Public Hearing

Lopatcong Township
Petition for Plan Conformance

Highlands Council
New Jersey

Introduction to Lopatcong

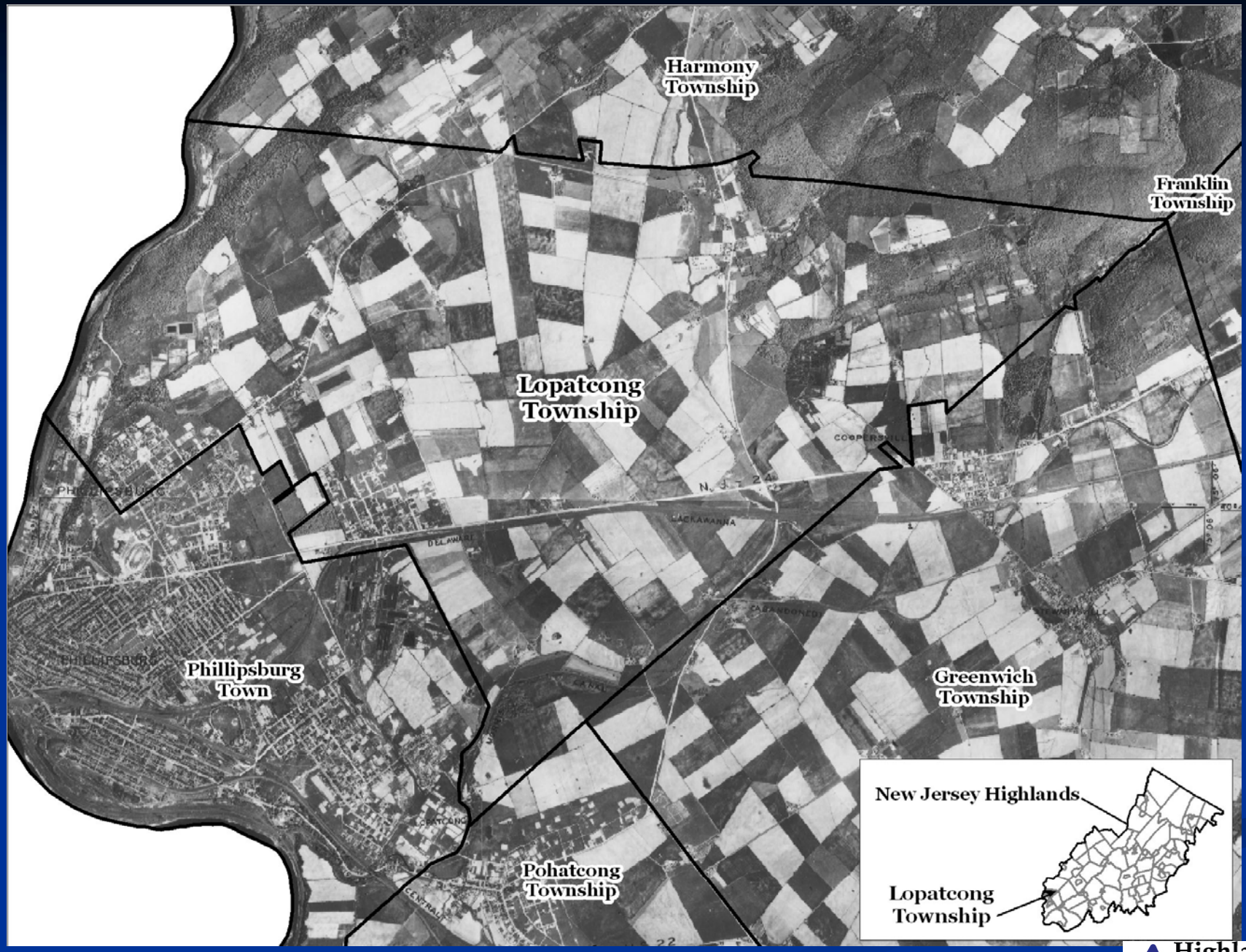
Highlands Council
New Jersey

Lopatcong Township

Background Statistics

- Incorporated: 1851
- Population (2009 est.): 8,383
- Land Area: 4,721 acres / 7.4 sq. mi.
- Preserved Lands: 488 acres
- Wetlands: 76 acres
- Total Forest: 1,245 acres
- Farmland: 1,112 acres

Highlands Council
New Jersey



Lopatcong Township

Highlands Council
New Jersey

Lopatcong Township

Significant Highlands Statistics

- Preservation Area Lands: 1,049 acres – 22%
- Planning Area Lands: 3,672 acres – 78%

- Protection Zone – 956 acres – 20% (Roads 8%)
- Existing Community Zone – 1,697 acres – 36%
- Conservation Zone – 1,700 acres – 36%

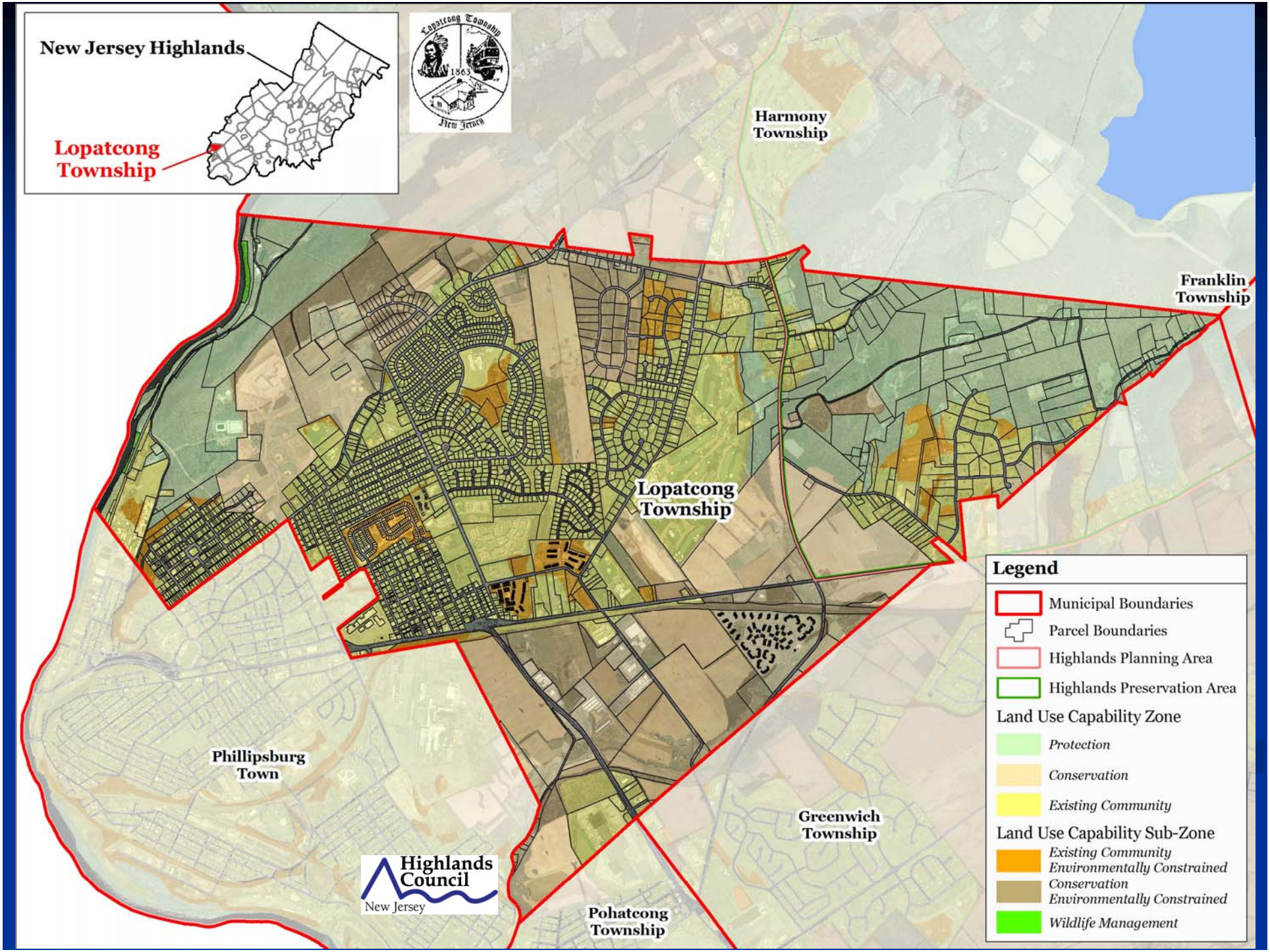
- Highlands Open Water Protection – 957 acres – 20%
- Forest Resource Area – 1,244 acres – 26%
- Conservation Priority Areas – 554 acres – 12%
- Agricultural Priority Areas – 1,858 acres – 39%

