Highlands Council Meeting

Thursday, February 16, 2017
Highlands Project Review
Proposed Highlands Redevelopment Area Designation
Bloomsbury Redevelopment
Redevelopment Project Overview

- Bloomsbury Borough, Hunterdon County Block 32, Lot 1.01
- Currently developed with Citgo gas and fuel service center and deli/convenience store
- Proposal to add 3,000 square-foot drive-in restaurant with associated parking
- Area of the proposed expansion is currently part of a larger cornfield
Site Qualification

• Impervious surface requirement (70%):
  – Existing Impervious Surface = 58,883 sq ft
  – Allowable Redevelopment Area = 84,119 sq ft
  – Proposed Redevelopment Area = 83,995 sq ft
Public Comment & Response

• Written public comment period: 1/26/17 – 2/10/17

• Comments received from:
  – Tom Buchinski
  – Wilma Frey, NJ Conservation Foundation
  – Martha J. Tersigni, Mayor, Borough of Bloomsbury

• Comment/response document:
  – Posted to Highlands website: 2/13/17
Resource Analysis

• Carbonate Rock Area
  – Phased geotechnical investigation, approval by municipal engineer required

• Tier I Wellhead Protection Area
  – No significant potential to result in discharge of pathogens to ground water or land surface

• Prime Ground Water Recharge Area (PGWRA)
  – Proposed project encroaches into mapped PGWRA
  – Highlands Act allows for waiver on a case-by-case basis
  – Ground water recharge or other on-site mitigation required
  – Proposed project would not cause/contribute to significant degradation of ground water
Smart Growth & Sustainable Economic Development

• Incorporates low-impact development techniques
• Promotes economic investment and community development
• Maintains existing land use patterns
• Balances economic development and resource protection
**Staff Recommendation:**

**Approve with conditions**

- Phased geotechnical investigation
- Highlands Redevelopment Area Designation waiver with mitigation for the PGWRA provisions of the RMP
- Applicant commits to ensuring on-site enhanced ground water recharge
- Compliance with NJDEP stormwater regulations
- NJDEP waiver for >3% impervious surface
- Conservation restriction on remainder of undeveloped property
- Adopted Highlands Referral Ordinance will require Highlands Council consistency review of permitted project
Council Deliberation

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