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COMMUNITY PLANNING AND DEVELOPMENT CONSULTANTS

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Community Planning
Land Development and Design
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Borough of Wharton, Morris County
Highlands Plan Conformance
Module 3- Housing Element and Fair Share Plan
December 8, 2009
Consistency Review Summary for Block 1603 Lot 14

The Highlands Council requires that any development project proposed for affordable housing be reviewed to ensure that the proposal is consistent with the Highlands Regional Master Plan (RMP). To assist municipalities in reviewing any proposed sites relative to RMP consistency, the Highlands Council has created a Highlands Consistency Review web tool, from which a Highlands Consistency Review Report can be created for each proposed affordable housing site.

The Highlands Consistency Review Report evaluates the consistency of the proposed affordable housing site with the Highlands RMP requirements for preservation of a number of natural resources. Such resources include forests, open waters and riparian areas, steep slopes, critical habitat areas, carbonate rock areas, and prime ground water recharge areas. The Highlands Consistency Review Report also evaluates each site's consistency with the RMP's provisions related to water supply, utility capacity, septic system yield, wastewater utility capacity, and water availability.

It is important to note that the analysis presented below reflects the knowledge, interpretations and conclusions of Burgis Associates, Inc. and is therefore a preliminary assessment. The site identified for affordable housing will also need to be reviewed by the Highlands Council, which will make the ultimate determination of consistency with the RMP.

As a requirement for Module 3 December 8, 2009 submission, the Highlands Council requires a summary of consistency review for any of the proposed sites meeting the municipalities Prior Round Obligation. The above mentioned site, identified as Block 1603 Lot 14, is one such proposed prior round site. This site is proposed for inclusionary zoning with proposed 73 units out of which 15 units shall be affordable to low and moderate-income families. A review of the site's consistency with Highlands RMP reveals the following:

1. Land Use Capability Zone: The site is located in the Planning Area and is partially designated as Existing Community Zone- Environmentally Constrained Sub-Zone (ECZ-EZ) and Protection Zone (PZ). Although these zones signify that these lands are environmentally constrained and that there should be limited growth in this area, given the nature of the proposed development and other factors involved, this site appears suitable for development. Firstly, the site is served by sewer and water and

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does not require utility extensions. Further, the site is proposed for affordable housing and is located in the PA2 Planning Area of the State Development and Redevelopment Plan. The Highlands Act exempts affordable housing pursuant to settlements in PA 1 or PA 2.

2. *Forest Resource Area:* The site is located outside the Forest Resource Area. The Highlands objective is to implement through regulations limited clearing of trees that does not diminish the integrity of forest resources. With local development review and Highlands Project Review this could be achieved.

3. *Steep Slope Protection Area:* The steep slope protection area on the site is located in the rear portion of the site wherein, the development is not contemplated. Further, there are no limited constrained slopes located on site.

4. *Critical Habitat Area:* The site is located within the critical habitat area. However, through local development review and Highlands project review minimum impact of the development could be achieved. Further, per Highlands objective, a critical wildlife area may be modified if an applicant can demonstrate:

- the nature of the site is such that it does not provide habitat for species of concern.
- the species of concern are not present on site during any critical part of their life cycle.
- existing land uses present a human, natural or development barrier to the use of the sites by species of concern.

An in depth study could be done to determine the importance of this critical wildlife habitat area.

5. *Net Water Availability:* The site is located in the subwatershed that is deemed as Current Deficit Area. The Highlands RMP establishes highest priority for use of Net Water Availability or Conditional Water Availability within the ECZ to a variety of uses, one of which is affordable housing projects with a minimum 10 percent setaside.

6. *Prime Ground Water Recharge Area:* The site is located in the prime ground water recharge area. However, through local development review and Highlands Project Review, the impact of development on the recharge area may be minimized.

7. *Highlands Domestic Sewerage Facility:* As per the Highlands consistency review the site is not located within the Highlands Domestic Sewerage facility. However, our records indicate that the site is served and connected to water and sewer utilities. Further, in the ECZ, affordable housing projects with a minimum 10 percent setaside shall have the higher priority for allocation of excess or additional water and sewer capacity than other developments.

In conclusion, it is noted that the site may have some constraints however, through careful planning and project review by both the municipality as well as the Highlands Council a viable solution to develop this site as per its existing inclusionary zoning may be achieved. A copy of the detailed full Highlands Consistency report is attached with this summary.