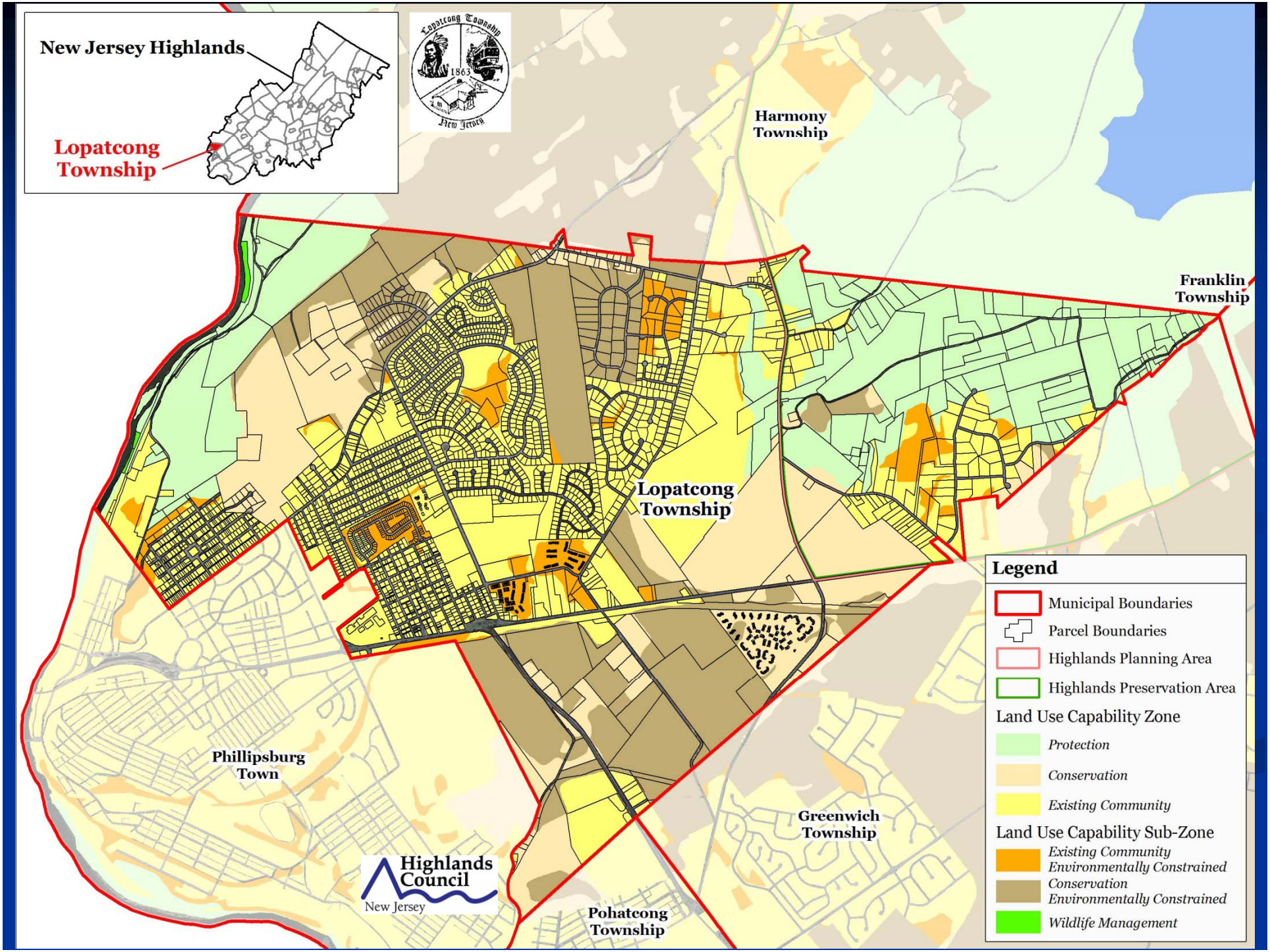
Highlands Council
New Jersey

Lopatcong Township

Background Statistics – Land Use

NJDEP Land Use/Land Cover (2007)	Plan	Pres	Percent
Residential (Single & Multi Family)	1,066	268	28.2%
Commercial (Retail)	170	6	3.7%
Industrial & Transportation & Utilities	211	11	4.7%
Agriculture (Crops & Plantations)	881	207	23.0%
Recreational Lands (Public & Private)	275	0	5.8%
Extractive Mining	0	0	0.0%
Other Urban or Built-Up Land	272	7	5.9%
Subtotal Developed Lands	2,874	499	71.4%
Mixed Forest	541	489	21.8%
Shrub & Scrub	73	43	2.5%
Mixed Wetlands	63	13	1.6%
Barren Lands	71	4	1.6%
Water	47	1	1.0%
Subtotal Natural Lands	795	551	28.5%
Total	3,669	1,049	100.0%


New Jersey Highlands
Lopatcong Township
Harmony Township
Franklin Township
Lopatcong Township
Phillipsburg Town
Greenwich Township
Pohatcong Township
Highlands Council
New Jersey
Legend
Municipal Boundaries
Parcel Boundaries
Highlands Planning Area
Highlands Preservation Area
Land Use Capability Zone
Protection
Conservation
Existing Community
Land Use Capability Sub-Zone
Existing Community Environmentally Constrained
Conservation Environmentally Constrained
Wildlife Management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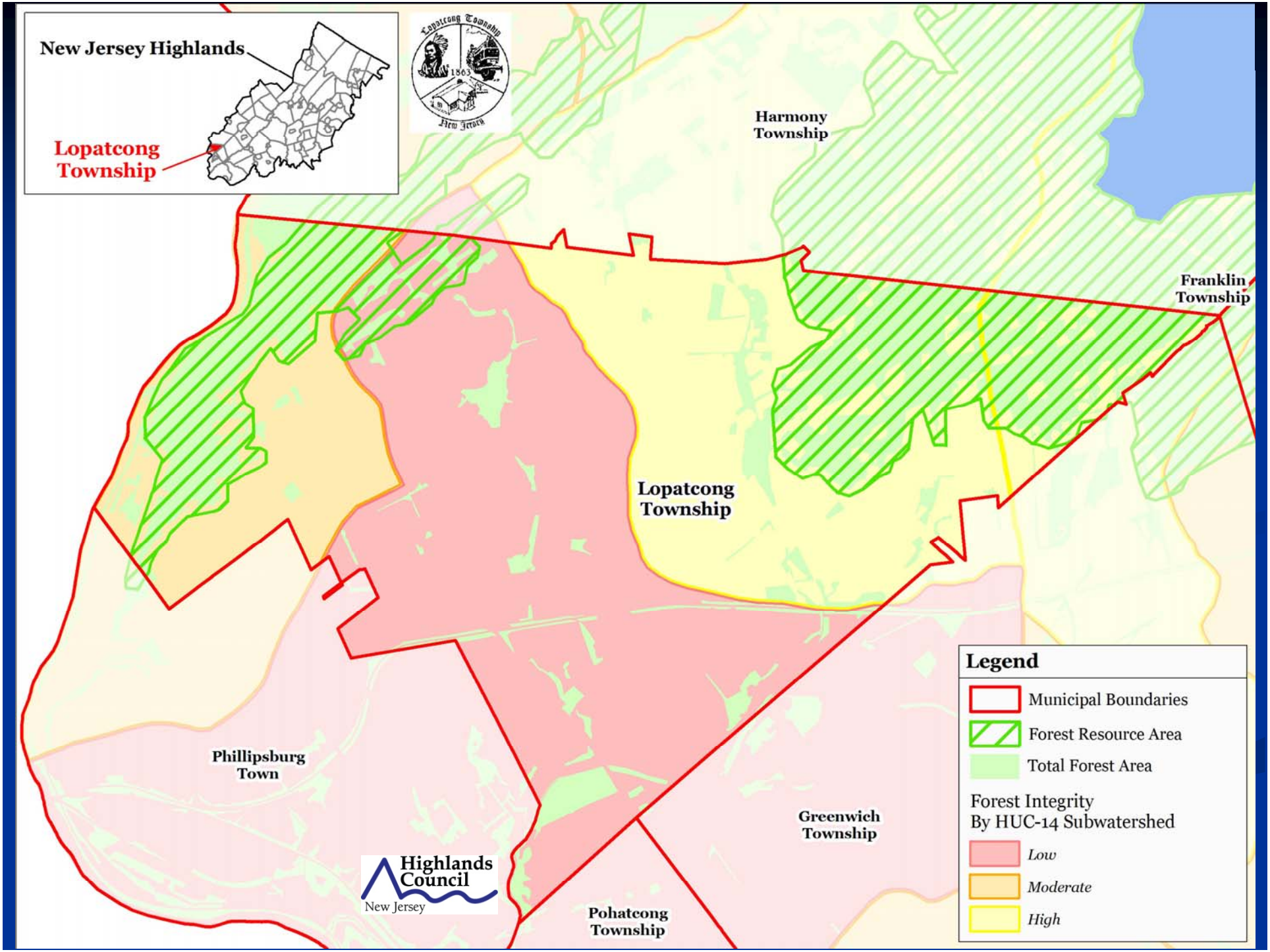
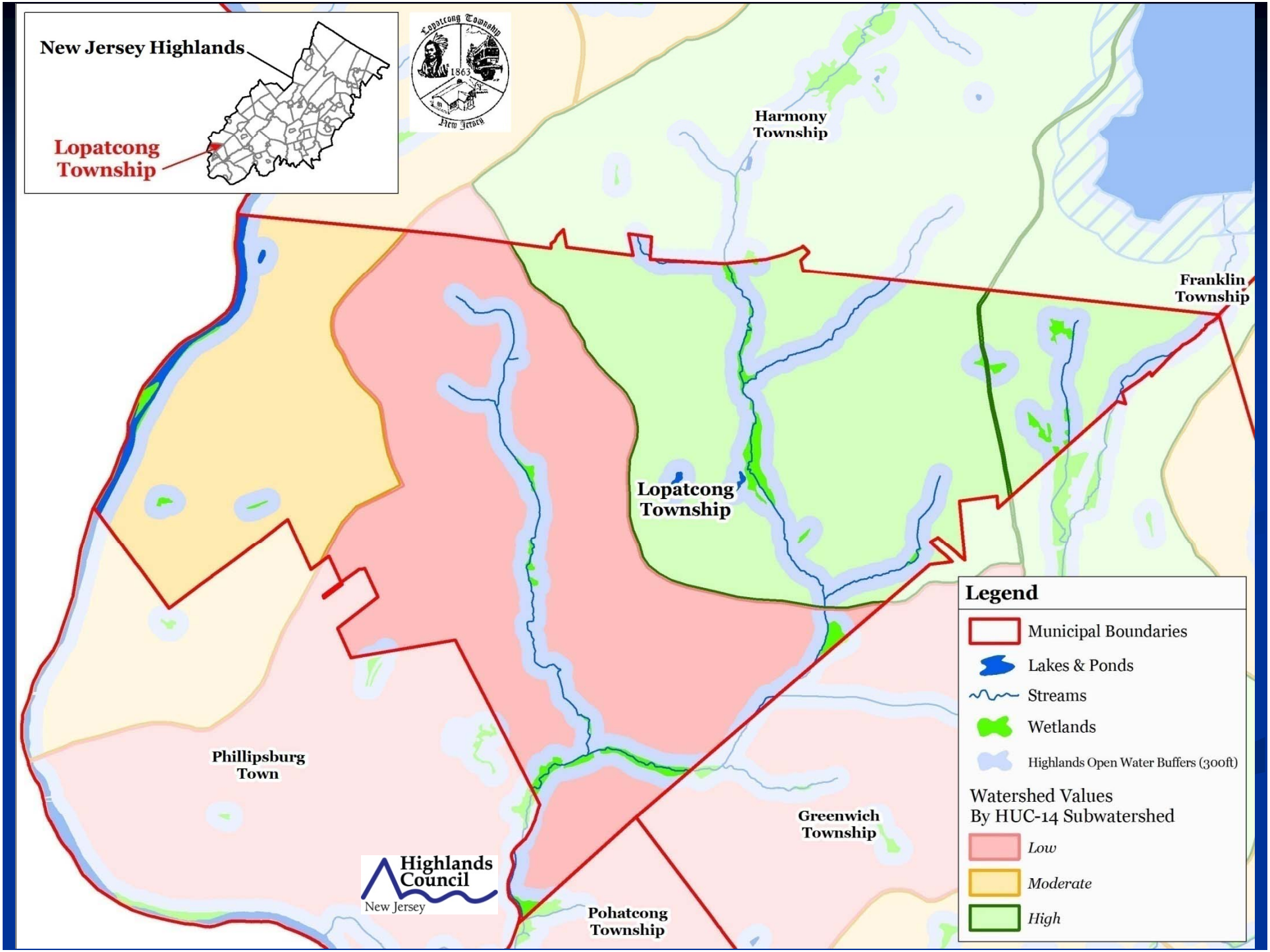
Phillipsburg Town
Greenwich Township
Pohatcong Township
Highlands Council
New Jersey
Legend
Municipal Boundaries
Parcel Boundaries
Highlands Planning Area
Highlands Preservation Area
Land Use Capability Zone
Protection
Conservation
Existing Community
Land Use Capability Sub-Zone
Existing Community Environmentally Constrained
Conservation Environmentally Constrained
Wildlife Management


