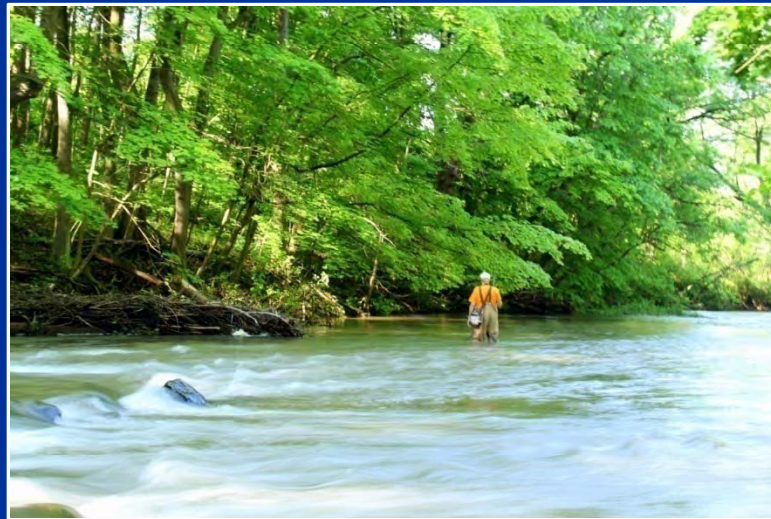
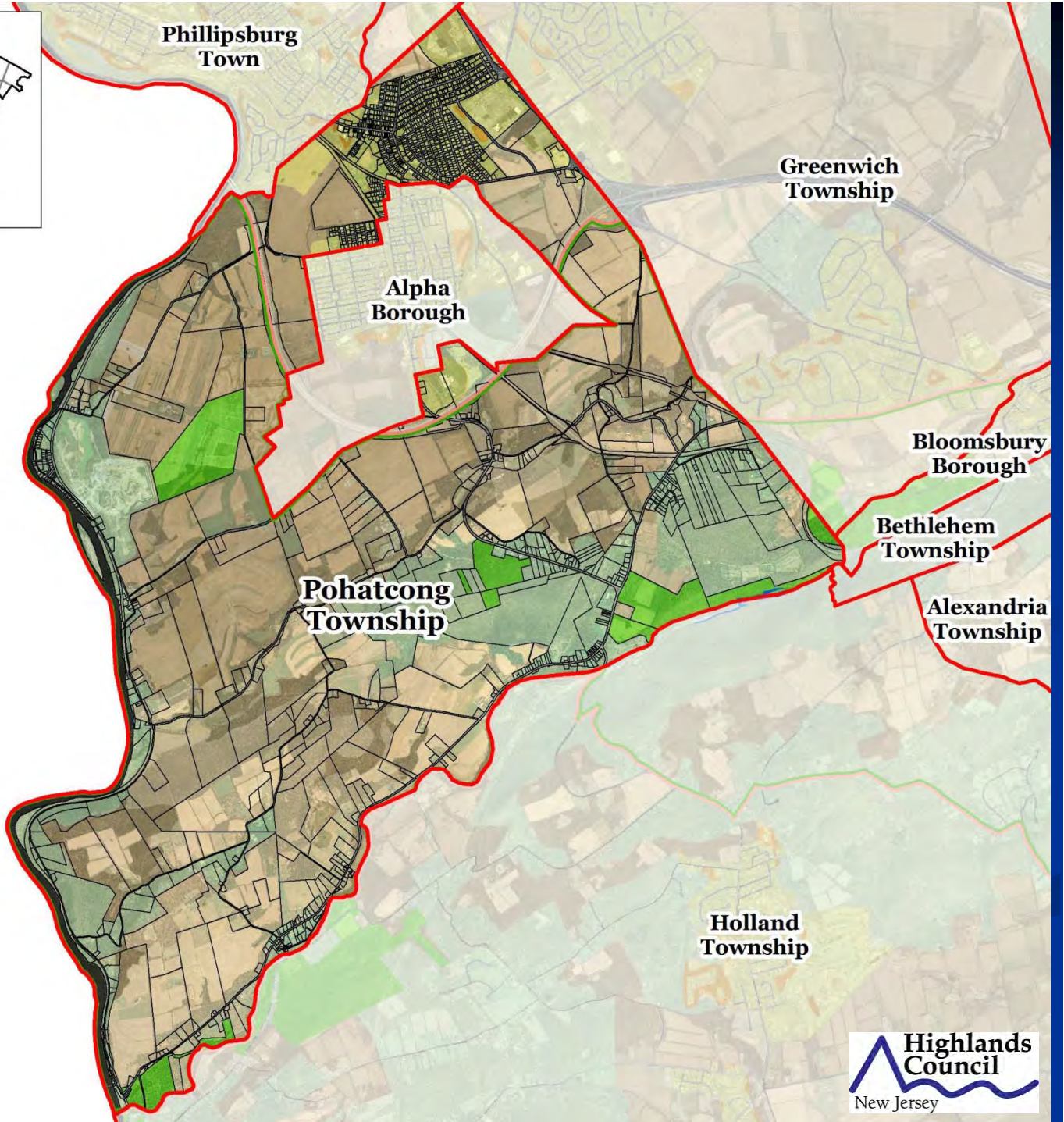


