

**RESOLUTION 2007-\_\_**  
**NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL**  
**RECOMMENDATION ON PROPOSED WATER QUALITY MANAGEMENT PLAN**  
**AMENDMENT FOR HUNTINGTON KNOLLS**

**WHEREAS**, the Highlands Water Protection and Planning Act (Highlands Act) has created a public body corporate and politic with corporate succession known as the Highlands Water Protection and Planning Council (Highlands Council);

**WHEREAS**, the New Jersey Department of Environmental Protection (NJDEP) had adopted rules at N.J.A.C. 7:38-1.1 et seq. (Highlands Rules) governing the NJDEP’s review of projects in the Highlands Region; and

**WHEREAS**, the Highlands Rules, at N.J.A.C. 7:38-1.1, specifies that pending completion of the Regional Master Plan, NJDEP shall not approve a Water Quality Management Plan (WQMP) amendment for a project proposed in the Planning Area or Preservation Area of the Highlands Region without first obtaining a recommendation from the Highlands Council; and

**WHEREAS**, the Highlands Rules, at N.J.A.C. 7:38-1.1, were adopted in accordance with the Highlands Act as well as the Water Quality Management Act which specifically requires a continuing planning process to coordinate and integrate water quality management plans with related Federal, State, regional and local comprehensive land use, functional and other relevant planning activities; and

**WHEREAS**, the Huntington Knolls project is located at Block 24, Lots 3 and 13 in Holland Township, Hunterdon County and consists of the construction of 29 residential buildings which will contain 38 one-bedroom units and 78 two-bedroom units, a clubhouse, an assisted living unit with 50 beds, group home, 10,000 square feet of office space, and 17,000 square feet of retail space (Huntington Knolls Project); and

**WHEREAS**, the sponsors of the Huntington Knolls Project have sought an amendment to the Upper Delaware WQMP that would expand the sewer service area of the Milford Sewage Treatment Plant to include the Huntington Knolls Project; and

**WHEREAS**, the NJDEP has proposed adoption of the amendment for the Huntington Knolls Project through publication of a notice in the New Jersey Register and is seeking a recommendation from the Highlands Council in accordance with the Highlands Rules at N.J.A.C. 7:38-1.1; and

**WHEREAS**, consistent with NJDEP’s Highlands Rules at N.J.A.C. 7:38-1.1, and the procedures adopted by the Highlands Council pursuant to Resolution 2007-18 for review of WQMP amendments for a proposed project, Highlands Council staff conducted a review of the WQMP amendment for the Huntington Knolls Project based upon the standards and policies set forth in the Final Draft Highland Regional Master Plan (Final Draft RMP); and

**WHEREAS**, the review of the Huntington Knolls Project revealed a number of inconsistencies with the Final Draft RMP, including policies and standards relating to steep slopes, Highlands Open

**DRAFT – FOR CONSIDERATION AT THE DECEMBER 13, 2007  
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Waters Protection Areas, Riparian Areas, Critical Habitats, Forests, Prime Ground Water Recharge Areas, Wellhead Protection Areas, and Agricultural Resources; and

**WHEREAS**, the Highlands Council staff presented the results of its review and recommendation regarding the Huntington Knolls Project to the Natural Resources Committee at the Committee’s December 6, 2007 meeting; and

**WHEREAS**, public notice and a copy of the Highlands Council staff recommendation to the Natural Resources Committee was provided on the Council’s website and notice was specifically provided to project representatives; and

**WHEREAS**, based upon the Highlands Council staff recommendation, the Natural Resources Committee voted to recommend that the Highlands Council that a letter be sent to NJDEP recommending the denial of the WQMP amendment for the Huntington Knolls Project;

**NOW, THEREFORE, BE IT RESOLVED** by the Highlands Council that the Executive Director is hereby authorized to issue a recommendation letter to NJDEP with the following recommendations from the Highlands Council:

1)

**CERTIFICATION**

I hereby certify that the foregoing Resolution was adopted by the Highlands Council at its meeting held on the 13<sup>th</sup> day of December, 2007.

\_\_\_\_\_  
John Weingart, Chairman

Vote on the Approval of  
this Resolution

	<u>Yes</u>	<u>No</u>	<u>Abstain</u>	<u>Absent</u>
Councilmember Alstede	_____	_____	_____	_____
Councilmember Calabrese	_____	_____	_____	_____
Councilmember Carluccio	_____	_____	_____	_____
Councilmember Cogger	_____	_____	_____	_____
Councilmember Dillingham	_____	_____	_____	_____
Councilmember Kovach	_____	_____	_____	_____
Councilmember Letts	_____	_____	_____	_____
Councilmember Pasquarelli	_____	_____	_____	_____
Councilmember Peterson	_____	_____	_____	_____
Councilmember Schrier	_____	_____	_____	_____
Councilmember Vetrano	_____	_____	_____	_____
Councilmember Way	_____	_____	_____	_____
Councilmember Weingart	_____	_____	_____	_____
Councilmember Whitenack	_____	_____	_____	_____