake Bottom Inc.	Lake Bottom Inc.	HDC Allocation	Sussex	Byram			HDC Allocation		Closed	Allocated 14 HDC's	8/8/2012	
Linden Associates	Linden Associates	HDC Allocation	Hunterdon	Union			HDC Allocation		Closed	Allocated 21.25 HDC's	8/20/2012	
Hackettstown Honda	Rana of Hackettstown	expansion of car storage area, after the fact, by order of Planning Board, washington twp	Morris	Washington		4 7	Municipal Project Review	N/A	Closed	Consistent/with condition	10/6/2016	
Lopatcong Medical Office Building - Phase 2	Coordinated Health	Existing facility expansion - add second building and additional parking	Warren	Lopatcong		85 5 and 5.02	Municipal Project Review	N/A	Closed		10/25/2016	
Town of Vernon Resolution	Michael Stengart	Applicant submitted to Highlands Council an adopted Township resolution which approved use variances permitting construction of a commercial recreational facility and two solar arrays on the subject property. A stated condition of approval was "approval by the New Jersey Highlands Council". Applicant inquired as to what the next step would be with respect to this condition.	Sussex	Vernon		240 4	Municipal Project Review		Closed	NJDEP Jurisdiction	8/17/2011	Staff advised that the subject parcel is located in the Preservation Area and that NJDEP is responsible for all State permitting of major development within the Highlands Preservation Area. Staff advised that unless applicant can demonstrate to NJDEP that the project may be modified to qualify for one of the 17 Highlands Act exemptions, the proposed project must seek a HPAA from NJDEP.
Proposed Photovoltaic System- Mount Olive	Property Owner	Applicant proposing to construct a photovoltaic system in the Planning Area portion of Mount Olive.	Morris	Mount Olive		301 4	Municipal Project Review		Closed	NJDEP Jurisdiction	8/17/2011	
K&S Enterprises	K&S Enterprises	construction new 66,000 sf warehouse, 5,000 sf office, ancillary improvements	Warren	Lopatcong		100 2	Municipal Project Review		Closed		7/31/2014	Additional information submitted as requested, application complete as of 3/1/18. As of 3/16/18 application is again incomplete. Site conditions do not match what is on site plans. As of Apr 3 additional material submitted. Complete for review
9 Dinner Pot Road	Joseph Weber	Minor Subdivision/Lot Line Adjustment	Hunterdon	Tewksbury		27 96 & 154	Municipal Project Review		Closed	Consistent	1/14/2015	
Autumn Ridge Apartments	Larken Associates	198 unit inclusionary housing community	Warren	Lopatcong		1167, 27.02 & 28	Municipal Project Review		Closed	Consistent with conditions	2/23/2018	

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Heath Village West	Heath Village Retirement Community	Phase 3 & 4	Morris	Washington	19	5, 6 & 7	Municipal Project Review		Closed	Consistent with conditions	6/1/2018	Signed application submitted 2/6/2018 for review (HCIS # 68550)
I-78 Logistics Park	I-78 Logistics Park Lopatcong Urban Renewal, LLC	construction of a 975,761 sf warehouse and associated improvements	Warren, Warr	Lopatcong	101	1	Municipal Project Review		Closed	consistent with conditions	7/23/2018	
DeSapio		Use Variance application at Board of Adjustment	Hunterdon	Clinton township	70	12	Municipal Project Review		Closed	Consistent	2/8/2019	
Industrial Ave	Realty Associates Group	warehouse construction with office space and associated parking	Bergen	Mahwah	110.01	9	Municipal Project Review		Closed	consistent with conditions	2/11/2019	
Split Rock Reservoir Boat Ramp	NJDEP	Construction of a boat ramp and dock for access to the reservoir for recreational purposes. Additionally, upgrades will be made to the existing parking area.	Morris	Rockaway township	50001	1	NJDEP HPAA		Closed	HPAA approved by DEP	7/4/2014	
John & Jean Smith	John & Jean Smith	subdivision and single family home	Warren	Harmony	14	9 & 9.08	NJDEP HPAA		Pending		7/30/2014	HPAA for single family home, NJDEP will review, we will issue comment letter
Gospel Tabernacle, Lopatcong	Gospel Tabernacle of the Christian Missionary Alliance	Proposed construction of a single sanctuary structure with associated parking	Warren	Lopatcong	94	1	NJDEP HPAA		Complete	Consistent with Conditions	9/17/2014	Staff provided analysis of Highlands RMP resources and proposed landscaping plan
Bloomsbury Mets	Bloomsbury Mets LLC	HPAA for fast food restaurant	Hunterdon	Bloomsbury	32	1.01	NJDEP HPAA		Closed	Consistent with Conditions	4/13/2018	letter to NJDEP will be drafted to include HC redevelopment area designation
Nature Tree Service	Vidal Villalobos/Judith Sandoval	expansion of a landscaping business	Morris	Jefferson	457.01	13	NJDEP HPAA		Pending		4/23/2018	
Native Fields Landscaping	Kevin Dulio	HPAA for expansion of a landscaping business	Morris	Jefferson	269	3	NJDEP HPAA		Closed	NJDEP cancelled	4/25/2018	Applicant was in for a meeting with staff 2/23/28. HPAA application is administratively incomplete at NJDEP
Oak Ridge Road	Oak Ridge Road Associates LLC	Construct an approximate 20,000 sq ft. parking lot as the current parking is considered inadequate for the size of the existing buildings and has resulted in the loss of tenants for this reason.	Passaic	West Milford	15901	1	Redevelopment		Closed	Approved with Conditions	6/25/2009	On June 25, 2009, Highlands Council approved Highlands Redevelopment Area Designation with conditions as set forth in the Final Recommendation Report and authorized the Executive Director to prepare a document so informing the NJDEP. *NJDEP issued HPAA with Redevelopment Waiver on 8/4/11
West Milford Municipal Complex and Public Library	West Milford	Construct a 25,500 sq ft. three story public library, associated parking areas, and a new septic disposal system. Another relement of the proposed project is the removal of the small retail building and its garage.	Passaic	West Milford	7903	13-16	Redevelopment		Closed	Approved with Conditions	3/4/2010	On March 4, 2010, Highlands Council approved Highlands Redevelopment Area Designation with conditions as set forth in the Final Recommendation Report and authorized the Executive Director to prepare a document so informing the NJDEP. *NJDEP issued HPAA with Redevelopment Waiver on 8/16/11
Borealis Compounds LLC	Borealis Compounds LLC	Construct a 27,200 sq ft. sea-land container staging area facility (including stormwater management) to increase materials storage and handling capability at the site.	Warren	Mansfield	1301/13007	1-6	Redevelopment		Closed	Approved with Conditions	4/15/2010	On March 4, 2010, Highlands Council approved Highlands Redevelopment Area Designation with conditions as set forth in the Final Recommendation Report and authorized the Executive Director to prepare a document so informing the NJDEP. *HPAA application to be filed
Heath Village Retirement Community	Heath Village Retirement Community	Raze eight ixisting residential structures that contain 37 senior housing units and replace them with four new buildings containing 90 senior housing units, and construct four new one-story attached units to replace an existing single-family home.	Morris	Washington			Redevelopment		Closed	Approved with Conditions	4/15/2010	On April 15, 2010, Highlands Council approved Highlands Redevelopment Area Designation with conditions as set forth in the Final Recommendation Report and authorized the Executive Director to prepare a document so informing the NJDEP. HPAA w/ waiver and HRAD issued by NJDEP on Jan 16, 2013.