New Jersey Highlands
Lopatcong Township
Harmony Township
Franklin Township
Lopatcong Township
Phillipsburg Town
Greenwich Township
Pohatcong Township
Highlands Council
New Jersey
Legend
Municipal Boundaries
Forest Resource Area
Total Forest Area
Forest Integrity By HUC-14 Subwatershed
Low
Moderate
High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Harmony Township
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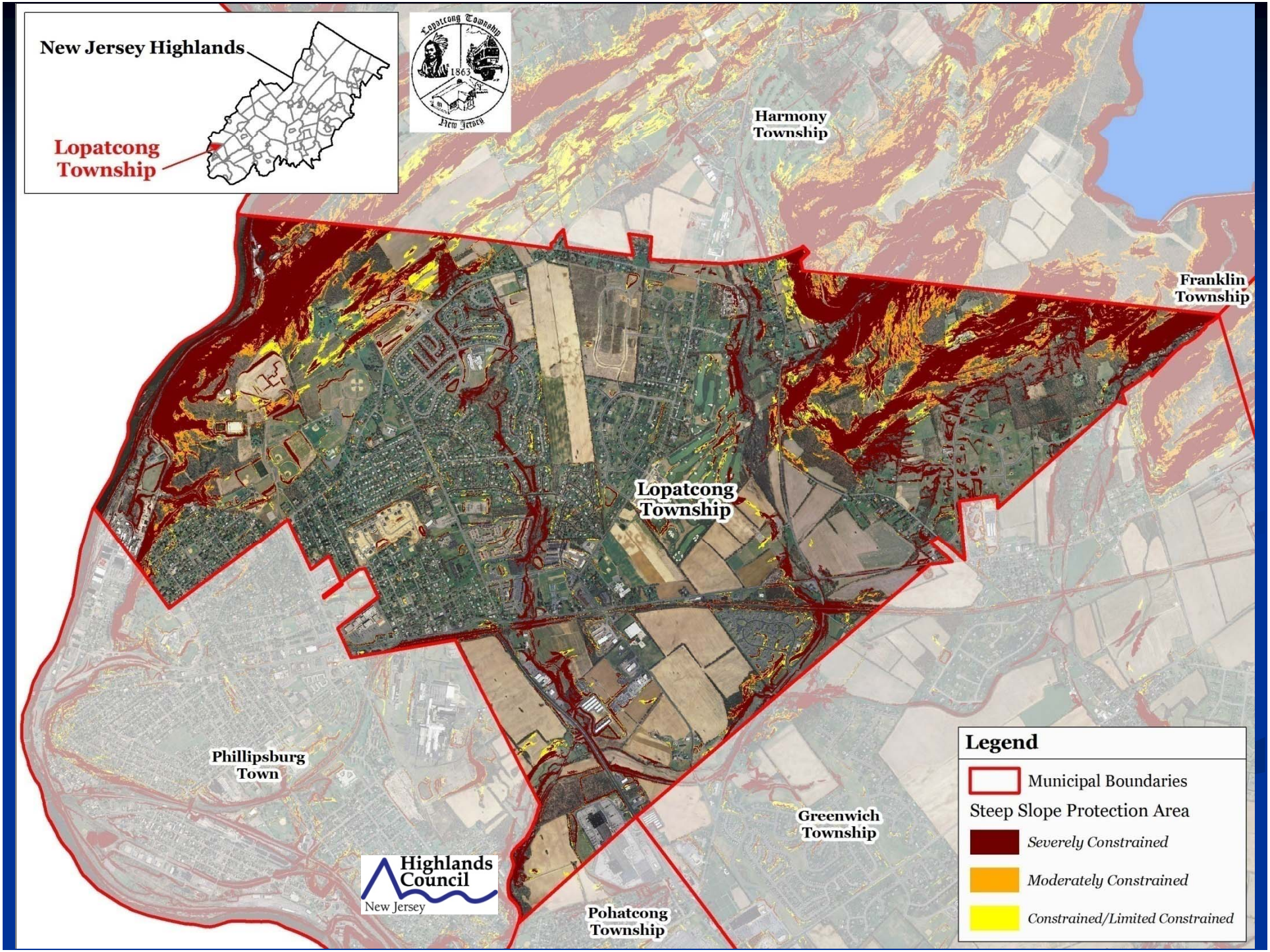
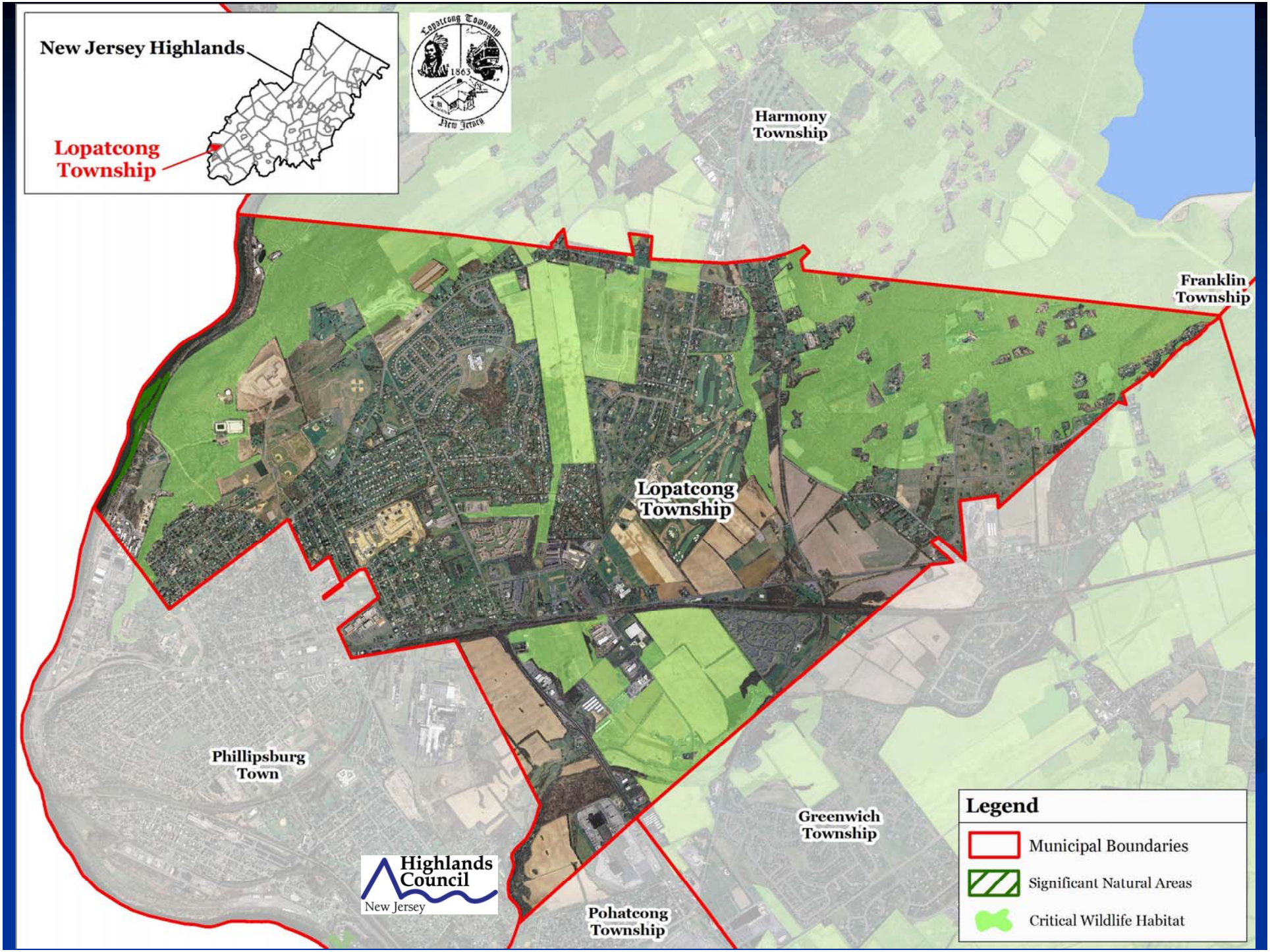
Lopatcong Township
Phillipsburg Town
Greenwich Township
Pohatcong Township
Highlands Council
New Jersey
Legend
Municipal Boundaries
Lakes & Ponds
Streams
Wetlands
Highlands Open Water Buffers (300ft)
Watershed Values
By HUC-14 Subwatershed
Low
Moderate
High