Introduction to Pohatcong Township



New Jersey Highlands

Pohatcong Township



Legend

-  Municipal Boundaries
-  Parcel Boundaries
-  Highlands Planning Area
-  Highlands Preservation Area
-  Lakes Greater Than 10 Acres
- Land Use Capability Zone**
 -  Protection
 -  Conservation
 -  Existing Community
- Land Use Capability Sub-Zone**
 -  Existing Community
 -  Environmentally Constrained Conservation
 -  Environmentally Constrained
 -  Wildlife Management



New Jersey Highlands

Pohatcong Township



Phillipsburg Town

Greenwich Township

Alpha Borough

Bloomsbury Borough

Bethlehem Township

Alexandria Township

Pohatcong Township

Holland Township

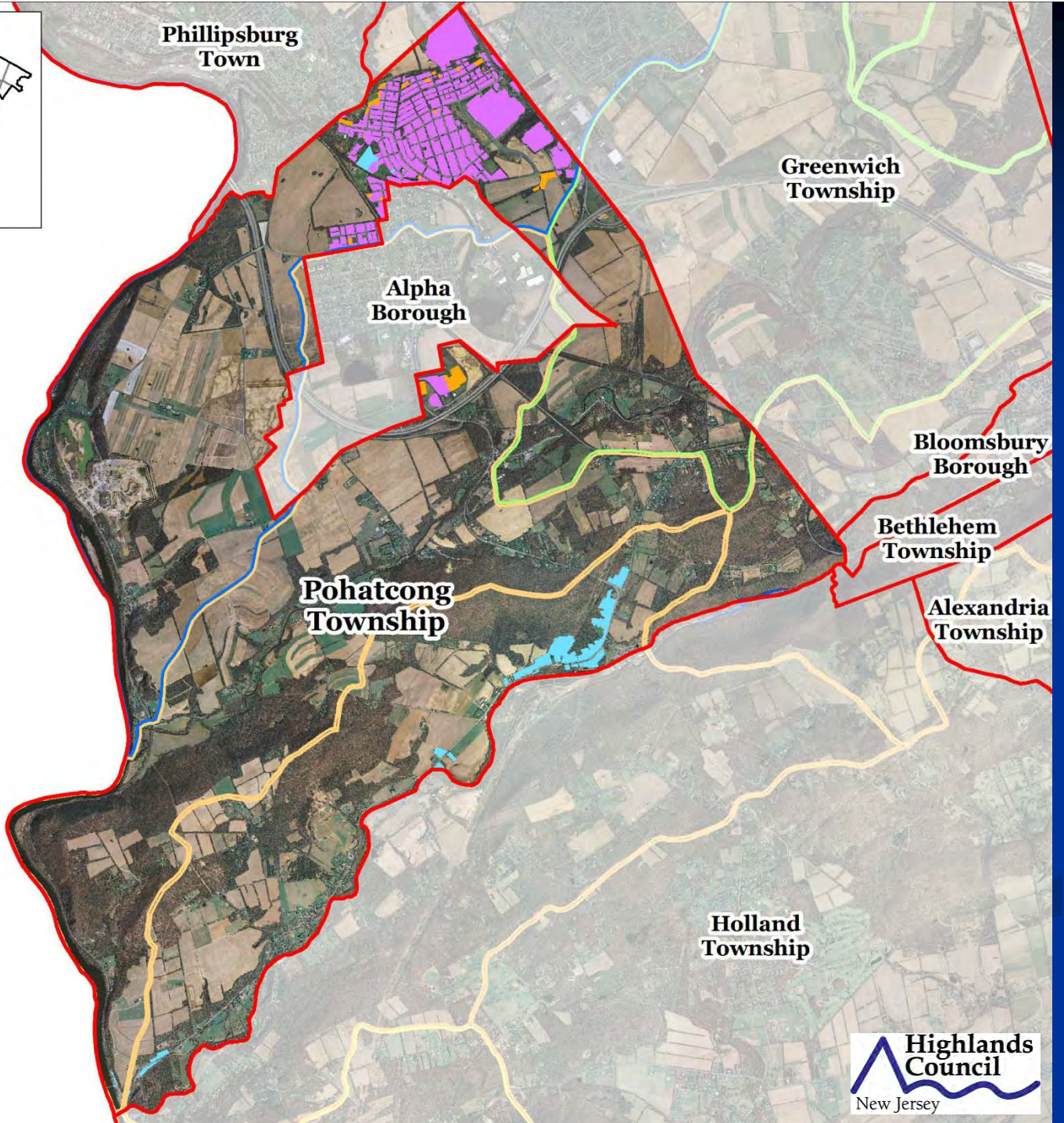
Legend

-  Municipal Boundaries
-  Parcel Boundaries
-  Highlands Planning Area