Proposed Redevelopment Area Designation of Mt. Olive Block 5300 Lot 16	Mount Olive	Construct a 7,500 sq ft two-story office building.	Morris	Mount Olive	5300	16	Redevelopment		Closed	Application Incomplete-Meeting between Council Staff and Applicant 9/15/10	8/9/2010	The July 23, 2010 application was deemed administratively incomplete. Letter advising applicant was sent on Aug. 9, 2010. Meeting between Highlands Council staff and applicant on Sept. 15, 2010.
Goldmine Partners	Goldmine Partners L.L.C.	Construct a 12,240 sq ft two story building for use as a construction office and equipment repair facility. The property formerly functioned as a stone quarry for many years, and much of the site features pavement, former quarry facility sites, bare rock and gravel, with weeds and grass growing through cracks and gravel.	Morris	Mount Olive			Redevelopment		Closed	Approved with Conditions	8/19/2010	On 8/19/10 Highlands Council approved Highlands Redevelopment Area Designation with conditions as set forth in the Final Recommendation Report and authorized the Executive Director to prepare a document so informing the NJDEP. Consistency determination also recommends NJDEP consideration of Exemption #4 applicability. Based on extensive iteration with Highlands Council staff and multiple site visits, NJDEP issued a Stipulation of Settlement (8/11/11) that reversed the prior NJDEP finding of "not exempt". NJDEP will issue Exemption #4

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Sand Shore Road		The Township is seeking approval of a Highlands Redevelopment Area consisting of seven parcels zoned as Light Industrial, six of which are extensively developed with a commercial building on each lot. The seventh, Lot 5.01 is largely an open field with some surface disturbance. The owner of Lot 5.01 has local approval to construct a 4,296 sq ft. one-story religious building, associated parking area, drainage, and a new septic system and to deed restrict approximately 1.65 acres. Approval of the Highlands Redevelopment Area Designation will allow for application to NJDEP for a HPAA with redevelopment waiver.	Morris	Mount Olive			Redevelopment		Closed	Approved with Conditions	5/19/2011	On May 19, 2011 Highlands Council approved Highlands Redevelopment Area Designation with conditions as set forth in the Final Recommendation Report and authorized the Executive Director to prepare a document so informing the NJDEP. *Awaiting HPAA
Givaudan Fragrances Corporation	Givaudan Fragrances Corporation	The proposed Highlands Redevelopment Area is within Block 402 Lot 5 in Mount Olive Township (on Waterloo Valley Road within the Foreign Trade Zone.) Proposed expansion of an existing building in two locations- along the western edge of the existing building (16,900 square feet for warehouse), and along the southern edge of the building where there is currently a cut-out of the building (4,430 sq ft, also for warehouse)	Morris	Mount Olive	402	5	Redevelopment		Closed	Approved with Conditions	8/3/2011	On August 3, 2011 Highlands Council approved Highlands Redevelopment Area Designation with conditions as set forth in the Final Recommendation Report and authorized the Executive Director to prepare a document so informing the NJDEP. *Awaiting HPAA
Former Fenimore Sanitary Landfill		Brownfield basis. Following the proper closing of the landfill, the proposal is to redevelop the landfill by placing non-penetrating photovoltaic panels on the top of the constructed landfill cap	Morris	Roxbury	7404	1	Redevelopment		Closed	Approved with Conditions	10/13/2011	On 10/13/11 Highlands Council approved Highlands Redevelopment Area Designation with conditions as set forth in the Final Recommendation Report and authorized the Executive Director to prepare a document so informing the NJDEP. *Awaiting HPAA Application under review.
Route 46 (Mout Olive Debeck)	Mount Olive Debeck	70% impervious surface basis. Proposed redevelopment project is the construction of an automobile dealership consisting of a commercial building of 13,000 sq ft and attendant parking.	Morris	Mount Olive	8200	5	Redevelopment		Closed	Approved with Conditions	1/19/2012	On 1/27/12 Highlands Council approved Highlands Redevelopment Area Designation with conditions as set forth in the Final Recommendation Report and authorized the Executive Director to prepare a document so informing the NJDEP. *Awaiting HPAA Application under review.
700 Bartley Chester Rd. LLC	700 Bartley Chester Road, LLC	Construction of an approximate 26,737 sq ft addition to an existing parking lot to accommodate tractor trailer parking for the existing warehouse on the parcel	Morris	Mount Olive	8600	10	Redevelopment		Closed	Approved with Conditions	10/18/2012	On 10/18/12 Highlands Council approved Highlands redevelopment Area Designation with conditions as set forth in the Final Recommendation Report and authorized the Executive Director to prepare a document so informing the NJDEP. *Awaiting HPAA Application under review
Roxbury Redevelopment	Ted Peters	Expand parking to attract tenants. Building sitting vacant.	Morris	Roxbury	9203	2	Redevelopment		Closed	Pending Applicant Response	8/1/2013	* Highlands Council staff provided verbal (meeting in July 2013) and written (August 2013) guidance to project attorney that the Exemption #3 issued by NJDEP for a previous project constructed on the subject be explored with NJDEP for the current related proposal. It was noted that the nature of the Exemption #3 conditions are not within the purview of the Highlands Council. As of April 8, 2015, it is noted that the applicant has ceased communications with the Highlands Council.
Township of Mount Olive Budd Lake/Rt 46 Proposed Highlands Redevelopment Area Designation	Township of Mount Olive	The purpose of the proposed municipally-sponsored Highlands Redevelopment Area Designation is to facilitate efforts to remove abandoned buildings, create conditions to induce reinvestment within the Budd Lake/Route 46 corridor, and to manage such development/redevelopment in a comprehensive fashion.	Morris	Mount Olive			Redevelopment		Closed	Staff recommends approval with conditions	9/19/2013	Council approved on Sept 19, 2013
Mt. Olive Redevelopment	Dr. Mahmood	Construction of 16,000 sq ft building on Block 8300 Lot 16 adjacent to the built-out Block 8300 Lot 16.01	Morris	Mount Olive	8300	16, 16.01	Redevelopment		Closed	Defer to DEP Action	10/31/2013	*On 10/31/13, Highlands Council staff met with Dr. Mahmood and NJDEP staff at NJDEP office in Trenton to discuss project feasibility moving forward. Highlands Council staff coordinated the meeting with NJDEP regarding the proposed Highlands Redevelopment Area Designation project because of concerns regarding impacts to undisturbed environmental resources. NJDEP staff indicated that with the extensive environmental resources that would be encroached by the proposed project (e.g., C1 stream buffer, forest, mapped threatened and endangered species habitat) that it would be unlikely that an HPAA would be issued by the Department. It was agreed by all that the best course of action moving forward would be for Dr. Mahmood to pursue a Takings Waiver from the NJDEP.