New Jersey Highlands
Lopatcong Township
Lopatcong Township
1863
New Jersey
Harmony Township
Franklin Township
Lopatcong Township
Phillipsburg Town
Greenwich Township
Pohatcong Township
Highlands Council
New Jersey
Legend
Municipal Boundaries
Steep Slope Protection Area
Severely Constrained
Moderately Constrained
Constrained/Limited Constrained


New Jersey Highlands
Lopatcong Township
Harmony Township
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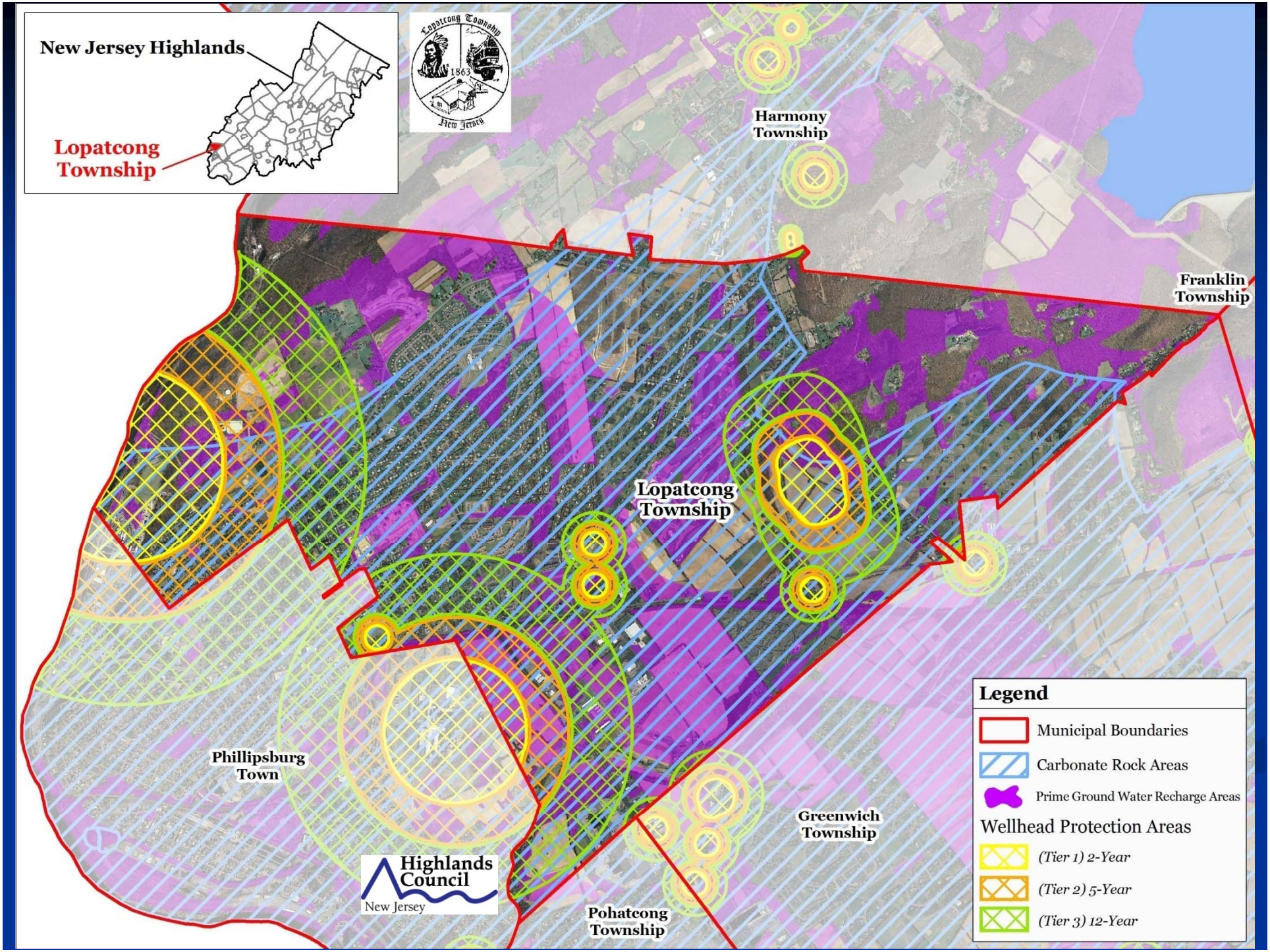
Phillipsburg Town
Greenwich Township
Pohatcong Township
Highlands Council
New Jersey
Legend
Municipal Boundaries
Significant Natural Areas
Critical Wildlife Habitat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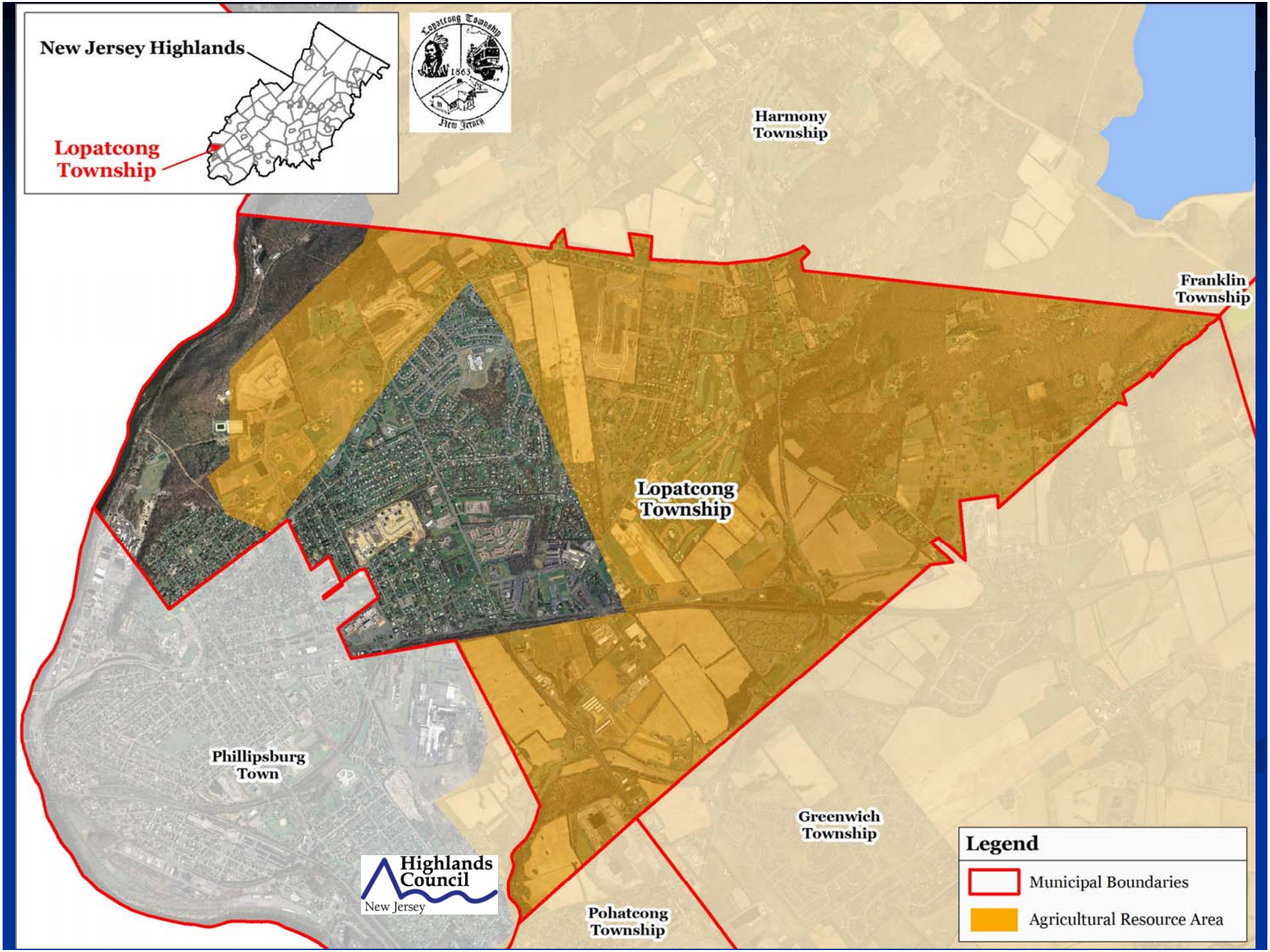
Phillipsburg Town
Greenwich Township
Pohatcong Township
Highlands Council
New Jersey
Legend
Municipal Boundaries
Carbonate Rock Areas
Prime Ground Water Recharge Areas
Wellhead Protection Areas
(Tier 1) 2-Year
(Tier 2) 5-Year
