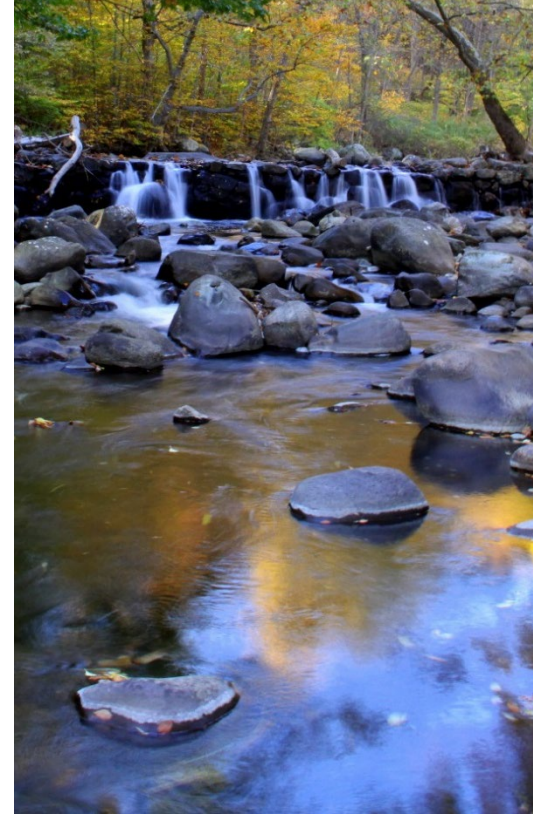




Highlands Council Meeting

February 18, 2021



Highlands Redevelopment Area Designation Cibao Meats, Rockaway Township

Project Overview

- Manufacturing facility seeking to increase parking to accommodate growing workforce.
- 53 additional parking spaces and solar car port proposed.
- Project is located in an industrial area within the Highlands Preservation Area.
- Addition of 0.46 acres of impervious surface exceeds max permitted under Exemption #4, prompting the need for an NJDEP Highlands Preservation Area Approval (HPAA) with Redevelopment Area Waiver.
- Highlands Council Redevelopment Area Designation is pre-requisite for the HPAA with Waiver.

Proposed Redevelopment Area

More than satisfies 70%
impervious requirement.

Existing Impervious Surface	3.57 acres
Proposed Development	0.75 acres
Total Highlands Redevelopment Area	4.32 acres
$3.57 / 4.32 (100) = 82.64\%$	

Figure 1 - Cibao Meats

Highlands Redevelopment Area
Rockaway Township
Block 22103 Lot 16
January 6, 2021



Site Photographs

View to north along Green Pond Road, area to be converted into parking and solar car port.



Site Photographs

View of existing parking area with solar car port.



Site Photographs

View of forested area to remain.



Highlands Resources

Land Use Capability Zones:

-  Protection Zone
-  Existing Community Zone
-  Existing Community-Environmentally Constrained Subzone



Highlands Resources

Highlands Open Waters Protection Area and Riparian Area would not be affected by the construction of the parking area. The buffer areas within the Redevelopment Area are already disturbed.



Highlands Resources

Highlands Total Forest Area would not be affected by the construction of the parking area.



Highlands Resources

Highlands Critical Habitat would not be not affected by the construction of the parking area.



Additional Considerations

- No expansion of sewer service area or public water supply.
- A mitigation planting plan has been provided.
- Construction will occur only in previously disturbed areas.
- Compliance with all remaining NJDEP standards will be addressed through the HPAA with redevelopment waiver permit process.
- A conservation easement will be placed on the undeveloped portions of the parcel.

Administrative Process

- The Applicant provided all materials required for the pre-requisite Pre-Application Meeting held via video conference, with Highlands staff and NJDEP staff.
- The Applicant provided all materials for a complete application, in accordance with the Highlands Redevelopment Area Procedures.
- All appropriate notices and newspaper postings were made.
- Staff prepared a Draft Consistency Determination and Draft Staff Review and Recommendations Report which was posted for public comment.

Public Comment

- A Public Comment period was held from January 6 – February 4, 2021.
- One comment was received from “Jean Public” who disagrees with the expansion of the facility and instead would rather the applicant purchase another property. Also, would prefer a green roof, argues the project is not Smart Growth and objects to meat consumption.
- Comment Response was posted to HC website February 9, 2021

Staff Recommendation:

Approve with conditions

1. Revisions to Stormwater Management plans to incorporate additional green infrastructure and Low Impact Development components.
2. Compliance with NJAC 7:38 Rules regarding 3% impervious surface.
3. Conservation Restriction to be placed on undeveloped portions of the property.
4. Compliance with municipally adopted Highlands Referral Ordinance.
5. Notification to Highlands Council of local government approvals.

Highlands Redevelopment Area Designation

Cibao Meats, Rockaway Township

Questions?