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Project Name	Applicant	Project Description Summary	County	Municipality	Block	Lot	Project Type*	Exemption Requested	Status	Decision	Decision Date	Notes
D.R. Mullen	D.R. Mullen	Creation of a new outdoor storage area and to extend a 650 linear foot driveway on Lot 1. No building, water service, or septic system is proposed	Bergen	Oakland	201, 202	1-6, 2	Redevelopment		Closed		7/3/2014	Highlands Council staff met with applicant on 12/5/12 so applicant could present project. Council staff identified deficiencies in the application. The application was resubmitted to the Council on 12/26/12. The Council had requested additional information, while continuing to work with the municipality in support of their pending PC Petition. On 1/7/14, the Highlands Council received additional materials from the applicant which included Oakland Mayor and Council Resolution recommending that portions of Lots 1,2,3,4, and 5 Block 201 and a portion of Lot 2, Block 202 be designated as a Highlands Redevelopment Area. The applicant also supplied information regarding mitigation, which the Highlands Council requested in 12/12. Application requires municipality to serve as applicant because multiple parcels and owners are included. A meeting was held on September 29, 2014 between applicant, municipality, Highlands staff, and NJDEP staff to discuss project and possible steps moving forward. Applicant submitted a complete application in October 2014. Highlands Council staff conducted a site visit. At the December 4, 2015 Highlands Council Meeting, the Highlands Council determined that does not meet the applicable criteria for a Highlands Redevelopment Area Designation.
Bloomsbury Highlands Redevelopment B 32 L 1.01	Stem Brothers	Subject property currently developed with gas station and convenience store. Proposed redevelopment (70% IS) to add restaurant and accompanying parking.	Hunterdon	Bloomsbury	32	1.01	Redevelopment		Closed		7/7/2014	Applicant submitted draft landscaping plan for Highlands review on 2/27/18 in advance of application to NJDEP for HPAA w Waiver
Randa Investments	Randa Investments, LLC	redevelopment of vacant brownfield site; proposed: residential apartments and office/retail	Passaic	West Milford	7601	2 & 3	Redevelopment		Closed	inaction from applicant	5/4/2018	Additional information was requested from applicant, nothing submitted. Application closed.
Town of Clinton Water Department- Modifications to Existing Water Allocation Permit	Town of Clinton Water Dept.	Proposed major modification to their water allocation permit, adding a new well to their permitted ground water sources to replace failing wells and increase firm capacity to meet existing demands, without further approvals of expansions. The NJDEP approved an aquifer test for the proposed well in July 2006.	Hunterdon	Clinton Town			Water Allocation Permit		Closed	Consistent with Conditions	2/19/2010	Staff approved permit modification for Well 16, a new source in a new subwatershed. Town agreed to continue developing a WUCMP as a condition of their CD with conditions. DEP issued Permit with Highlands Council WUCMP Conditions.
Aqua New Jersey-Phillipsburg Water Allocation Permit (WAP 6000001), Major Modification	Aqua New Jersey	Aqua New Jersey Water Company –Phillipsburg is requesting the addition of a new ground water source (Well 1) to their existing water allocation permit (serving Phillipsburg, Lopatcong, Pohatcong, and Greenwich) to improve pumping distribution for a proposed development in Greenwich Twp. The existing water allocation permit includes four wells. The new diversion requires a major modification, but does not involve an increase in total monthly or annual diversion limits.	Warren	Greenwich			Water Allocation Permit		Closed	Inconsistent with RMP	1/27/2011	Staff found the proposed permit modification inconsistent with the goals, policies and objectives of the RMP (significant possibility exists that the net water availability in the HUC14 subwatershed would be exceeded.) Guidance was provided on potential alternative approaches.
Hackettstown MUA Claremont Well 1R and Proposed Heath Well #9 (WAP 5145 and 5249)	Hackettstown MUA	The Hackettstown MUA is applying to the NJDEP Bureau of Water Allocation for the addition of Heath Well #9 and increase in permitted withdrawals from Claremont Well 1R, with closure of two small reservoirs.	Warren	Hackettstown			Water Allocation Permit		Closed	Recommended Consistent to DEP	2/2/2011	Highlands Council Consistency Determination- Water Allocation Permit- submitted to Council Re: Exemption #11: Staff issued a letter to NJDEP finding that the Preservation Area portion of the project “is consistent with the goals and purposes” of the Highlands Act, and therefore the Highlands Council did not object to an Exemption 11. Staff also approved an Exemption 11 for the Planning Area portion of the project.
Township of Rockaway WAP Major Modification	Rockaway Township	Rockaway Township has submitted an application for a major modification to their water allocation permit, related to the Pondview development. The application seeks to add two new wells and to increase their permitted monthly and annual allocation limits.	Morris	Rockaway township			Water Allocation Permit		Closed	Inconsistent with RMP	3/10/2011	Staff issued a letter to NJDEP finding that the proposed permit modification is inconsistent with the RMP. Guidance was provided on potential alternative approaches.
United Water (Valley Rd)	United Water	Requested monthly allocation increase from 9.3 to 11.1 MGM	Morris	Mount Arlington			Water Allocation Permit		Closed	Consistent	9/25/2012	Staff found mitigation plan adequately addressed increased consumptive use. Mitigation plan included in site plan and inserted into United Water's drought mitigation plan under Water Allocation Permit
Clinton Water Department	Clinton Water Department	Requested potential increase in pump rate for Well 16	Hunterdon	Clinton Town			Water Allocation Permit		Closed	Consistent with Conditions	12/13/2012	Allows increase in instantaneous pump rate while maintaining monthly and annual limits already approved.