-  Highlands Preservation Area
-  Lakes Greater Than 10 Acres
- Land Use Capability Zone**
-  Protection
-  Conservation
-  Existing Community
- Land Use Capability Sub-Zone**
-  Existing Community
-  Environmentally Constrained
-  Conservation
-  Environmentally Constrained
-  Wildlife Management












New Jersey Highlands

Pohatcong Township

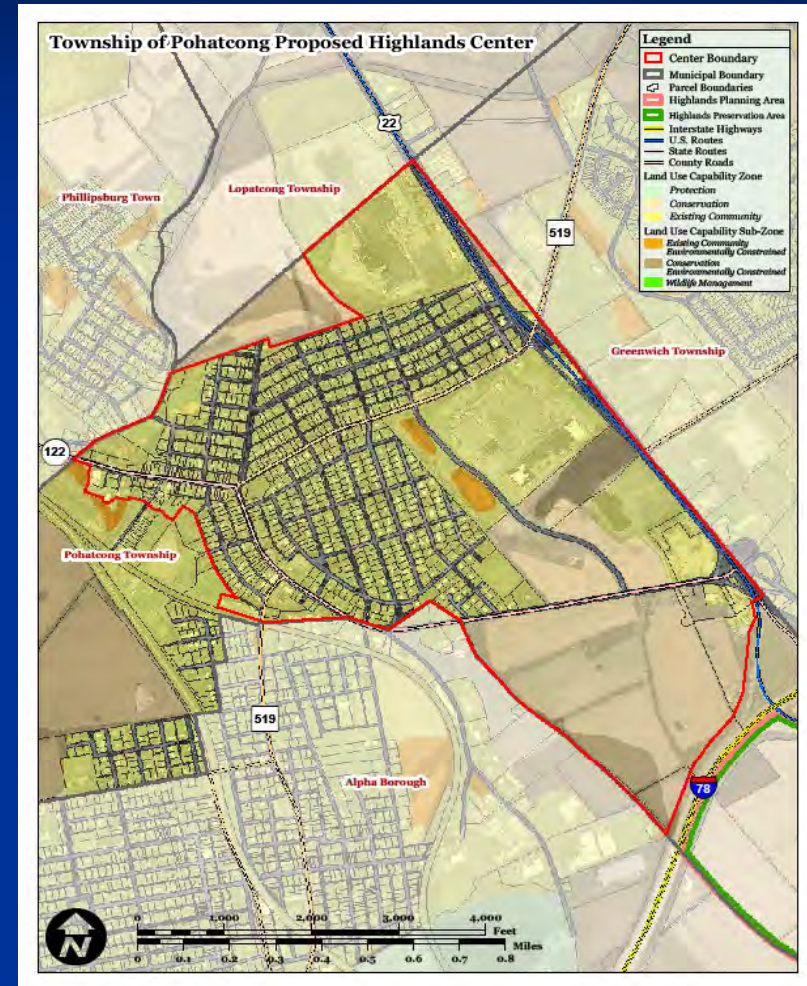


Legend

-  Municipal Boundaries
-  Lakes Greater Than 10 Acres
- Existing Area Served for:
-  Public Community Water Systems
-  Highlands Domestic Sewerage Facilities
-  Highlands Domestic Sewerage Facilities and Public Community Water Systems
- Net Water Availability
By HUC14 Subwatershed
Million Gallons Per Day (MGD)
-  0.10 - 0.39
-  0.00 - 0.04
-  -0.09 - -0.01
-  -0.99 - -0.10