Regional Master Plan Consistency Report 12/1/2009

Prepared by State of New Jersey Highlands Water Protection and Planning Council
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Please be advised that any reports generated from the online Consistency Review Application do not constitute a formal Consistency Determination fr Highlands Council. The information contained therein is provided solely for informational purposes and is not to be construed as providing advice, recommendations, endorsements, representations or warranties of any kind whatsoever.

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014

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Planning Area Forest in Protection or Conservation Zone

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014
12/1/2009

Forest Outside of Forest Resource Area:
Forest within Forest Resource Area:

Land Use Capability:
- Protection Zone
- Conservation Zone
- Existing Community Zone
- Lake Community Subzone
- Conservation Environmentally Constrained Subzone
- Existing Community Environmentally Constrained Subzone
- Wildlife Management

Planning Area / Preservation Area: Planning Area / Preservation Area

Planning Area Forest in Protection or Conservation Zone data layer represents all forested lands in the Protecti or Conservation Zone in the legislatively delineated Planning Area. Regional Master Plan protection policies limi development of these forests to low impact residential in an effort to maintain valuable forested lands within the Zones in the Planning Area.

Policy 1B2: To limit through local development review and Highlands Project Review huma development of forests to low impact residential development in the Protection Zone and th Conservation Zone in the Planning Area.

Forest Resources

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014
12/1/2009

Forest Outside of Forest Resource Area:
Forest within Forest Resource Area:

Forest Resources represents the Total Forest Area data layer that was extracted from the NJDEP 2002 draft l Land Cover data. This data layer illustrates all upland and wetland forest and scrub/shrub categories (excluding field) and represents all forested lands within the Region. The Regional Master Plan includes policies that limit c of trees within Forest Resources and that seek to protect overall forest resources integrity.

Objective 1B3a: Implementation through Plan Conformance of regulations, which limit the clearing of trees in conjunction with human development to circumstances where the clear not diminish the integrity of forest resources.

Policy 1B5: To ensure that forest resources are protected on a site specific basis during lo development review and Highlands Project Review.

Objective 1B5a: Applications for local development review and Highlands Project Review identification of any forest area on and adjacent to a site in accordance with the Highlands Councilos Method for Identifying Upland Forest Areas in the Highlands Region.

Policy 1B7: To prohibit clear-cutting of forest lands except pursuant to an approved Fores Management Plan approved by the State Forester.

Policy 1C3: To require that conforming municipalities adopt a tree clearing ordinance cons with an approved community forestry plan under the New Jersey Forest Service Communit Forestry Program as part of the municipal master plan and local development regulations.

Policy 6H1: To protect, restore, or enhance sensitive environmental resources of the Highl Region, including but not limited to Forests, Critical Habitat, Highlands Open Waters and t buffers, Riparian Areas, Steep Slopes, Prime Ground Water Recharge Areas, Wellhead Pr Areas, and Agricultural Resource Areas.

Policy 6N4: To require through Plan Conformance that municipalities and counties adopt I best management practices where disturbance of Highlands resources is proposed, includ not limited to Steep Slopes, forest resources, Critical Habitat, Highlands Open Waters and Riparian Areas, and Prime Ground Water Recharge Areas.

Steep Slope Protection Area

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014
12/1/2009

Steep Slope Protection Area:

Slope is a measurement of the steepness of terrain and is defined as the vertical change in elevation over a giv horizontal distance. Disturbance of areas containing steep slopes can trigger erosion and sedimentation, resulti loss of topsoil. It can also result in the disturbance of habitats, degradation of surface water quality, silting of w and alteration of drainage patterns. The Highlands Council examined areas of slope in the Highlands Region tha exhibited one of the following grade classifications and these grades were established as Steep Slope Protecti Areas: 1) grades of slopes of 20% or greater; 2) grades of slope between 15 - 20%; and 3) grades of slope b 10 - 15% that occur within the Riparian Area.

Policy 1E6: To require through local development review and Highlands Project Review th applications for development include topographic information identifying the location of any Slope Protection Areas located on the parcel proposed for development.