NJAW Allocation Major Modification	New Jersey American Water	Consistency Determination for WAP Major Modification	Warren	Greenwich, Franklin			Water Allocation Permit		Closed	Consistent - Public Health & Safety Waiver	6/4/2015	

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National Winter Activity Center	M2 Associates Inc	increase surface water diversion from an existing intake in Hidden Valley Lake, for making snow during winter months.	Sussex	Vernon	192.01, 192.	2, 19, 25, 26	Water Allocation Permit		Closed	consistent if kept to the winter months	11/1/2016	
National Winter Activity Center	Matthew Muhall, M2 Associates	a WAP permit app requesting an allocation increase to make snow	Sussex	Vernon	192.01; 192.	2, 19, 25, 26	Water Allocation Permit		Closed	consistent with condition	11/1/2016	
Well 10 Rockaway Township	Matt Mulhall	replacement well	Morris	Rockaway township	22103	10	Water Allocation Permit		Closed	No CD required	4/11/2017	
Mountain Creek	Matt Mulhall	increase in monthly gw diversions for water park	Sussex	Vernon			Water Allocation Permit		Closed	Consistent subject to the adoption of a WUCMP	4/18/2017	
Hamburg Quarry Major Permit Modification	Roux Associates	WAP to increase month water allocation for mining activities	Sussex	Hardyston	14	15	Water Allocation Permit		Closed		6/5/2017	
Hawk Pointe Golf Club	Richard Cotton and Thomas Dwyer	change in use from irrigation to potable and irrigation for water drawn from a well	Warren	Washington township	65	2	Water Allocation Permit		Closed	Consistent	6/16/2017	
National Winter Activity Center	Matt Mukhall, M2 Associates	seeking revised conditions to the WAP CD	Sussex	Vernon	192.01; 192.	2, 19, 25, 26	Water Allocation Permit		Closed	granted the revision conditions	8/22/2018	
Wanaque Borough Wastewater Management Plan (WMP)	Wanaque Borough	Highlands Council staff drafted a WMP for Wanaque Borough including maps for the existing and future sewer service area, and the public water service area.	Passaic	Wanaque			WMP		Closed	Draft WMP	7/13/2012	Draft WMP, supporting maps and the GIS database used in developing the WMP provided to the municipality
Greenwich Township Wastewater Management Plan (WMP)	Greenwich Township	Highlands Council staff drafted a WMP for Greenwich Township including maps for the existing and future sewer service area, and the public water	Warren	Greenwich			WMP		Closed	Draft WMP	9/17/2012	Draft WMP, supporting maps and the GIS database used in developing the WMP provided to the municipality
Lopatcong Wastewater Management Plan	Lopatcong Township	Highlands Council staff drafted a WMP for Lopatcong Township including maps for the existing and future sewer service area, and the public water. This document was adopted by NJDEP on November 19, 2013.	Warren	Lopatcong			WMP		Closed	Adopted	11/19/2013	
Califon Borough Chapter of the Hunterdon County Wastewater Management Plan	Califon Borough	Highlands Council staff drafted a WMP for Califon Borough including maps for the existing and future sewer service area, and the public water. This document was adopted by NJDEP on December 23, 2015.	Hunterdon	Califon			WMP		Closed	Adopted	12/23/2015	
Town of Hackettstown Wastewater Management Plan	Town of Hackettstown	Highlands Council staff drafted a WMP for Hackettstown Town including maps for the existing and future sewer service area, and the public water. This document was adopted by NJDEP on February 12, 2016.	Warren	Hackettstown			WMP		Closed	Adopted	2/12/2016	
Oakland WMP	The Borough, Boswell Engineering	Amendment to the Northeast WQMP to include the WMP for Oakland Borough	Bergen	Oakland			WMP		Closed	consistent with conditions	4/13/2018	
Sussex County WMP	Alice Brees, Sussex County	Amendment to the Northeast WQMP to include the WMP for Oakland Borough	Sussex				WMP		Closed	consistent	4/23/2018	
Suez West Milford	Suez	seeking endorsement to upgrade and/ or consolidate the 6 municipal wastewater treatment facilities	Passaic	West Milford			WMP		Closed	endorsed. They need exemption 11 for all stages of the project	8/9/2018	
Bellemead		Highlands Consultation on proposed NJPDES Permit for office park	Hunterdon	Tewksbury	46.01/ 47	Jul-48	WQMP		Closed		5/24/2017	
Chatham Township WMP	Morris County	Morris County WMP, Chatham Chapter	Morris	N/A			WQMP Amendment		closed	not a Highlands municipality	10/10/2013	

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Fiddler's Elbow Country Club	Gladstone Design, Inc	Water Quality Management (WQM) Plan to adjust the approved sewer service area delineation of the Sewer Treatment Plan to cover the existing development and the proposed new development of two cottages, an expanded clubhouse and restaurant seating, a pool complex, a Pro-shop, and other amenities.	Somerset	Bedminster	37.01	1	WQMP Amendment		closed	consistent with the RMP	5/6/2014	
Mine Brook Rd Development	Gregory Elko, Langan Engineering and Environmental Services	proposed shift from the approved and permitted use of individual subsurface sewerage disposal systems (ISSDS) to a proposed community wetland treatment system to serve 12 single family homes and 2 community buildings. The approved project allowed for an off-site water main extension to cross under the Dead River within the Mine Brook Road right-of-way. However, the applicant is seeking to change the potable water source to 12 individual on-site public wells. Since the Modified Wetland Treatment System will recharge groundwater within the same HUC 14, the consumptive/ depletive impacts are minimized	Somerset	Bernards	4701	2, 3, 24	WQMP Amendment		closed	consistent with the RMP	7/5/2014	
Pohatcong Township Wastewater Management Plan	Pohatcong Township	Highlands Council staff drafted a WMP for Pohatcong Township including maps for the existing and future ssa, and the public water. The document was adopted by NJDEP on May 26, 2016	Warren	Pohatcong			WQMP Amendment		Closed	Adopted	7/6/2014	
LaTorre Plaza Commercial Development	Paul Sterbenz (Maser Consulting)	contract 8,000 sq ft retail center with restaurants	Warren	White	21	7.03	WQMP Amendment		closed	consistent with the RMP	7/9/2014	
Alexandria WQMP Amendment	Hunterdon County Planning Board	amendment to incorporate Block 18 Lots 39.01, 41, 44, 52, and a portion of Lot 39 in Alexandria Township	Hunterdon	Alexandria	18	portion of Lot 39	WQMP Amendment		closed	consistent due to WUCMP	10/27/2014	
Avalon- Denville	Eric Keller	271 apartments	Morris	Denville	400001/402	42095	WQMP Amendment		closed	Inconsistent with RMP	2/3/2015	
