



# Highlands Council Meeting

Thursday, October 18, 2012



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## **Executive Director's Report**



# Conformance & Implementation

- 60 Petitions received
  - 43 Approved
  - 14 Complete and in Review Process
  - 3 Incomplete
- Municipal Implementation
  - 1 new Planning Area Petition Ordinance (Pohatcong)
  - 2 new ERIs (Glen Gardner, Vernon)
  - 1 new Highlands Master Plan Elements (Glen Gardner)
- Wastewater Management Plans
  - Draft Wastewater Management Plans (WMP) for conforming municipalities (31 to-date)
  - WMP consistency reviews for non-conforming (4 to-date)



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**Highlands Project Review:  
Highlands Redevelopment Area Designation**



# Highlands Redevelopment Area Designation Project Overview

- 700 Bartley Chester Road, L.L.C.
- Block 6800 Lot 10, Mount Olive Township
- Existing commercial property with attendant parking lot
- Proposed project to reconfigure existing parking area to accommodate tractor trailers

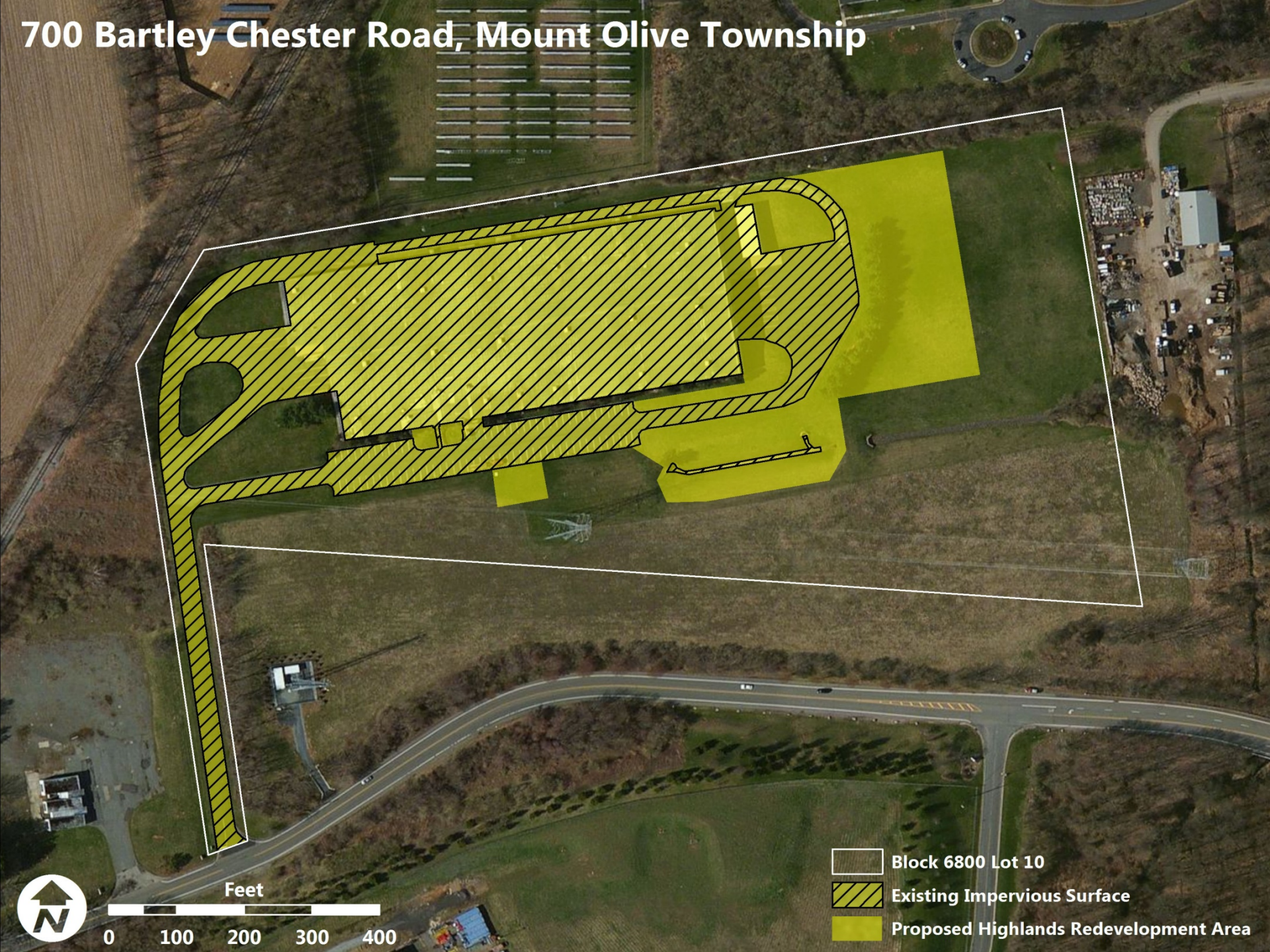


## Highlands Redevelopment Area Designation Site Qualification

- Impervious surface requirement (70%):
  - Existing Impervious Surface = 299,997 sq ft
  - Allowable Redevelopment Area = 428,567 sq ft
  - Proposed Redevelopment Area = 428,567 sq ft



# 700 Bartley Chester Road, Mount Olive Township



Feet



-  Block 6800 Lot 10
-  Existing Impervious Surface
-  Proposed Highlands Redevelopment Area





# Highlands Redevelopment Area Designation Resource Analysis

- **Highlands Open Waters Buffers**
  - Current data show no encroachment.
- **Carbonate Rock Area**
  - Site engineer confirms no karst features.
- **Vernal Pool Buffer**
  - Non-habitat conditions and existing development creates barrier to migration.
- **Tier II Wellhead Protection Area**
  - Proposed project does not pose discharge concern.
  - Applicant proposing bioretention facility.



# 700 Bartley Chester Road, Mount Olive Township



Feet



Block 6800 Lot 10

1000' Buffer of Confirmed Vernal Pool



# Highlands Redevelopment Area Designation

## Smart Growth & Sustainable Economic Development

- Incorporates low-impact development techniques
- Provides beneficial public use
- Promotes economic investment and community development
- Maintains existing land use patterns
- Balances economic development and resource protection





# Public Comment & Response

- Written public comment period:  
10/1/12 – 10/15/12
- Comments received from:
  - Erica Van Auken, Campaign and Grassroots Coordinator, Highlands Coalition
- Comment/Response Document provided detailed responses to all public comments received.
  - Posted to Highlands website: 10/16/12



## Highlands Redevelopment Area Designation

# Staff Recommendation:

## Approve with conditions

- Secure NJDEP waiver regarding Preservation Area rules regarding the maximum 3% impervious surface.
- Letter of Interpretation (LOI) from NJDEP confirming wetland boundaries identified by applicant.
- Adherence to stormwater regulations in the project design.



# Council Deliberation

Highlands Redevelopment Area Designation:  
700 Bartley Chester Road, L.L.C.





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