(Tier 3) 12-Year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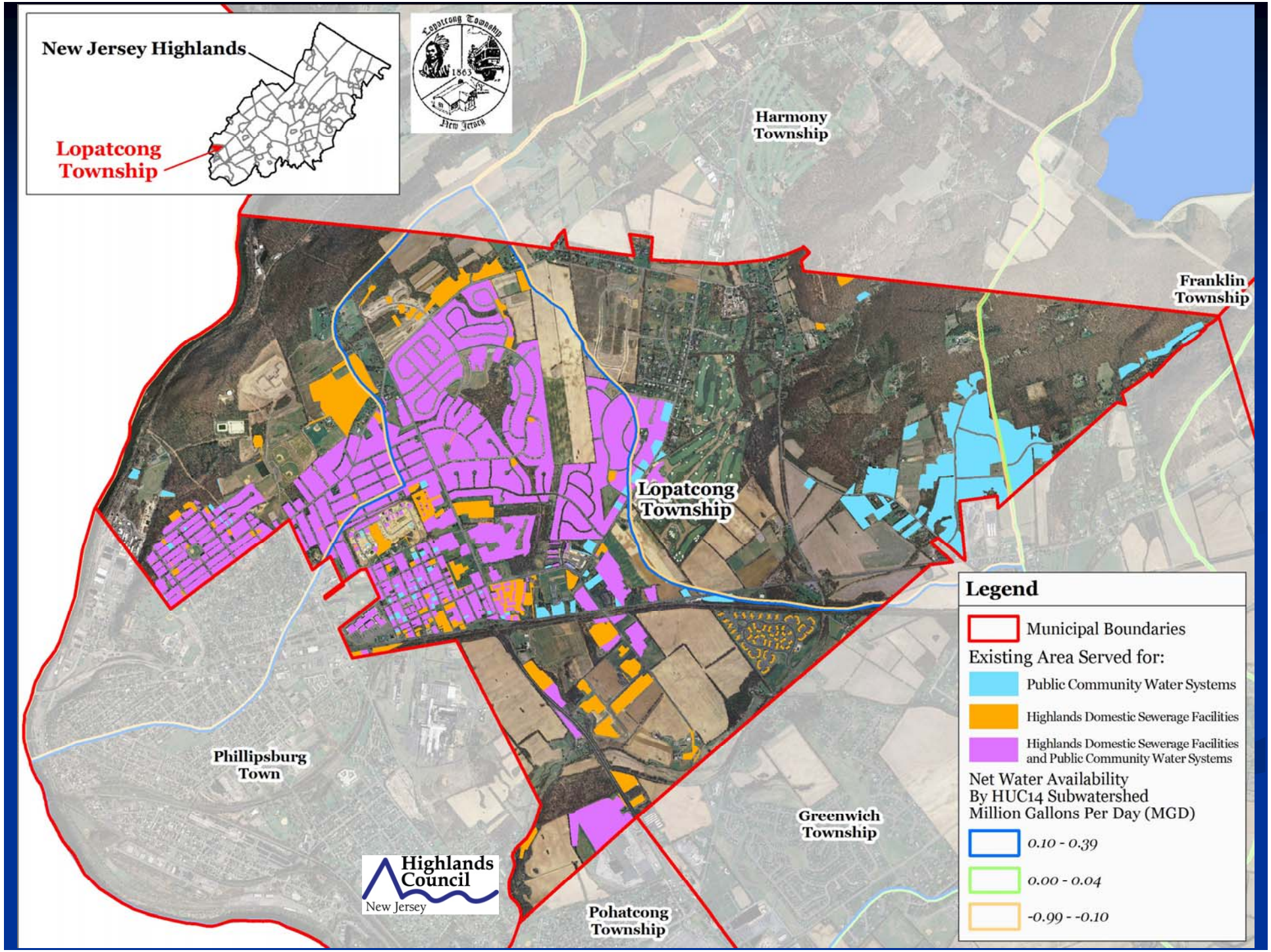
Highlands Council
New Jersey
Legend
Municipal Boundaries
Agricultural Resource Area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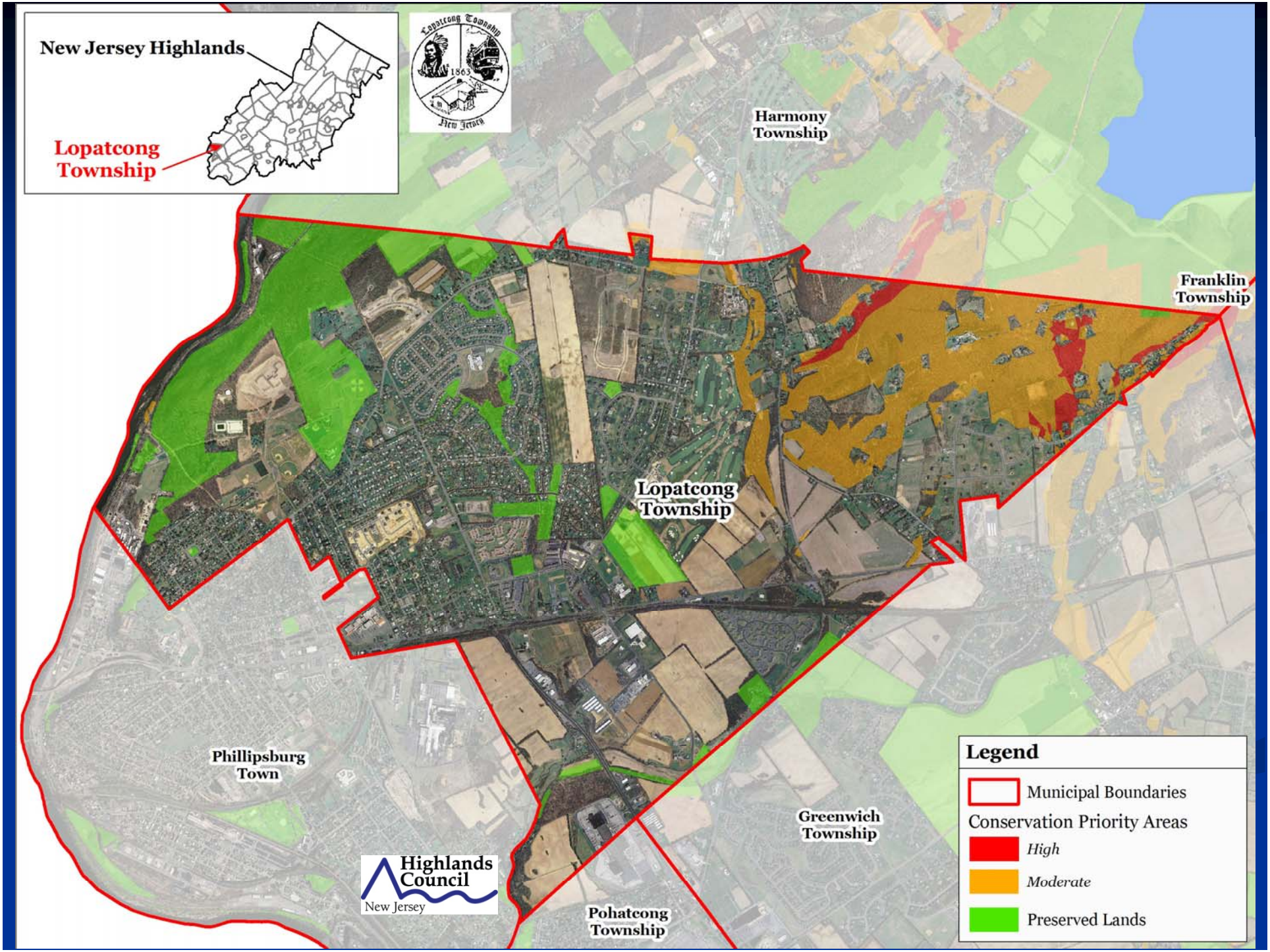
Phillipsburg Town
Greenwich Township
Pohatcong Township
Highlands Council
New Jersey
Legend
Municipal Boundaries
Existing Area Served for:
Public Community Water Systems
Highlands Domestic Sewerage Facilities
Highlands Domestic Sewerage Facilities and Public Community Water Systems
Net Water Availability
By HUC14 Subwatershed
Million Gallons Per Day (MGD)
0.10 - 0.39
0.00 - 0.04
-0.99 - -0.10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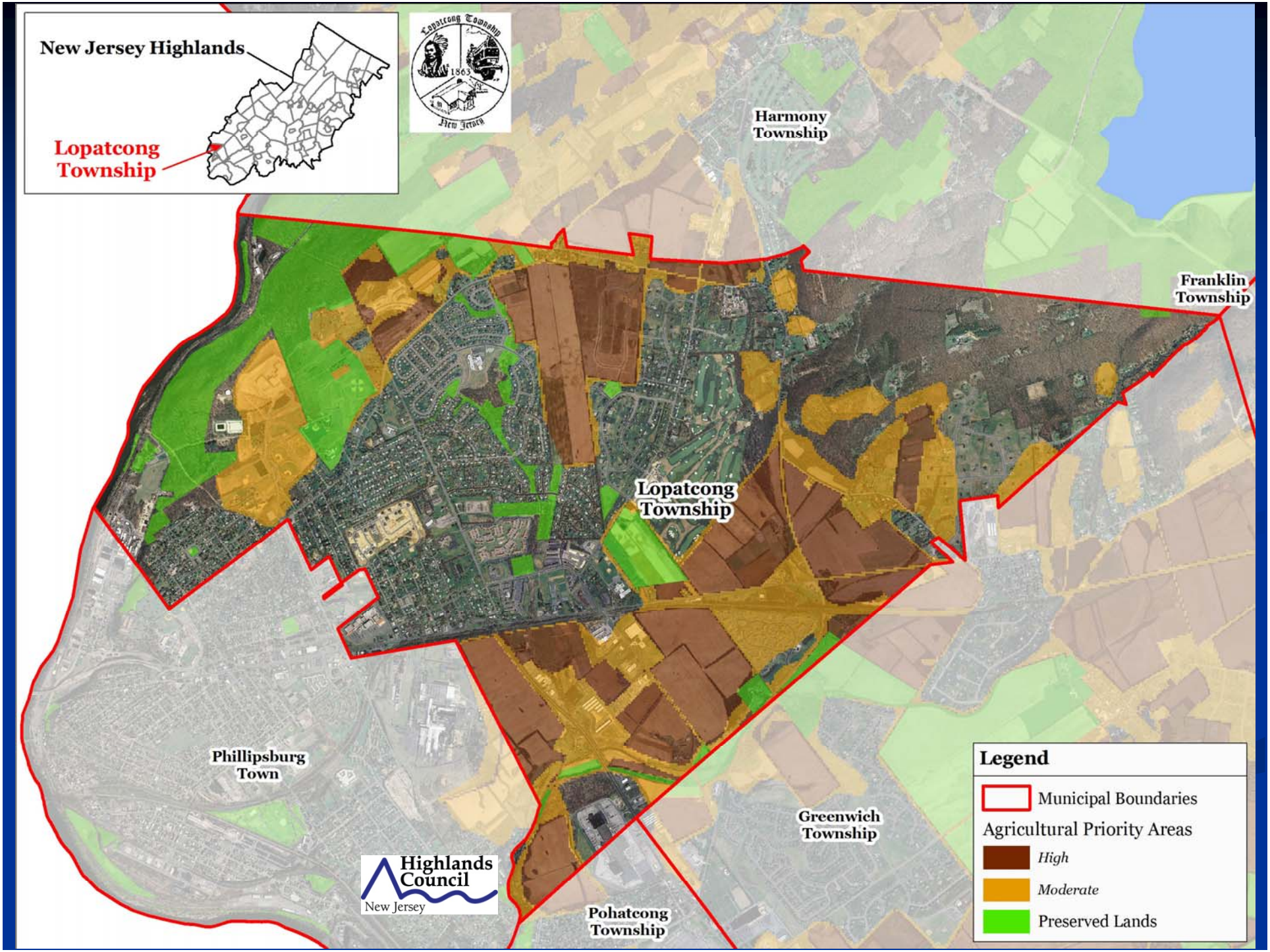
New Jersey
Legend
Municipal Boundaries
Conservation Priority Areas
High
Moderate
Preserved Lands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Legend
Municipal Boundaries
Agricultural Priority Areas
High
Moderate
Preserved Lands