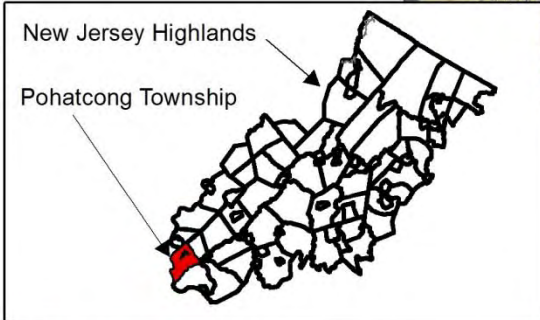
Pohatcong Township Highlands Center

- The Highlands Council and Pohatcong Township collaborated to develop a Highlands Center for a portion of the Planning Area.
- The proposed Pohatcong Highlands Center includes mostly developed area north of Alpha Borough, between Route 122 and 22, and the partially developed area east of Alpha Borough that is south of Route 122 and north of Route 78, it consists of densely developed residential and retail areas, and the partially developed Industrial Zone area.

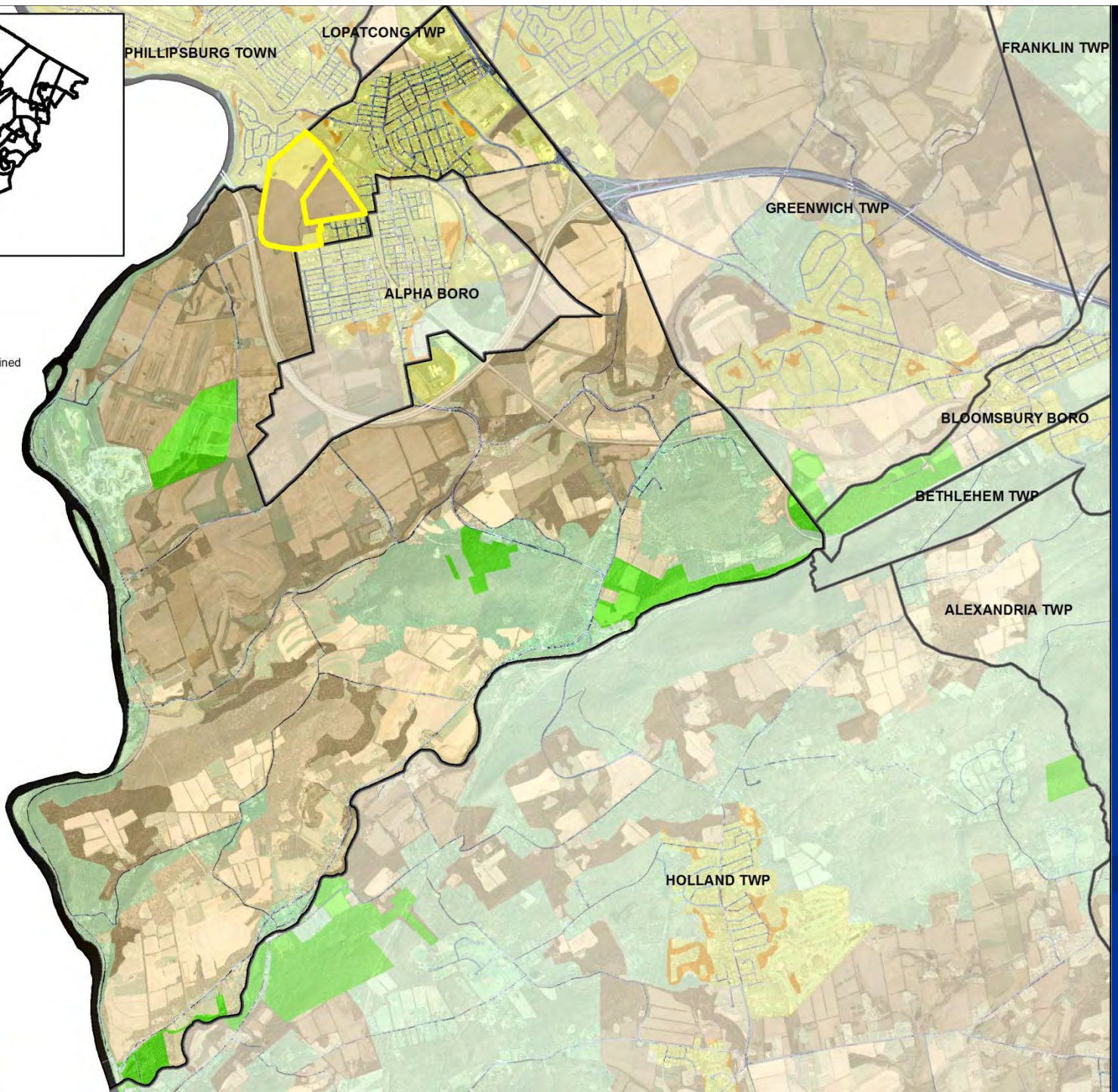


Pohatcong Township Map Adjustment

- Pohatcong Township's Petition includes a requests for a Map Adjustment for Block 93 Lots 4 and 5 (170 acres) known at the EAI site (Hamptons at Pohatcong).
- The project is in the Township's Affordable Housing zoning district, which is the product of prior round affordable housing litigation, and the project is in Township's approved Housing Element and Fair Share Plan presently under Court jurisdiction.
- The Highlands Council, on September 23, 2008, issued a Consistency Review of a proposed Water Quality Management Plan (WQMP) amendment finding numerous inconsistencies.
- The site is in the Conservation Zone (Environmentally-Constrained Sub-Zone) and the property is currently leased with mostly row-crop corn production.