Sisters of Charity	Anthony DiLodovico	adjust the existing and approved sewer service area to cover the existing buildings and develop a new Provincial Center that will generate 16,880 gpd of wastewater	Morris	Mendham Borough	2301	13 & 13.01	WQMP Amendment		closed	no WUCMP needed	2/13/2015	
Sisters of Christian Charity	Eric Keller, and Anthony DiLodovico, Omland	they are revising their February application to keep the mother house but limit the wastewater generation to 2,000 gpd	Morris	Mendham Borough	2301	13 & 13.01	WQMP Amendment		Closed	no WUCMP needed	2/13/2015	
Highlander View Aptments	Tony DiLodovico	2 residential aptment buildings, each containing 4 one-bedroom aptments, and 15 two bedroom aptments	Morris	Jefferson	273.01	2.061 & 2.062	WQMP Amendment		closed	consistent with the RMP	2/26/2015	
Budd Lake Revision	Colleen Kokas	revision to correct ssa	Morris	Mount Olive			WQMP Amendment		closed	consistent with the RMP	3/17/2015	
Jefferson Township Chapter of the Morris County WMP	Morris County	Municipal wide WMP	Morris	Jefferson			WQMP Amendment		closed	consistent with the RMP	3/25/2015	

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Glenmont Developers Casterline Road Subdivision	Partick Mlellan, MCB Eneering Associates LLC	include block and lot into the RVRSA sewer service area and construct 4 residential units generating up to 1,200 gpd	Morris	Denville	10002	3	WQMP Amendment		closed	consistent because it has prior local approvals, not located in a deficit HUC 14 subwatershed, and remains within the permit limits for both wastewater and public water	3/26/2015	
Trump National Golf Club	Robert Moschello	expand sewer service area 0.244 acres to include a barn and renovate tennis courts	Somerset	Bedminster	38/ 39	2/ 10, 10.01	WQMP Amendment		closed	consistent with the RMP	4/6/2015	
Rusty Cleats LLC	Morris County	revision to include Block and Lot into the Sewer service area	Morris	Jefferson	196	6	WQMP Amendment		closed	consistent with the RMP	5/21/2015	
Mary Farm Rd Subdivision	Mark Gimigliano, Dykstra Walker Design Group	Subdivide two lots into five lots each for a single family home	Morris	Denville	20401	3 and 11	WQMP Amendment		Closed	consistent with the RMP because it has municipal approvals and a TWA	6/18/2015	
Washington Township Warren County WMP	Finelli Consulting Engineers	Amendment to the Upper Delaware Areawide WQMP	Warren	Washington township			WQMP Amendment		Closed	consistent with the RMP	7/8/2015	
Independence WMP	Michael Finelli	Amendment to the Upper Delaware Areawide WQMP	Warren	Independence			WQMP Amendment		Closed	consistent with the RMP	10/15/2015	
Avalon Bay	Eric Keller	19 Single Family Home Subdivision	Morris	Denville	40001	4	WQMP Amendment		Complete	Inconsistent, subject to additional mitigation	10/29/2015	
SCMUA Landfill Consent	Hatch Mott MacDonald	Amendment to the Sussex County Areawide WQMP, building a forse main to convey landfill leachate and sanitary flow to the Upper Walkkill Water Pollution control facility	Sussex				WQMP Amendment		Closed	consistent with the RMP	11/9/2015	
Hillandale	Gladstone Design, Inc	53 age restricted residential units generating 10,365 gpd	Morris	Mendham township	100	17.03	WQMP Amendment		Closed	consistent with th RMP	12/2/2015	
Gallen Development	Dykstra Walker Design Group	construct a twenty-six (26) unit, age restricted housing development and one (1) single family dwelling. The project also includes a 2,000 foot long cul-de-sac roadway for access to the housing development, stormwater management facilities, and water and sanitary sewer and other utilities. The proposed 6,150 gallons per day (gpd) of wastewater generated will be conveyed to the Parsippany-Troy Hills Wastewater Treatment Plant. Potable water will be provided by the Montville Township MUA (WAP070001)	Morris	Montville	39.07	3, 4.15	WQMP Amendment		Closed	consistent with a WUCMP and water mitigation	11/18/2016	

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RD Management/ Rt 46	Chester, Plouzas, Lisowsky Partnership, LLC	expand the sewer service area (SSA) of the Musconetcong Sewerage Authority to serve a portion of Block 102 Lot 2 in Mount Olive, NJ. The proposed project consists of a 22,000 square foot (SF) retail building and a 6,000 SF restaurant. An estimated 8,500 gallons per day (gpd) of wastewater will be generated from this project. Potable water service will be supplied by New Jersey American Water, whose source of water for this system are surface water intakes from the Raritan River located outside the Highlands Region	Morris	Mount Olive	102	2	WQMP Amendment		Closed	consistent with the RMP	12/20/2016	
Parsippany WMP	Morris County	Proposed Amendment to the Northeast WQMP to include an updated WMP Chapter for Parsippany	Morris	Parsippany-Troy Hills			WQMP Amendment		Closed	consistent with the RMP	12/20/2016	
Heath Village West	Edward Bogan	360 condos	Morris	Washington	19	5	WQMP Amendment		Closed	Consistent	4/7/2017	
Barber Minor Subdivision	Engineering & Land Planning Associates, Inc	construct an additional dwelling on the parcel and connect both the new and existing dwellings to the Mendham Borough STP	Morris	Mendham borough	501	24	WQMP Amendment		Closed	Consistent with the RMP	7/13/2017	
Milly's Court	Nick Daurio	300 non-age-restricted, multi-family housing units	Sussex	Franklin	2701	2	WQMP Amendment		Closed	Consistent w Conditions: 1. Phase 1 Geotechnical investigation 2. WUCMP	11/30/2017	
Toll Brothers	Bowman Consulting Group	construct a 19 single-family (SF) home subdivision	Morris	Denville	40001; 4020	4; 1	WQMP Amendment		Closed	Consistent with Conditions	1/3/2018	
Randall Ave	Mine Hill	9 existing single family residential properties that	Morris	Mine Hill	802	23, 24, 26-32	WQMP Amendment		Closed	consistent	1/18/2018	
Howard Ave	Mine Hill	24 existing single family residential properties that	Morris	Mine Hill	903, 903;904	14.03; 15-22	WQMP Amendment		Closed	consistent	1/18/2018	
Kinnelon Shelter & Comm. Ctr.	Crew	construct a Shelter and Community Center (with	Morris	Kinnelon	45502	119	WQMP Amendment		Closed	consistent with conditions	1/23/2018	
Washinton Valley Estates	Finelli	add Block 28 Lots 5.01 through 5.08 to the sewer	Warren	Washington township	28	5.01-5.08	WQMP Amendment		Closed	consistent	1/29/2018	
Boonton Twp COAH Property	Boonton Township	The applicant is seeking to add a portion of Block	Morris	Boonton township	40501	1.03	WQMP Amendment		Closed	consistent	3/13/2018	