Policy 1E7: To require through local development review and Highlands Project Review th applications for development involving parcels of land with slopes of 10% or greater includ identification of forested lands, areas which are highly susceptible to erosion, depth to bed and Soil Capability Classes.

Policy 1E10: To require that conforming municipalities and counties implement the steep s protection provisions of Policies 1E2 through 1E9 through master plans and development

regulations.

Objective 2I1b: The expansion or creation of public water supply systems, public wastewa collection and treatment systems and community on-site treatment facilities in the Preserva Area as approved through a HPAA with waiver pursuant to N.J.A.C. 7:38 and Policy 7G1 sh maximize the protection of sensitive environmental resources including avoidance of Highla Open Waters buffer areas, Riparian Areas, the forested portion of the Forest Resource Are agricultural lands of Agricultural Resource Areas, Steep Slopes, Prime Ground Water Rech Areas, and Critical Habitat.

Objective 2J4a: Prohibit new, expanded or extended public water systems within the Prote Zone, the Conservation Zone and the Environmentally-Constrained Sub-zones of the Plan Area unless they are shown to be necessary for and are approved by the Highlands Counc one or more of the purposes listed below. For approvals regarding parts 1, 2, and 3, the pr must maximize the protection of sensitive environmental resources such as Highlands Ope Waters buffer areas, Riparian Areas, the forested portion of the Forest Resource Area, agri lands of Agricultural Resource Areas, Steep Slopes, Prime Ground Water Recharge Areas Critical Habitat. For approvals regarding part 3, the project must avoid disturbance of Highl Open Waters buffer areas, Riparian Areas, Steep Slopes and Critical Habitat, and must mi disturbance of the forested portion of the Forest Resource Area, agricultural lands of Agric Resource Areas, and Prime Ground Water Recharge Areas. The extension or creation of sy shall follow the requirements in Objective 2J4b (parts 2 and 3). The applicable purposes a To address through a waiver under Policy 7G1 or 7G2 a documented existing or imminent to public health and safety from contaminated domestic and other on-site water supplies th sufficient scale to justify a public water supply and where no alternative is feasible that wou sufficiently assure long-term protection of public health and safety. Such needs shall have highest priority for allocation of existing system capacity; 2. To address development permi through a Highlands Redevelopment Area or takings waiver under Policy 7G1 or 7G2; or 3. serve a cluster development that meets all requirements of Objective 2J4b.

Objective 2K3c: Prohibit new, expanded or extended public wastewater collection and trea systems and community on-site treatment facilities within the Protection Zone, the Conserv Zone and the Environmentally-Constrained Sub-zones of the Planning Area unless they ar shown to be necessary for and are approved by the Highlands Council for one or more of t purposes listed below. For approvals regarding parts 1, 2, and 3, the project must maximiz protection of sensitive environmental resources such as Highlands Open Waters buffer are Riparian Areas, the forested portion of the Forest Resource Area, agricultural lands of Agri Resource Areas, Steep Slopes, Prime Ground Water Recharge Areas and Critical Habitat. approvals regarding part 3, the project must avoid disturbance of Highlands Open Waters areas, Riparian Areas, Steep Slopes and Critical Habitat, and must minimize disturbance o forested portion of the Forest Resource Area, agricultural lands of Agricultural Resource Ar and Prime Ground Water Recharge Areas. The choice of extension or creation of systems follow the requirements in Objective 2K3d (2 and 3). The applicable purposes are: 1. To ac through a waiver under Policy 7G1 or 7G2 a documented existing or imminent threat to pul health and safety from a pattern of failing septic systems (where the failing systems canno reasonably be addressed through rehabilitation or replacement) or highly concentrated sep systems, where the threat is of sufficient scale to justify a public wastewater collection and treatment system or community on-site treatment facility and where no alternative is feasibl would sufficiently assure long-term protection of public health and safety. To address othe of public health and safety, such needs shall have highest priority for allocation of existing capacity; 2. To address development permitted through a Highlands Redevelopment Area

takings waiver under Policy 7G1 or 7G2; or 3. To serve a cluster development that meets a requirements of Objective 2K3d.

Policy 6H1: To protect, restore, or enhance sensitive environmental resources of the Highl Region, including but not limited to Forests, Critical Habitat, Highlands Open Waters and t buffers, Riparian Areas, Steep Slopes, Prime Ground Water Recharge Areas, Wellhead Pr Areas, and Agricultural Resource Areas.