Lopatcong Township

Sampling of Township Planning Initiatives

In addition to maintaining an up-to-date Comprehensive Master Plan (including all mandatory elements and numerous optional elements), Lopatcong Township has a history of proactive engagement in community planning and conservation initiatives:

- Master Plan Reexamination – 2005
- Open Space and Recreation Update – 2004
- Stormwater Management Plan – 2006
- Redevelopment Plan for Ingersoll-Rand Site – 2006 and 2007

Highlands Council
New Jersey

Lopatcong Township

Redevelopment Planning for Ingersoll-Rand

- **Area in Need of Redevelopment**: In 2006, Lopatcong adopted a resolution delineating the brownfield site as a redevelopment area. The site adjoins the industrial uses in Phillipsburg and has over 3,000 feet of frontage along Route 22. A mixed use Commercial/Industrial complex is envisioned. On August 23, 2006, the DCA's Office of Smart Growth approved it as an area in need of redevelopment.

- **Administrative Consent Order**: NJDEP issued a 1994 ACO overseeing the numerous areas of concern regarding hazardous waste contamination, 24 monitoring wells and 17 recovery wells. Sampling shows elevated levels of chlorinated volatile organic compounds and petroleum hydrocarbons. Block 101 Lots 1 and 1.01 are deed restricted to preclude both **residential use** and the **use of the groundwater for human consumption**.

Highlands Council
New Jersey

Lopatcong Township

Redevelopment Planning for Ingersoll-Rand

Highlands Council
New Jersey

Lopatcong Township

Redevelopment Planning for Ingersoll-Rand

- **RMP Update**: Lopatcong Township requested an RMP Update to include the site in the Highlands Contaminated Site Inventory, to update the Highlands Contaminated Sites Inventory exhibits in both the Highlands Environmental Resource Inventory and Master Plan Highlands Element. The RMP Update is proposed to be approved by the Highlands Council through this Petition review acknowledging that this is a contaminated site.

- **Highlands Redevelopment Area**: The Highlands Council's approval of Lopatcong's Petition would **not** approve this site as a Highlands Redevelopment Area at this time. The approval would provide technical and financial assistance to further study the designation of a Highlands Redevelopment Area which would have to be formally approved by the Highlands Council at a later date.