Vernon Township Plan Amendment	Vernon Township	reconfigure ssa to include developed residential/comercial areas currently served by septic and include Legends resort	Sussex	Vernon			WQMP Amendment		Closed	consistent	5/22/2018	
Monroe Drive	Joseph Vince	construct 2 single family homes	Bergen	Mahwah	149	20	WQMP Amendment		Closed	consistent	6/12/2018	
Sparta HS Athletic Complex	Beth E. Kenderdine	construct a new stadium complex at Cassels Fields across from Sparta High School, including a field house with restrooms	Sussex	Sparta	26001	103	WQMP Amendment		Closed	consistent	6/14/2018	
Alpine Valley Neighborhood Phase 2	Maser Consulting	expand the sewer service area to include 48 parcels to the RVRSA service area due to failing septic systems	Morris	Mine Hill	various	various	WQMP Amendment		Closed	ECZ- does not trigger EO114	10/22/2018	
Thomastown/Valley View Neighborhood	Maser Consulting	expand sewer service area to include 66 existing single family homes to the RVRSA service area due to failing setic systems	Morris	Mine Hill	various	various	WQMP Amendment		Closed	ECZ- does not trigger EO114	10/22/2018	
Turzi Wharton	Dykstra Walker Design Group	construction of 2 warehouses (135,100 SF) and connect to RVRSA	Morris	Rockaway township	11504	2	WQMP Amendment		Closed	Consistent	2/19/2019	
Betsy Ross Diner	Dykstra Walker Design Group	convert an existing abandoned PNC Bank into the Betsy Ross Diner	Morris	Jefferson	473.12	16.06	WQMP Amendment		Closed	Consistent	3/6/2019	
Islamic Society of Basking Ridge	Islamic Society of Basking Ridge	proposed mosque	Somerset	Bernards	9301	2	WQMP Amendment		Closed	Consistent with the RMP	3/14/2019	
ARCO Design/Build NE	Houser Engineering, LLC	proposed 1,200,000 sq ft warehouse	Warren	Franklin	58	1	WQMP Amendment		Closed	Consistent with the RMP	6/28/2019	
Mine Hill WMP Chapter	Morris County	WQMP Amendment for the WMP Chapter	Morris	Mine Hill			WQMP Amendment		Pending			

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Alpine Valley Neighborhood Project	Township of Mine Hill	expand the wastewater service area to include 59 existing single family residential properties and one commercial property. These properties are currently served by individual subsurface septic disposal systems that are failing.	Morris	Mine Hill	804;805;806	5;6-10;13-18	WQMP Amendment, WQMP -Statement of Consent		Closed	project is located in the Existing Community Zone	10/25/2017	
Somerset County WQMP	Somerset County	Highlands Council staff reviewed the proposed Countywide Future Wastewater Sewer Service Area for Somerset County pursuant to the RMP, N.J.A.C. 7:15-3.4, N.J.A.C. 7:38-1.1(k), N.J.A.C. 7:15-3.10, N.J.A.C. 7:15-5.22 (a)(1) and (b), and Executive Order 114 .	Somerset				WQMP -Statement of Consent		Closed	Consistent	8/9/2012	The Future Sewer Service Area for the Somerset County WQMP amendment is consistent with the RMP
Morris County Water Quality Mangement Plan (WQMP)	Morris County	Highlands Council staff reviewed the proposed Countywide Future Wastewater Sewer Service Area for Morris County pursuant to the RMP, N.J.A.C. 7:15-3.4, N.J.A.C. 7:38-1.1(k), N.J.A.C. 7:15-3.10, N.J.A.C. 7:15-5.22 (a)(1) and (b), and Executive Order 114.	Morris				WQMP -Statement of Consent		Closed	Consistent	9/10/2012	The Highlands Council consents to the adoption of the Future Wastewater Service Area Map for Morris County as an amendment to the Upper Delaware, Upper Raritan, and Northeast WQM Plan, with the understanding that when full WMP for Morris County is submitted to NJDEP for review, a Water Use and Conservation Management Plan (WUCMP) will need to be adopted for the twenty-six (26) deficit HUC 14 subwatersheds .
Hunterdon County WQMP	Hunterdon County	Highlands Council staff reviewed the proposed Countywide Future Wastewater Sewer Service Area for Hunterdon County pursuant to the RMP, N.J.A.C. 7:15-3.4, N.J.A.C. 7:38-1.1(k), N.J.A.C. 7:15-3.10, N.J.A.C. 7:15-5.22 (a)(1) and (b), and Executive Order 114 .	Hunterdon				WQMP -Statement of Consent		Closed	Consistent with Conditions	10/3/2012	The Highlands Council consents to the adoption of the Future Sewer Service Area Map for Hunterdon County as an amendment to the Upper Delaware and Upper Raritan WQM Plan, with the understanding that when a full WMP for Hunterdon County is submitted to NJDEP for review, a WUCMP will need to be adopted for the four (4) deficit HUC 14 subwatersheds.
Belvidere Town WQMP	Belvidere Town	Highlands Council staff reviewed the proposed Future Wastewater Sewer Service Area for Hope Township pursuant to the RMP, N.J.A.C. 7:15-3.4, N.J.A.C. 7:38-1.1(k), N.J.A.C. 7:15-3.10, N.J.A.C. 7:15-5.22 (a)(1) and (b), and Executive Order 114 .	Warren	Belvidere			WQMP -Statement of Consent		Closed	Consistent with Conditions	10/15/2012	The Highlands Council consents to the adoption of the Future Sewer Service Area Map for Belvidere Town as an amendment to the Upper Delaware WQM Plan, with the understanding that when a full WMP for Hunterdon County is submitted to NJDEP for review, a WUCMP will need to be adopted for the two (2) deficit HUC 14 subwatersheds.
Hope Township WQMP	Hope Township	Highlands Council staff reviewed the proposed Future Wastewater Sewer Service Area for Hope Township pursuant to the RMP, N.J.A.C. 7:15-3.4, N.J.A.C. 7:38-1.1(k), N.J.A.C. 7:15-3.10, N.J.A.C. 7:15-5.22 (a)(1) and (b), and Executive Order 114 .	Warren	Hope			WQMP -Statement of Consent		Closed	Consistent	10/15/2012	The Future Sewer Service Area for the Hope Township WMP amendment is consistent with the RMP
Liberty Township WQMP	Liberty Township	Highlands Council staff reviewed the proposed Countywide Future Wastewater Sewer Service Area for Liberty Township pursuant to the RMP, N.J.A.C. 7:15-3.4, N.J.A.C. 7:38-1.1(k), N.J.A.C. 7:15-3.10, N.J.A.C. 7:15-5.22 (a)(1) and (b), and Executive Order 114 .	Warren	Liberty			WQMP -Statement of Consent		Closed	Consistent with Conditions	1/4/2013	The proposed Future Wastewater Service Area in Liberty Township for the Upper Delaware WQMP amendment is consistent with the Regional Master Plan (RMP).
Harmony Township WQMP	Harmony Township	Highlands Council staff reviewed the proposed Future Wastewater Sewer Service Area for Harmony Township pursuant to the RMP, N.J.A.C. 7:15-3.4, N.J.A.C. 7:38-1.1(k), N.J.A.C. 7:15-3.10, N.J.A.C. 7:15-5.22 (a)(1) and (b), and Executive Order 114 .	Warren	Harmony			WQMP -Statement of Consent		Closed	Consistent with Conditions	3/7/2013	The proposed Future Wastewater Service Area in Harmony Township for the Upper Delaware WQMP amendment is consistent with the Regional Master Plan (RMP).