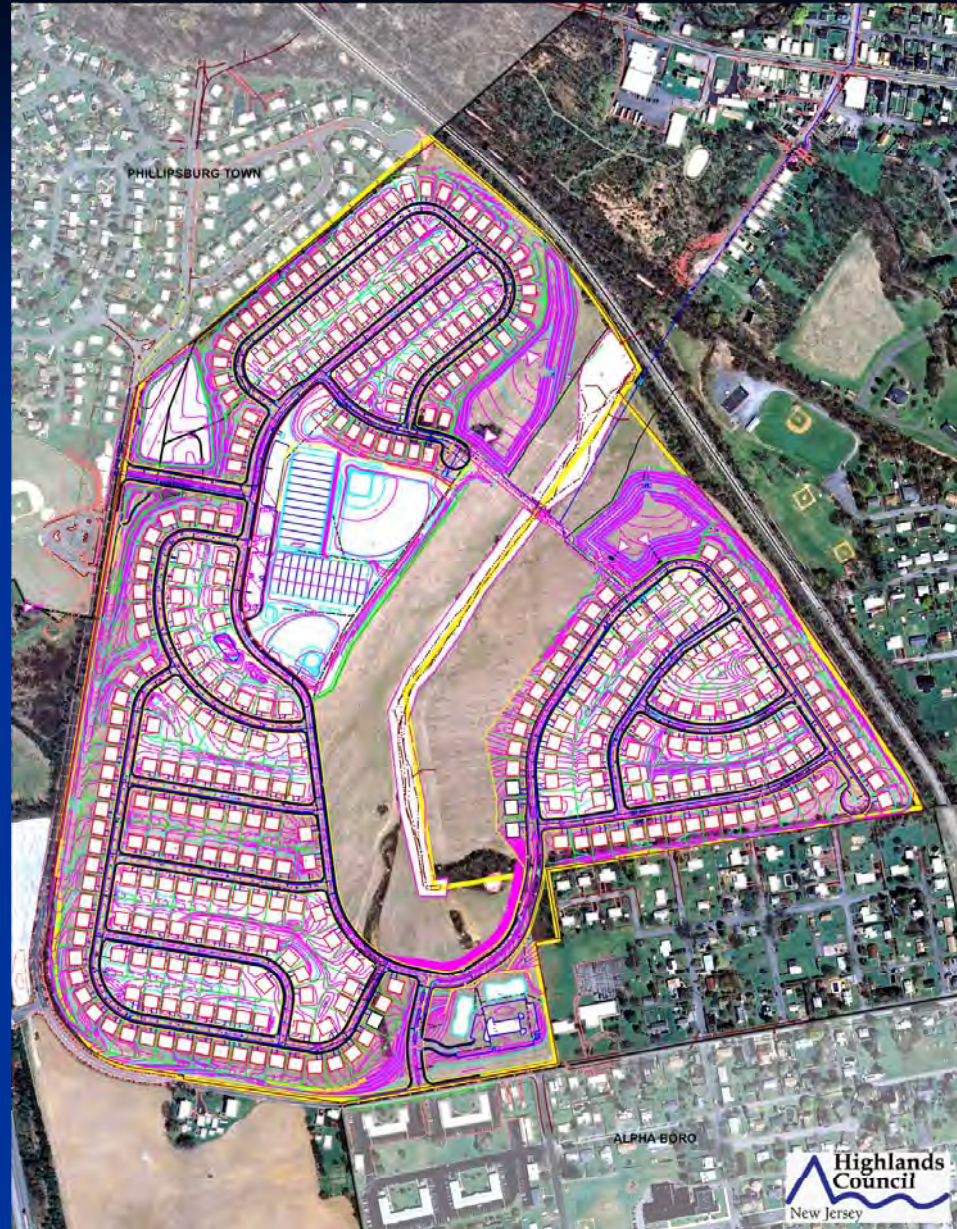


- Land Use Capability Zone**
- Protection
 - Conservation
 - Existing Community
 - Existing Community Environmentally Constrained
 - Conservation Environmentally Constrained
 - Lake Community
 - Wildlife Management



Hamptons at Pohatcong - 2008 local approval

- Preliminary subdivision and site plan approval allows for:
 - 401 single-family lots,
 - two apartment buildings containing a total of 44 low and moderate-income affordable units, and
 - one lot for future retail use.
- Would result in 81% developed lands and 19% undeveloped lands
- Project would generate 152,550 gpd of wastewater



Hamptons at Pohatcong - Revised Plan

- Revised plan has 242 units (44 low/moderate income apartments, 122 single family homes, 76 town homes; and no future retail use).
- Limited site disturbance - 26% developed lands and 74% undeveloped lands
- On April 15, 2010, the Council work session conceptually endorsed a Map Adjustment with a 125-acre deed restriction.
- The Consistency Report clarifies this is not a cluster development under the RMP; the deed restriction would allow non-permanent development of wind, solar or photovoltaic energy facilities which will allow for future use of the land for agricultural or open space purposes; interim uses are not considered “agricultural uses”.



Pohatcong Township

Warren County, New Jersey



PETITION FOR PLAN CONFORMANCE ADMINISTRATIVE RECORD

12/8/09	Petition for Plan Conformance Submitted, Full Municipality
3/16/10	Petition Deemed Administratively Complete
3/24/10	Petition Posted to Highlands Council Website
4/6/11	Draft Consistency Report Sent to Municipality
5/18/11	Final Draft Report Posted to Highlands Council Website