Policy 6N4: To require through Plan Conformance that municipalities and counties adopt I best management practices where disturbance of Highlands resources is proposed, includ not limited to Steep Slopes, forest resources, Critical Habitat, Highlands Open Waters and Riparian Areas, and Prime Ground Water Recharge Areas.

Potential or Limited Constrained Slopes

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014
12/1/2009

Potential or Limited Constrained Slopes:

All non-Riparian lands having a slope 15-20%, which are not forested. Constrained Slopes are those whose soi highly susceptible to erosion, b) shallow depth to bedrock, or c) have a Soil Capability Class indicative of wet o soils. Limited Constrained Slopes are those whose soils are not highly susceptible to erosion, do not have a sh depth to bedrock or a Soil Capability Class indicative of wet or stony soils. The use of the word "Potential" is in of the fact that soil properties shall be determined at the time of site plan review.

Policy 1E9: To require through local development review and Highlands Project Review th of Low Impact Best Development Practices for any land disturbance or human developmer areas, which are Constrained or Limited Constrained Slopes, or that involves an approved disturbance of a Severely Constrained or Moderately Constrained Slope.

Critical Wildlife Habitat

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014
12/1/2009

Critical Wildlife Habitat:

Critical Wildlife Habitat data layer illustrates habitat areas that are critical for the survival of rare, threatened or endangered wildlife species of the Highlands Region. Critical Wildlife Habitat areas are lands within the NJDEP Landscape Project Version 3 that are Landscape Rank 3 through 5 and Landscape Rank 2 with Highlands Cons Rank of Critically Significant or Significant in the Planning Area.

Policy 1A2: To limit human development in the Forest Resource Area in the Preservation A order to protect and enhance forest resources, forest ecosystem integrity, Critical Habitat, a quantity and quality of water resources.

Policy 1F2: To prohibit through Plan Conformance, local development review and Highlan Project Review the direct impact of new human development or expansion or increased int of existing development within Critical Habitat.

Policy 1F5: To establish a Habitat Conservation and Management Program, including mini performance standards and criteria for the protection, enhancement, and restoration of lan within Critical Habitat.

Policy 1F6: To require that applications for any local development review and Highlands P Review for Critical Habitat be subject to minimum standards and criteria outlined in the Hab

Conservation and Management Plan.

Objective 1F6a: Prohibit direct impacts from new development or expansion or increased intensity of existing development that will jeopardize the continued existence of, or result ir likelihood of the destruction or adverse modification of Critical Habitat, except as permitted through the issuance of a waiver under Policy 7G1 or 7G2.

Objective 1F6b: Prohibit indirect impacts from activity that is off-site, adjacent to, or within Habitat that will jeopardize the continued existence of, or result in the likelihood of the dest or adverse modification of Critical Habitat, except as permitted through the issuance of a w under Policy 7G1 or 7G2.

Objective 1F6c: Waiver applications under Policy 7G2 for local development in a municipa with a Council-approved Critical Habitat Conservation and Management Plan shall be subj the minimum standards and criteria for waiver provisions as set forth in the plan, to the ma extent practicable.

Objective 1F6d: Waiver applications under Policy 7G2 for development in a municipality w a Council-approved Critical Habitat Conservation and Management Plan shall be subject tc Low Impact Development Best Management Practices required in Objective 1F5b.

Objective 1F6f: A Critical Wildlife Habitat area or Significant Natural Area delineation may modified if an applicant can demonstrate, to the satisfaction of the Highlands Council in coordination with the NJDEPos Endangered and Nongame Species Program or Natural He Program, that: 1.The nature of the site is such that it does not provide habitat for species o concern; 2. The species of concern are not present on the site during any critical part of th cycle, do not depend upon the site for food, shelter or breeding, and the habitat; on the sit either unsuitable or not critical to specieso recovery in the Region; or 3. Existing land uses present a human, natural or development barrier to the use of the site by species of conce Requirements for demonstrating the above criteria shall be included in the Critical Habitat Conservation and Management Plan.

Objective 2D4a: Development shall not occur in Prime Ground Water Recharge Areas unl necessary to avoid Critical Habitat, Highlands Open Waters Buffers and Moderately and Se Constrained Steep Slopes.