Pompton Lakes Borough WQMP	Pompton Lakes Borough	Highlands Council staff reviewed the proposed Future Wastewater Sewer Service Area for Pompton Lakes Borough pursuant to the RMP, N.J.A.C. 7:15-3.4, N.J.A.C. 7:38-1.1(k), N.J.A.C. 7:15-3.10, N.J.A.C. 7:15-5.22 (a)(1) and (b), and Executive Order 114 .	Passaic	Pompton Lakes			WQMP -Statement of Consent		Closed	Consistent with Conditions	4/8/2013	The Highlands Council consents to the adoption of the Future Sewer Service Area Map for Pompton Lakes Borough as an amendment to the Northeast WQM Plan, with the understanding that when a full WMP for Pompton Lakes Borough is submitted to NJDEP for review, a WUCMP will need to be adopted for the three (3) deficit HUC 14 subwatersheds.
Sussex County Water Quality Management Plan (WQMP)	Sussex County	Highlands Council staff reviewed the proposed Countywide Future Wastewater Sewer Service Area for Sussex and Morris County pursuant to the RMP, N.J.A.C. 7:15-3.4, N.J.A.C. 7:38-1.1(k), N.J.A.C. 7:15-3.10, N.J.A.C. 7:15-5.22 (a)(1) and (b), and Executive Order 114.	Sussex				WQMP -Statement of Consent		Closed	Consistent	4/8/2013	The Highlands Council consents to the adoption of the Future Wastewater Service Area Maps for Sussex County and Morris County as amendments to the Sussex County WQM Plan, with the understanding that when full WMPs for Sussex and Morris Counties are submitted to NJDEP for review, a Water Use and Conservation Management Plan (WUCMP) will need to be adopted for the thirteen (13) deficit HUC 14 subwatersheds across eight (8) municipalities in Sussex County and portions of Morris County (see Objective 2B8c) included in the Sussex County WQM Plan.

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Project Name	Applicant	Project Description Summary	County	Municipality	Block	Lot	Project Type*	Exemption Requested	Status	Decision	Decision Date	Notes
Franklin Township WQMP	Franklin Township	Highlands Council staff reviewed the proposed Future Wastewater Sewer Service Area for Franklin Township pursuant to the RMP, N.J.A.C. 7:15-3.4, N.J.A.C. 7:38-1.1(k), N.J.A.C. 7:15-3.10, N.J.A.C. 7:15-5.22 (a)(1) and (b), and Executive Order 114 .	Warren	Franklin			WQMP -Statement of Consent		Closed	Consistent	4/9/2013	The Highlands Council consents to the adoption of the Future Wastewater Service Area Maps for Franklin Township as an amendment to the Upper Delaware WQM Plan, as it is consistent with the Regional Master Plan (RMP).
White Township WQMP	White Township	Highlands Council staff reviewed the proposed Future Wastewater Sewer Service Area for White Township pursuant to the RMP, N.J.A.C. 7:15-3.4, N.J.A.C. 7:38-1.1(k), N.J.A.C. 7:15-3.10, N.J.A.C. 7:15-5.22 (a)(1) and (b), and Executive Order 114 .	Warren	White			WQMP -Statement of Consent		Closed	Consistent with Conditions	4/19/2013	The Highlands Council consents to the adoption of the Future Wastewater Service Area Maps for White Township as an amendment to the Upper Delaware WQM Plan, as it is consistent with the Regional Master Plan (RMP).
White Twp. WQMP Ammendment and Revision LaTorre Plaza	White Township	WQMP Amendment for Retail Center	Warren	White	21	7.03	WQMP -Statement of Consent		Closed	Consistent	7/10/2014	
Rt 15/ Quick Check Properties	Stephan Shaw- property owner	proposed project consists of a gas station with 16 filling stations, a 21 seat restaurant, a 22,476 square feet retail building, and a warehouse with 160 employees in Jefferson Township	Morris	Jefferson	273.01/273.	11/ 1&2	WQMP -Statement of Consent		Closed	revision not an amendment/ EO114 not triggered	8/21/2014	
Natirar	Gladstone Design, Inc	construction of six, four- unit cottages (24 total units); 6,400 gpd of wastewater potable water supplied by NJ American	Somerset	Peapack & Gladstone	28	24.02	WQMP -Statement of Consent		Closed	Consistent	1/17/2017	
NJ Foreign Trade Zone Venture	Chester, Plousas, Lisowsky Partnership, LLC	21 single family homes, 6,300 gpd to Musconetcong SA and water by NJ American	Morris	Mount Olive	106	2	WQMP -Statement of Consent		Closed	Consistent	1/18/2017	
Hopatcong State Park	NJDEP	connect 3 buildings to Musconetcong SA (5,530 gpd)	Morris	Roxbury	10802	1	WQMP -Statement of Consent		Closed	Consistent	3/21/2017	
Proposed Industrial Park, KTB Realities	Stonefield	contract 2 buildings that will generate 2,000 gpd which will be treated at RVRSA	Morris	Rockaway borough	40	76	WQMP -Statement of Consent		Closed	Consistent	3/22/2017	
Kean University-Mt Paul	Langan	7,070 gpd DGW, onsite wells	Morris	Jefferson	447	4, 7	WQMP -Statement of Consent		Closed	Consistent	3/28/2017	
The Shop	County Concrete	requests to remove and replace an existing maintenance/garage with a new 26,700 S.F. facility and connect the new building to the existing sewer system	Morris	Roxbury	2401;2408	7,8;1	WQMP -Statement of Consent		Closed	Existing Community Zone of the Planning Area	11/3/2017	
Haberman	Bowman Consulting	proposes to construct a 333-unit residential development consisting of 142 single family homes, 146 multi-family attached units, and 45 multi-family attached affordable units, as well as 6,000 square feet of commercial space	Hunterdon	Hampton	23	1	WQMP -Statement of Consent		Closed	consistent with conditions: Phase 1 geotechnical investigation and WUCMP	11/20/2017	
Alpine Valley Neighborhood Phase 2	Paul Sterbenz, Maser Consulting	updating the block and lots requested from the previosuly issued WQMP consent on 10/22/18	Morris	Mine Hill			WQMP -Statement of Consent		Closed	ECZ- does not trigger EO114	12/12/2018	
Randall Ave Neighborhood	Paul Sterbenz, Maser Consulting	updating the block and lots requested in the WQMP consent issued on 1/ 18/18	Morris	Mine Hill			WQMP -Statement of Consent		Closed	ECZ- does not trigger EO114	12/12/2018	
Thomastown Road-Valley View Drive Neighborhood	Paul Sterbenz, Maser Consulting	updating the block and lots requested from the previosuly issued WQMP consent on 10/22/18	Morris	Mine Hill			WQMP -Statement of Consent		Closed	ECZ- does not trigger EO114	12/12/2018	