Highlands Council
New Jersey

Lopatcong Township

Warren County, New Jersey

PETITION FOR PLAN CONFORMANCE ADMINISTRATIVE RECORD

12/7/09	Petition for Plan Conformance Submitted
3/31/10	Petition Deemed Administratively Complete
4/9/10	Petition Posted to Highlands Council Website
12/16/10	Draft Consistency Report Sent to Municipality
2/17/11	Final Draft Report Posted to Highlands Council Website
3/4/11	End of Public Comment Period 3/4/11 (Start 2/17/11)
3/15/11	Final Report Posted to Highlands Council Website
3/17/11	Highlands Council Public Hearing

Highlands Council
New Jersey

Highlands Municipal Build-Out Report – Modules 1 & 2

- The Report uses a Limiting Factor Analysis to examine Land-Based, Resource-Based, and Utility-Based Capacities.
- The Highlands Municipal Build-Out Report for Lopatcong Township was completed by the Highlands Council in collaboration with the municipality prior to a finding of Administrative Completeness of the Petition.
- The Report is dated September 2010 and a revised version was posted to the Highlands Council website on September 30, 2010.
- Staff RMP Consistency Finding: <u>CONSISTENT</u>

Highlands Council
New Jersey

Housing Plan – Module 3

- Summary of Lopatcong Township's Fair Share Obligation
  - Rehabilitation Share: 11 Units
  - Prior Round Obligation: 56 Units
  - Growth Share Obligation: 95 Units
- Summary of Lopatcong Township's Fair Share Plan
  - Rehabilitation Obligation: 11 units completed. 1 unit proposed through the existing Township Rehabilitation Program;
  - Prior Round Obligation: 56 credits completed through prior cycle credits and one existing inclusionary development;
  - Third Round Obligation: 97 credits proposed through two existing sites, one proposed inclusionary development, and an accessory apartment program .
- Staff RMP Consistency Finding: <u>CONSISTENT</u>

Highlands Council
New Jersey

Environmental Resource Inventory Module 4

- Describes & illustrates Highlands Resources, Resource Areas, and Special Protection Areas in the Municipality
- Lopatcong's Submittal Based on Highlands Council Model Environmental Resource Inventory
  - All Applicable Narrative Portions Retained
  - All Applicable Exhibits Included

- Staff RMP Consistency Finding: <u>CONSISTENT</u>

Highlands Council
New Jersey

Master Plan Highlands Element
Module 5

- Incorporates RMP Goals & Objectives into local planning; provides basis for effectuation of RMP
- Lopatcong's Submittal Based on Highlands Council Model
  - All Applicable Narrative Portions Retained
  - All Applicable Exhibits Provided

- Staff RMP Consistency Finding: <u>CONSISTENT</u>

Highlands Council
New Jersey

Highlands Area Land Use Ordinance Module 6

- Sets forth regulatory provisions that protect Highlands Resources and effectuate the policies, goals and objectives of RMP at the local level.
- Lopatcong's Submittal Based on Highlands Council Model
  - All Applicable Narrative Portions Retained
  - All Applicable Exhibits Provided by the Highlands Council (Parcel-Based)

- Staff RMP Consistency Finding: <u>CONSISTENT</u>

Highlands Council
New Jersey

Municipal Petition for Plan Conformance Module 7

- Consists of all Petition Supporting Materials: Petitioning Resolution/Ordinance, Self-Assessment Report, List of Current Planning Documents, Highlands Implementation Plan & Schedule
- Lopatcong's Submittals Based on Highlands Council Models
  - Resolution (Preservation and Planning Areas) Complete
  - Self-Assessment Report Accurate & Complete
  - Highlands Implementation Plan and Schedule Complete
- Staff RMP Consistency Finding: <u>CONSISTENT</u>

Highlands Council
New Jersey

Lopatcong's Petition for Plan Conformance
Public Comments Received

- The public comment period for Lopatcong's Petition for Plan Conformance opened February 17, 2011, and closed March 4, 2011. Notice was given in area newspapers as well as on the Highlands Council website and through the Highlands Council e-mail alert system.
- Comments received from:
  - New Jersey Farm Bureau
  - Association of New Jersey Environmental Commissions
  - New Jersey Highlands Coalition

Highlands Council
New Jersey

Lopatcong's Petition for Plan Conformance
Public Comments Received

Comments submitted by: Helen Heinrich, New Jersey Farm Bureau

- **Comment 1:** The New Jersey Farm Bureau believes that the Ingersoll Rand property offers much more to the future of agriculture if it were to become a significant Receiving Zone in the Highlands TDR program than it would if kept in agricultural production, and asks that the Highlands Council help the town keep this concept as a top planning priority.

- **Response:** The Highlands Council acknowledges support for consideration of this site as a TDR Receiving Zone.

Highlands Council
New Jersey

Lopatcong's Petition for Plan Conformance
Public Comments Received

Comments submitted by: Helen Heinrich, New Jersey Farm Bureau

- **Comment 2:** The New Jersey Farm Bureau endorses the condition requiring review of the township's Right to Farm ordinance and development of an Agricultural Retention and Farmland Plan. We urge the municipality and the Highlands Council to make a thorough review of all the community's land use and other regulation to make sure it confirms to the Right to Farm Act and supports the positive business environment required by the Highlands Act.

- **Response:** The Highlands Council acknowledges support for these conditions, and agrees that the planning work should address compliance with the Right to Farm Act. The Highlands Council routinely coordinates with the NJ Department of Agriculture and will continue to do so on such planning activities.

Highlands Council
New Jersey

Lopatcong's Petition for Plan Conformance
Public Comments Received

Comments submitted by: Helen Heinrich, New Jersey Farm Bureau

- **Comment 3: C**ontends that § 6.10.4 of the draft Highlands Land Use Ordinance continues to mislead conforming municipalities that they can either rely on what measures they have adopted in the past to deal with farming or determine new provisions as they develop and adopt the Highlands land use overlay. The definition of a Farm used to determine permitted uses is outdated.
- **Response:** The Highlands Council will work with each municipality to ensure that all final language in their Highlands Land Use Ordinance meets all statutory requirements. The Highlands Land Use Ordinance is not finalized until after Highlands Council approval of a Petition for Plan Conformance, and is adopted in full conformance with the Municipal Land Use Law including opportunities for public comment. To the extent that modifications are needed, they may be achieved through this process.

Highlands Council
New Jersey

Lopatcong's Petition for Plan Conformance
Public Comments Received

Comments submitted by: Helen Heinrich, New Jersey Farm Bureau

- **Comment 4:** The New Jersey Farm Bureau is concerned that the process for woodland owners to obtain Exemption #7 is not clear. Can township officials with appropriate training, review and approve actions prescribed by a forestry official and accepted by the State Forester?

- **Response:** It is critically important to note that the provisions of this section, and in fact all provisions of the Highlands Land Use Ordinance, apply to development activities regulated under the Highlands Land Use Ordinance, not to exempt activities or those excluded under § 2.1. Actions to improve forest health and productivity are generally conducted under a Woodland Management Plan or are de minimis actions associated with existing land uses, not regulated under the Highlands Land Use Ordinance.

Highlands Council
New Jersey

Lopatcong's Petition for Plan Conformance
Public Comments Received

Comments submitted by: Helen Heinrich, New Jersey Farm Bureau

- **(Response-cont.)** Any activity conducted under the auspices of an approved Woodland Management Plan or the normal harvesting of forest products in accordance with a State Forester-approved Forest Management Plan is exempt from the provisions of § 6.1, and in fact, from the entirety of the Highlands Area Land Use Ordinance, pursuant to Highlands Act Exemption #7, as specifically called out in the Highlands Area Land Use Ordinance at § 2.4. There is no additional process needed under the Highlands Land Use Ordinance to verify the existence of the exemption.

Highlands Council
New Jersey

Lopatcong's Petition for Plan Conformance
Public Comments Received

Comments Submitted by: Dave Peifer, ANJEC

- **Comment 1 - T**he parcels identified as Block 101 Lots 1 and 1.01 are environmentally constrained and to designate the site as a Highlands Redevelopment Area will place the sensitive features at risk due to NJDEP's ability to grant waivers. The parcel is part of a larger Agricultural Resource Area and designation of a redevelopment area would conflict with the RMP policies regarding ARAs. The designation would place prime agricultural soils present at risk and eliminate agricultural uses. The site is not currently served by water or sewer infrastructure. ANJEC questions the brownfield status of the site, and is concerned about the underlying carbonate rock issues.
- **Response -** Lopatcong requested an RMP Update to include the site in the Highlands Contaminated Site Inventory. The 1994 ACO identifies the 343-acre site which includes numerous areas of concern of alleged hazardous waste contamination and the results of sampling show elevated levels of chlorinated volatile organic compounds and petroleum hydrocarbons.

