

New Jersey Highlands Council Meeting

Thursday, May 18, 2023



Sparta Mountain Wildlife Management Area

Highlands Staff Site Visit Report Summary

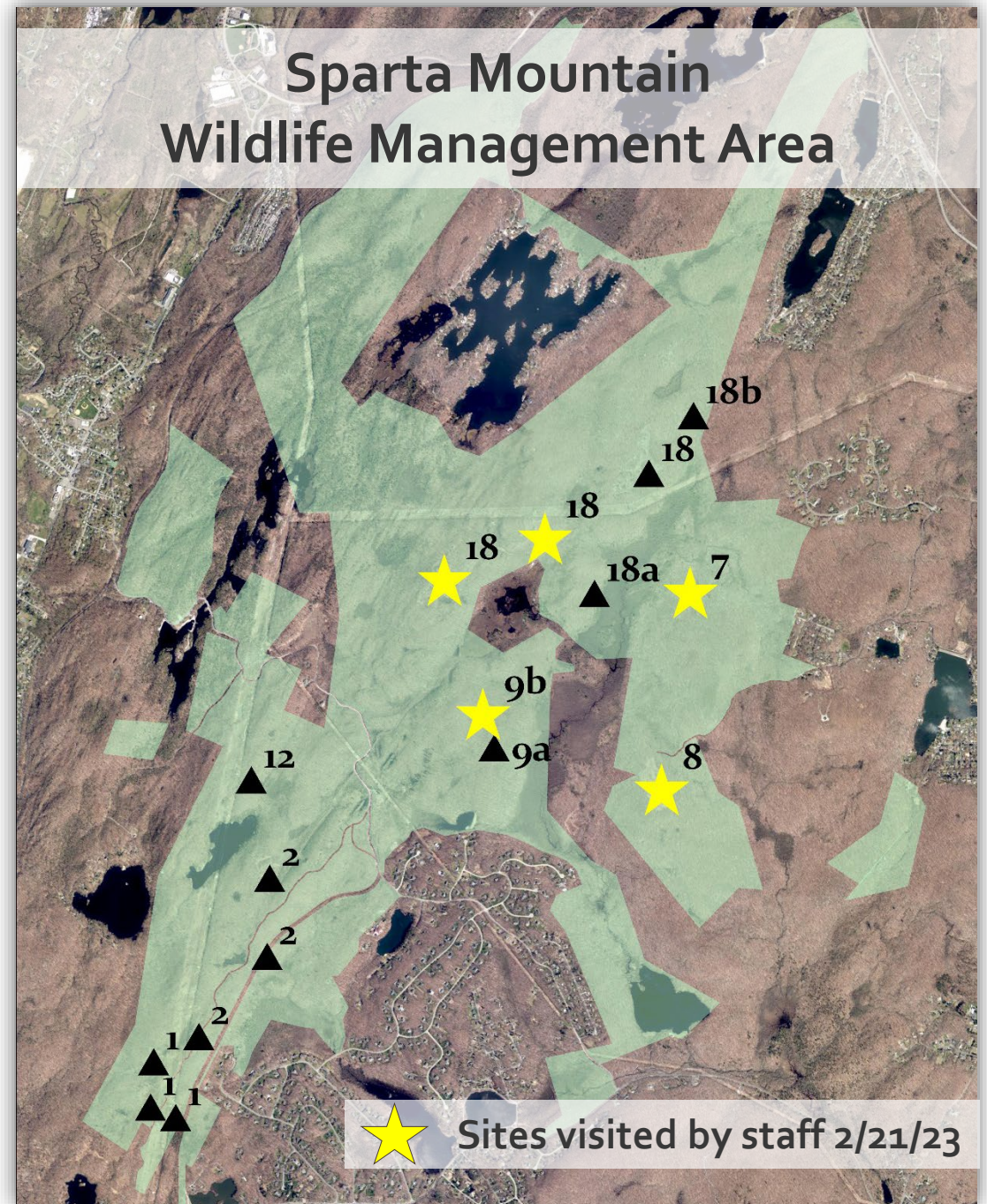
Staff visit February 21, 2023

Objectives

- First-hand, on-the-ground observation
- Determine if activities align with approved Forest Stewardship Plan
- Determine impacts to Highlands resources.

Sites visited

Stand 18 Seed Tree, 2022/2023
Stand 9b Shelterwood
Stand 8 Seed Tree
Stand 18 Shelterwood
Stand 18 Seed Tree, 2012/2013
Stand 7 Proposed site



Stand 18 Seed Tree

0 years post treatment

- No regeneration present yet.
- Significant volume of woody material left on site.



Stand 9 Shelterwood

1 year post treatment

- Woody material left across site.
- Early stages of natural regeneration with native species observed.



Stand 8 Seed Tree

3 years post treatment

- Natural regeneration of desired species observed.



Stand 18 Shelterwood

8 years post treatment

- Natural regeneration of desired species observed.
- Some non-native plant species observed.



Stand 18 Seed Tree

10 years post treatment

- Sustained growth of natural regeneration observed.



Stand 7 Proposed site

Proposed for treatment fall/winter 23/24

- Sparse understory observed.



Summary of Findings

- Activities align with those specified in Forest Stewardship Plan.
- Anticipated tree regeneration is occurring on multiple sites.
- No observed activities of concern related to Highlands resources.

Highlands Council staff will continue to monitor.

Chester Township Map Adjustment Request

Chester Township

Map Adjustment Request

- Request to accommodate an affordable housing proposal at the former Glenlora Nursing Home. Site is currently developed, but unused.
- 14.38-acre site currently divided between Protection Zone (7.58 acres), and the Existing Community Zone (6.8 acres).
- Request to move a portion of the on-site PZ to ECZ to allow for expansion of sewer service area.
- A public comment period was held March 2 through April 2, 2023. No comments were received.

Summary

Location

Block 26.06, Lot 7
Chester Township,
Morris County
Planning Area (conforming)

Proposal

Proposed Map Adjustment:
Portion of Protection Zone to
Existing Community Zone

Rationale

To allow for a 100% affordable
housing project



Original Land Use Capability Zone

Updated Land Use Capability Zone

Land Use Capability Zones

Protection Zone

Existing Community Zone

Existing Community - Environmentally
Constrained Subzone

 Glenlora Property

PROPOSED MAP ADJUSTMENT
GLENLORA PROPERTY | CHESTER TOWNSHIP: BLOCK 26.06, LOT 7



Staff Recommendation: Approve with Conditions

Conditions include *(among other requirements)*

- Completion of a Stormwater Management plan for the site
- Forest restoration
- Critical habitat analysis and mitigation measures
- Conservation easement on the remaining Protection Zone land

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