B&M Provisions. Kavanagh	Kevin Kavanagh/ B&M Provisions	expand the wastewater service area to include one existing single-family residential property with a 300 gallon per day (gpd) of wastewater flow.	Morris	Riverdale			WQMP -Statement of Consent		Closed	ECZ- does not trigger EO114	12/12/2018	

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Project Name	Applicant	Project Description Summary	County	Municipality	Block	Lot	Project Type*	Exemption Requested	Status	Decision	Decision Date	Notes
Bloomsbury Mets LLC	Gregory Ploussas, CPL Partnership	The applicant is proposing to add a 3,000 square foot drive-in restaurant with a 50 person seating capacity. The existing septic system currently treats approximately 2,316 gallons per day (gpd) and an additional system will be constructed onsite to service the proposed restaurant's wastewater flows of 1,750 gpd.	Hunterdon	Bloomsbury	32	1.01	WQMP -Statement of Consent		Closed	needs HPAА with takings waiver	12/12/2018	
141 Schooley's Mountain Road	Schooley's Mtn Road Associates, LLC	reconstruction of building	Morris	Washington	33	2,3,4					7/27/2014	
Roxbury Warehouse	Tony D/ Dubois Environmental Consultants	contract a 469,476 SF warehouse with 12,220 gpd going to Musconetcong SA	Morris	Roxbury	9501	1			Review, Pending		7/29/2014	
Warren Co Landfill Expansion	Pollution Control Financing Authority	expansion of existing landfill	Warren	White					Closed	Consistent	9/12/2018	
Rt 15 Jefferson Redevelopment Area	Jefferson Township	application for Highlands Redevelopment Area Designation	Morris	Jefferson	multiple		Redevelopment		Insufficient Information			
Residences at Bilby Road	Moudro Corporation	construction of 6 apartment buildings w 275 units and improvements	Warren	Hackettstown	45	1.01 & 2	Municipal Project Review		Pending, Closed			municipal land use board determined that this application is essentially the same as a prior approved application, and withdrew the requirement that the applicant obtain a CD
Trailer Parking Lot	Mars, Incorporated	demolish existing structures, construct parking area in same location	Warren	Hackettstown	4	1	Municipal Project Review		Pending, Closed	Consistent with Conditions	8/9/2019, 8/9/2019	
Baker Construction	Baker Construction	19,000 sq ft warehouse, parking, outdoor storage	Hunterdon	Clinton township	4.03	31	Municipal Project Review		Closed	Consistent with Conditions	5/21/2019	
555 MacArthur Blvd	Prologis/APML1 LLC	reconstruction of warehouse	Bergen	Mahwah	135	61.02	Municipal Project Review		Closed	Consistent with Conditions	6/4/2019	
Route 46 and Canfield Intersection	Mine Hill	WQMP Amendment to include 2 parcels in the ssa	Morris	Mine Hill	807;902	1;2	WQMP Amendment		Closed, Closed	Consistent with the RMP	6/28/2019	
112 Main St.	Ronald Zaleski	above ground pool	Hunterdon	Califon	3	20	27 High Mountain Drive	27 High Mountain Drive	Closed	Municipality issued exemption	7/8/2019	
Luzall LLC	Joseph Jaworski	Redevelopment of strip mall for Age Restricted Housing	Morris	Chester township	25	36	Consistency- Planning Area	4	Closed	Municipality issued exemption	7/24/2019	Applicant applied for Consistency Determination with Highlands Council. Upon review Highlands Council noted increases in impervious surface do not exceed the threshold of Exemption 4. Applicant was advised to withdraw application for Consistency and apply to Township for a municipally issued exemption. Chester Township issued exemption 4.
Mountainview SSA	Gladstone Design	expand the sewer service area located on the parcel to include the construction of 29 proposed residential units. 8,700 gallons per day (gpd) of wastewater generated from the project will be treated at the Harrison Township STP (NJ0022845)	Somerset	Bernards	11301	1	WQMP Amendment		Closed	Consistent with the RMP	7/25/2019	
Round Valley Project	NJWSA	rehabilitation of earthen dams and associated disturbance	Hunterdon	Clinton township	16	1	Exemption- Planning	11	Pending, Closed,	Exempt	8/16/2019	
Exxon Rt 31 Entrance Improvements	Exxon Mobile Research	site improvements for truck standing lane, turnaround and security	Hunterdon	Clinton township	30, 31, 30.07,	30, 31/1/1	Consistency- Planning Area		Closed	consistent with conditions	8/1/2019	
Roxbury Warehouse	DuBois Environmental Consulting and InSite Engineering LLC	470,044 sq ft warehouse generating approximately 12,200 god to the MSA	Morris	Roxbury	9501	1	WQMP Amendment		Closed	Consistent to the RMP	8/23/2019	
Toll Brothers	Bowman Consulting Group	project description and wastewater flows updated. It is now 116 townhomes and 2,135 sq ft clubhouse and swimming pool.	Morris	Denville	40001; 4020	4; 1	WQMP -Statement of Consent		Closed	Consistent with the RMP	9/4/2019	
Stryker Road Associates, LLC	Stryker Road Associates, LLC	511,200 sf warehouse	Warren	Lopatcong	100, 6.06/6.07/7, 100,		Consistency- Planning Area		Pending, Closed	Consistent	11/8/2019	
Westbook Preserve	TLC-NJ	Stream Restoration, NJDEP GP#1	Passaic	West Milford	5008	1, 2	Consistency- Preservation		Closed	Consistent	10/7/2019	
Ramsey Water Treatment Facility, Mahwah Twp	Borough of Ramsey	Installation of an arsenic treatment system on an existing public water system	Bergen	Mahwah	139	5	Exemption- Planning	11	Closed	Exempt	10/11/2019	

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NJDWSC Wanaque	NJDWSC	rehabilitation of residual treatment facility, installation of recycle force main	Passaic	Wanaque	106, 106	5, 6, 7 & 10	Exemption 11 Preservation	11	Closed	Consistent	10/24/2019	
200 Performance Drive - Sharp Plaza	State Line SG Holdings LLC	Construct truck parking lot and remove paved walkway within Highlands buffer	Bergen	Mahwah	26, 26	1.02	Consistency- Planning Area		Closed	Consistent w/conditions	11/21/2019	
Guru Nanak, Inc	Karmjit Sidhu	converting a 24,740 SF office building into a house of worship with commercial kitchen and one-bedroom apartment	Bergen	Oakland	3603	2	WQMP Amendment		Closed	consistent	12/9/2019	