Highlands Council
New Jersey

Lopatcong's Petition for Plan Conformance
Public Comments Received

Comments Submitted by: Dave Peifer, ANJEC

- **(Response – cont.)** The portion of the site in Lopatcong Township (Block 101 Lots 1 and 1.01) is deed restricted to preclude both residential use and the use of the groundwater for human consumption. The Highlands Council has not yet designated a Highlands Redevelopment Area. However, the Council's approval of Lopatcong's Petition provides assistance to further study the designation which would have to be formally approved by the Highlands Council. The Highlands Act requires the Council to "promote brownfield remediation and redevelopment in the Highlands Region" and mandates that very same goal in the RMP. Further, the Highlands Act (at N.J.S.A. 13:20-2 and 13:20-10.c(9)) dictates redevelopment and economic growth "in or adjacent to" already developed areas. The RMP puts great emphasis on the reuse and redevelopment of previously developed areas, including brownfields, grayfields, and underutilized sites. Policy 6M1 encourages and supports the restoration and redevelopment of contaminated areas.

Highlands Council
New Jersey

Lopatcong's Petition for Plan Conformance
Public Comments Received

Comments Submitted by: Dave Peifer, ANJEC

- **(Response –cont.)** Designation of prime agricultural soils does not take into account any site-specific soil contamination, but rather is based on NRCS soil surveys. Therefore, the mapping of prime agricultural soils will not always be supported by site-specific information. Finally, as a Planning Area site, this property is not subject to NJDEP permitting authority under the Highlands Act, and so waivers under N.J.A.C. 7:38 are not applicable.
- **Comment 2 -** ANJEC contends that municipalities with shared infrastructure such as water supply and sewer that petition for Plan Conformance not be dealt with individually but rather through a sub-regional planning structure.
- **Response -** The Highlands Council is very aware of the regional aspect of shared infrastructure but cannot hold some petitions while other municipalities are completing their materials. The Highlands Council does identify inter-municipal issues as it reviews Petitions from neighboring municipalities, and raises these issues as needed.

Highlands Council
New Jersey

Lopatcong's Petition for Plan Conformance
Public Comments Received

Comments from Julia Somers, New Jersey Highlands Coalition

- **Comment 1 -** The New Jersey Highlands Coalition cannot support approval of this petition, and recommends that the Council deny it. We understand and encourage the Council's enthusiasm to conform as much of the Highlands as possible including the entirety of Lopatcong. However, we do not think the Council should be compromising on implementation of its RMP in order to achieve that goal and believe the Council is being held hostage to the Township's wishes as the Council works to conform both Preservation and Planning Areas of the Township.
- **Response -** In no way does the Highlands Council consider the Petition to compromise the goals of the Highlands Act or the provisions of the RMP. The Highlands Act actually mandates the active promotion of the redevelopment of brownfield sites and dictates redevelopment and economic growth "in or adjacent to" already developed areas. It is a clear goal of the Highlands Act and the RMP to discourage development on environmentally and agriculturally significant lands and promote the redevelopment of brownfields and grayfields.

Highlands Council
New Jersey

Lopatcong's Petition for Plan Conformance
Public Comments Received

Comments from Julia Somers, New Jersey Highlands Coalition

- **Comment 2 -** The New Jersey Highlands Coalition contends that the site being considered for a redevelopment designation (Block 101, Lots 1 and 1.01) is constrained by deed restriction, environmental constraints, and that it is not a brownfield.
- **Response -** As specified in the ACO in the response above, the site includes hazardous waste contamination and sampling results have shown elevated levels of chlorinated volatile organic compounds and petroleum hydrocarbons. The nature of deed restrictions and ACO conditions with regard to development on this site shall be addressed through the Highlands Redevelopment Area planning process and site design, as well as any suggested modifications to the remediation activities associated with the site.

Highlands Council
New Jersey

Lopatcong's Petition for Plan Conformance
Public Comments Received

Comments from Julia Somers, New Jersey Highlands Coalition

- **Comment 3 -** If the Ingersoll Rand site is considered a brownfield appropriate for redevelopment, that reasoning would suggest the entire Pohatcong Superfund site (in other words, tens of thousands of acres of the Musconetcong Valley's prime farmland) should also potentially become brownfields and therefore eligible for redevelopment area designation, which the Coalition believes is not what the RMP calls for.
- **Response -** The use of brownfield properties for redevelopment is highly dependent upon the nature of the brownfield, its location relative to other development and supporting infrastructure, and other factors. The Ingersoll Rand site is an approved LRHL Redevelopment Area in both Phillipsburg and Lopatcong and is immediately adjacent to developed lands that have public water supply and wastewater infrastructure making the potential development area an extension of existing development patterns. This situation is markedly different from that of a sprawling area of contamination that has little or no relationship to existing development patterns or infrastructure.

Highlands Council
New Jersey

Lopatcong's Petition for Plan Conformance
Public Comments Received

Comments from Julia Somers, New Jersey Highlands Coalition

- **Comment 4 -** Under present COAH rules, Lopatcong still must provide 31 Growth Share Units on conforming sites not yet identified. We question whether this will be possible and need to be reassured that the Township can meet its obligations.
- **Response -** Lopatcong's plan only indicates 8 Accessory Apartment units whose locations are as yet unidentified, not 31 units as indicated in the Comment. Accessory Apartment programs do not need to identify specific sites at the time of submission of a Fair Share Plan as per COAH's rules. The Final Consistency Review and Recommendations Report notes: "The Accessory Apartment program will include lots serviced by septic systems and domestic wells, however, the exact locations of the units are not known at this time. To be consistent with the RMP, any accessory apartments to be serviced by septic systems will have to meet the nitrate dilution standards applicable to the Land Use Capability Zone(s) in which they will be located, or be exempt from the Highlands Act."

Highlands Council
New Jersey

Lopatcong's Petition for Plan Conformance
Public Comments Received

Comments from Julia Somers, New Jersey Highlands Coalition

- **Comment 5 -** The Final Draft Report notes "With respect specifically to the Highlands Redevelopment Area Designation, it is recognized that there is potential for a coordinated redevelopment effort between the municipalities of Lopatcong, Phillipsburg, and Alpha, all three of which have submitted Petitions for Plan Conformance. The Highlands Council looks forward to exploring the potential for such a coordinated effort with the three municipalities." We strongly encourage the Council to pursue this cooperative effort.
- **Response -** The Highlands Council agrees and will continue to work with these municipalities toward a sub-regional approach.
- **Comment 6 -** Funding has been allocated for a number of Plans, all of which we support.
- **Response -** The Highlands Council acknowledges the New Jersey Highlands Coalition's support for the recommended funding allocations.

Highlands Council
New Jersey

Petition Disposition

Lopatcong Township's Petition for Plan Conformance

Staff Recommendation: APPROVE WITH CONDITIONS

PROPOSED CONDITIONS

- **Adoption of Approved Checklist Ordinance**
- **Adoption of Planning Area Petition Ordinance**
- **Adoption of Completed Environmental Resource Inventory**
- **Adoption of Completed Master Plan Highlands Element**
- **Completion and Adoption of Highlands Land Use Ordinance**
- **Adoption of Updated Zoning Map**
- **Wastewater Management Plan**
- **Compliance with Fair Housing Act (COAH Certification). This condition requires updates on COAH proceedings and Council review of any proposed changes to the Fair Share Plan and Housing Element.**

Highlands Council
New Jersey

Petition Disposition

Lopatcong Township's Petition for Plan Conformance

Staff Recommendation: APPROVE WITH CONDITIONS

PROPOSED CONDITIONS, Continued

- **Update/Development & Implementation of:**
  - **Water Use & Conservation Management Plan**
  - **Stormwater Management Plan (updates only)**
  - **Habitat Conservation and Management Plan**
  - **Land Preservation & Stewardship Program**
  - **Septic System Management/Maintenance Plan**
  - **Sustainable Economic Development Plan**
  - **Right to Farm Ordinance**
  - **Cluster Development Plan**
  - **Agricultural Retention Plan**
  - **Stream Corridor Protection & Restoration Plan**
  - **Highlands Redevelopment Area Planning**

Highlands Council
New Jersey

Lopatcong's Petition for Plan Conformance
Previous Highlands Protection Fund Grants

- **Fair Share Planning Grant** for the development of a Housing Element and Fair Share Plan is complete.
- **TDR Feasibility Grant** to explore TDR is complete. Potential receiving zones were limited due to zoning and infrastructure. One site assessed is the Ingersoll-Rand property.
- **Initial Assessment Grant** report is complete.
- **Water Use and Conservation Management Plan** pilot grant is ongoing.

Highlands Council
New Jersey

Lopatcong's Petition for Plan Conformance
Future Highlands Protection Fund Grants

- **Highlands Implementation Plan and Schedule** – Grant funding is proposed for the following:
  - **Sustainable Economic Development Plan** to enhance and provide for sustained economic viability and optimization of the Township's limited growth capacity
  - **Highlands Redevelopment Area Plan** to initiate planning to examine potential for redevelopment areas consistent with the Regional Master Plan
  - **Habitat Conservation and Management Plan** to identify species at risk, options for restoration of habitat, and standards for mitigation of unavoidable impacts of public and private projects
  - **Stream Corridor Protection Restoration Plan** to protect/restore streams and to mitigate the impacts of future land uses

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Council Deliberation

Lopatcong Township

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