

**COUNTY OF MORRIS**  
**DEPARTMENT OF PLANNING & DEVELOPMENT**  
**DIVISION OF PLANNING**

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John Krickus

Hank Lyon

P.O. Box 900

Morristown, New Jersey 07968-0900



*County Administrator*

John Bonanni

*Director, Planning & Development*

Deena Leary

*Director*

Christine Marion

973-829-8120

FAX 973-826-9025

cmarion@co.morris.nj.us

January 11, 2013

Edward J. McKenna, Jr., Chair  
New Jersey State Planning Commission  
New Jersey Department of State  
225 West State Street  
P.O. Box 820  
Trenton, NJ 08625-0820

**RE: Township of Mount Olive (Morris County) State Plan Policy Map Amendments**

Dear Chairman McKenna:

I am writing on behalf of the Morris County Planning Board to express support for the amendments to the State Plan Policy Map for the Township of Mount Olive to be considered by the State Planning Commission on January 16, 2013. These amendments are consistent with the map amendments requested by the Morris County Planning Board on behalf of the Township of Mount Olive during the 2006-2007 cross-acceptance process. The basis for this support remains unchanged; therefore, the Morris County Planning Board requests that the State Planning Commission approve Resolution No. 2013-3 and Resolution No. 2013-4 identified on the State Planning Commission agenda of January 16, 2013 for the map amendments requested by the Township of Mount Olive.

Sincerely,

Christine G. Marion, PP/AICP  
Planning Director

cc: Morris County Planning Board  
Honorable Rob Greenbaum, Mayor, Mt. Olive  
Sean Canning, Mt. Olive Administrator  
Deena Leary, Director, Morris County Planning & Development  
Gerard Scharfenberger, Director, OPA  
Dan Kennedy, Deputy Director, OPA



# TOWNSHIP OF MOUNT OLIVE

*Office of the Mayor*  
**ROBERT GREENBAUM**

January 11, 2013

Dr. Gerard Scharfenberger, PhD.  
New Jersey State Planning Commission  
Office for Planning Advocacy  
Department of State  
225 W. State Street  
P.O. Box 820  
Trenton, New Jersey 08625-0820

Re: Mount Olive Township, Morris County  
State Plan Policy Map Corrections

Dear Dr. Scharfenberger:

As Mayor of the Township of Mount Olive in Morris County, I fully support the proposed map corrections to modify a section in the International Trade Center/Foreign Trade Zone from Planning Area 5 to Planning Area 2 and to revise a portion in Flanders from Planning Area 5 to Planning Area 1. Both areas are significantly developed and are served by public water and sanitary sewerage facilities. The proposed PA2 designation will provide a far better fit for the existing and ultimate build-out of the ITC/FTZ consistent with the new State Strategic Plan's policy of recognizing foreign trade zones as Priority Growth Area. In Flanders, the change to PA1 is certainly a more accurate depiction as applied to the existing residential neighborhoods and the office and retail development that are situated on or in proximity to U.S. Highway 206.

With 80 percent of our Township now restricted under the Highlands Preservation Area designation, it is imperative that we have in place a sensible economic development posture for the remaining 20 percent in the Planning Area. The proposed State Plan Policy Map corrections support this effort. I am aware that some opposition has been expressed fueled by charges that the State Planning Commission and Mount Olive are indifferent to the impact upon our environment. Nothing can be farther from the truth. Mount Olive has actively supported the acquisition of open space such that, when supplemented with State parklands, results in 6,957 preserved acres comprising 35 percent of the total land area in Mount Olive. We take great pride in the precious environmental resources within our municipal borders and employ an array of land use tools such as wellhead protection measures, exacting tree protection and replacement requirements, controls to limit disturbance to steep slopes and natural features, surface water management provisions and stream corridor buffer standards to ensure sensible, sensitive, and sustainable development.



# TOWNSHIP OF MOUNT OLIVE


Office of the Mayor  
ROBERT GREENBAUM

The proposed map corrections are entirely consistent with the goals established for the Highlands Planning Area as set forth in the *Highlands Water Protection and Planning Act*, particularly No. 9 which reads as follows:

**Encourage, consistent with the State Development and Redevelopment Plan and smart growth strategies and principles, appropriate patterns of compatible residential, commercial, and industrial development, redevelopment, and economic growth, in or adjacent to areas already utilized for such purposes, and discourage piecemeal, scattered, and inappropriate development, in order to accommodate local and regional growth and economic development in an orderly way while protecting the Highlands environment from the individual and cumulative adverse impacts thereof...**

Our desire to see the map changes implemented date back to the Cross Acceptance process thus I am very encouraged to have reached this point thanks to you and your very capable staff. I trust the State Planning Commission will support our efforts to plan wisely for our community and adopt the map changes.

Sincerely,



Robert Greenbaum  
Mayor

/cm

cc: Sean Canning, Business Administrator  
Catherine Natafalusy, Planning Administrator  
Senator Steven Oroho  
Assemblywoman Alison Littell McHose  
Assemblyman Gary R. Chiusano

### **Public Comment Opportunity Summary:**

On Tuesday, December 11, 2012 at 7:00 p.m. a public hearing was held in the Mount Olive Township municipal court room at 204 Flanders-Drakestown Road, Budd Lake, NJ. Over 500 property Owners within 200 feet of the proposed map amendments were sent letters about the public hearing and an article about the I80 Map Amendment proposal appeared in the Mount Olive Chronicle prior to the meeting. Written public comment closed on January 13, 2013.

Approximately 60 people attended the public hearing on December 11<sup>th</sup>. OPA Staff gave a general overview of the process and provided additional specifics about both proposed amendments.

Most people who spoke at the meeting asked questions regarding definitions of Planning Areas, who initiated this proposal and others were concerned about higher taxes, water supply, flooding and well protection.

### **Stated Reasons for General Support:**

- 80% of the Township is in the Highlands Preservation Area
- Need for economic growth for the remaining 20% in Highlands Planning Area
- Existing master plan and approvals
- Existing infrastructure
- Capacity for growth
- 383,000 gallons per day excess sewerage capacity
- In the county WQMP

### **Stated Reasons for Opposing:**

- Not an Urban Area

### **Stated Reasons for General Support with modification:**

- Need for economic growth
- Placing CES and HCS on the map would protect important environmental and historic resources

**Written comments:**

Most written comments came via an online survey that generated an e-mail to our office.

To:

Edward J. McKenna, Jr., Chair, New Jersey State Planning Commission  
Gerard.Scharfenberger, Acting Director, Office of Planning Advocacy

We oppose the State Plan Policy Map Amendments proposed in Mt. Olive, Morris County, to change 413 acres in the Foreign Trade Zone from Planning Area-5 to Planning Area-2; and to change 396.5 acres in the vicinity of Pleasant Hill and Bartley roads from Planning Area-5 to Planning Area-1, as originally proposed on September 12, 2012 and discussed at the State Planning Commission hearing in Mt. Olive on December 11, 2012. These proposed changes are inconsistent with the known and valuable environmental and cultural resources of these locations, they will significantly degrade these resources and will adversely impact the character of our communities. We acknowledge that more defined portions of these areas could be redesignated without impairing environmental quality, but the wholesale-scale redesignations as proposed are contrary to the goals of the State Planning Commission and the State Planning Act.

More than 750 people signed a petition set up by the Highlands Coalition which auto-generated an e-mail stating opposition to the two amendments as written, while accepting that there are areas where the Planning Area could be changed without impairing environmental quality. Note that about half of the e-mails deviated from the standard text with one line statements that were not in support of the proposed amendment.