6/2/11	End of Public Comment Period (Start 5/18/11)
6/10/11	Final Report Posted to Highlands Council Website
8/3/11	Highlands Council Public Hearing

Pohatcong's Petition for Plan Conformance

Public Comments Received

- Public comments were received from:
 - Carl Bisgaier on behalf of Regency at Pohatcong
 - Erica Van Auken, New Jersey Highlands Coalition
 - Helen H. Heinrich, New Jersey Farm Bureau
 - Laura Oltman and Michael Newman, Eco Action Initiatives of Warren County

- A Comment/Response Document included detailed responses to all public comments received.

Plan Conformance Modules

Petition Requirements	Consistent with the RMP	Specific Issues
Modules 1-2 Municipal Build-Out Report	X	
Module 3 Housing Element/Fair Share Plan	X	
Module 4 Environmental Recourse Inventory	X	
Module 5 Highlands Element	X	Highlands Center
Module 6 Land Use Ordinance	X	Highlands Center
Module 7 Petition for Plan Conformance	X	Request for RMP Updates, Map Adjustment, Redevelopment Area, Highlands Center, and TDR evaluation.

Recommendation

Pohatcong's Petition for Plan Conformance

Staff Recommendation: **APPROVE (LISTING MAJOR CONDITIONS)**

- Adoption of Planning Area Ordinance and Checklist Ordinance
- Adoption of Completed ERI, Highlands Master Plan Element and Highlands Land Use Ordinance
- Highlands Center Designation Planning (intra-municipal TDR)
- Map Adjustment Requirements
- Compliance with Fair Housing Act
- Agriculture Retention Plan
- Habitat Conservation and Management Plan
- Stream Corridor Protection & Restoration Plan
- Highlands Redevelopment Area Planning
- Sustainable Economic Development Plan
- Water Use & Conservation Management Plan

Council Deliberation



Pohatcong Township