Objective 2I1b: The expansion or creation of public water supply systems, public wastewa collection and treatment systems and community on-site treatment facilities in the Preserva Area as approved through a HPAA with waiver pursuant to N.J.A.C. 7:38 and Policy 7G1 sh maximize the protection of sensitive environmental resources including avoidance of Highla Open Waters buffer areas, Riparian Areas, the forested portion of the Forest Resource Are agricultural lands of Agricultural Resource Areas, Steep Slopes, Prime Ground Water Rech Areas, and Critical Habitat.

Objective 2J4a: Prohibit new, expanded or extended public water systems within the Prote Zone, the Conservation Zone and the Environmentally-Constrained Sub-zones of the Plan Area unless they are shown to be necessary for and are approved by the Highlands Counc one or more of the purposes listed below. For approvals regarding parts 1, 2, and 3, the pr must maximize the protection of sensitive environmental resources such as Highlands Ope Waters buffer areas, Riparian Areas, the forested portion of the Forest Resource Area, agri lands of Agricultural Resource Areas, Steep Slopes, Prime Ground Water Recharge Areas Critical Habitat. For approvals regarding part 3, the project must avoid disturbance of Highl Open Waters buffer areas, Riparian Areas, Steep Slopes and Critical Habitat, and must mi

disturbance of the forested portion of the Forest Resource Area, agricultural lands of Agric Resource Areas, and Prime Ground Water Recharge Areas. The extension or creation of sy shall follow the requirements in Objective 2J4b (parts 2 and 3). The applicable purposes a To address through a waiver under Policy 7G1 or 7G2 a documented existing or imminent to public health and safety from contaminated domestic and other on-site water supplies th sufficient scale to justify a public water supply and where no alternative is feasible that wou sufficiently assure long-term protection of public health and safety. Such needs shall have highest priority for allocation of existing system capacity; 2. To address development permi through a Highlands Redevelopment Area or takings waiver under Policy 7G1 or 7G2; or 3. serve a cluster development that meets all requirements of Objective 2J4b.

Objective 2K3c: Prohibit new, expanded or extended public wastewater collection and trea systems and community on-site treatment facilities within the Protection Zone, the Conserv Zone and the Environmentally-Constrained Sub-zones of the Planning Area unless they ar shown to be necessary for and are approved by the Highlands Council for one or more of t purposes listed below. For approvals regarding parts 1, 2, and 3, the project must maximiz protection of sensitive environmental resources such as Highlands Open Waters buffer are Riparian Areas, the forested portion of the Forest Resource Area, agricultural lands of Agri Resource Areas, Steep Slopes, Prime Ground Water Recharge Areas and Critical Habitat. approvals regarding part 3, the project must avoid disturbance of Highlands Open Waters areas, Riparian Areas, Steep Slopes and Critical Habitat, and must minimize disturbance o forested portion of the Forest Resource Area, agricultural lands of Agricultural Resource Ar and Prime Ground Water Recharge Areas. The choice of extension or creation of systems follow the requirements in Objective 2K3d (2 and 3). The applicable purposes are: 1. To ac through a waiver under Policy 7G1 or 7G2 a documented existing or imminent threat to pul health and safety from a pattern of failing septic systems (where the failing systems canno reasonably be addressed through rehabilitation or replacement) or highly concentrated sep systems, where the threat is of sufficient scale to justify a public wastewater collection and treatment system or community on-site treatment facility and where no alternative is feasibl would sufficiently assure long-term protection of public health and safety. To address othe of public health and safety, such needs shall have highest priority for allocation of existing capacity; 2. To address development permitted through a Highlands Redevelopment Area takings waiver under Policy 7G1 or 7G2; or 3. To serve a cluster development that meets a requirements of Objective 2K3d.

Policy 6H1: To protect, restore, or enhance sensitive environmental resources of the Highl Region, including but not limited to Forests, Critical Habitat, Highlands Open Waters and t buffers, Riparian Areas, Steep Slopes, Prime Ground Water Recharge Areas, Wellhead Pr Areas, and Agricultural Resource Areas.

Policy 6N4: To require through Plan Conformance that municipalities and counties adopt I best management practices where disturbance of Highlands resources is proposed, includ not limited to Steep Slopes, forest resources, Critical Habitat, Highlands Open Waters and Riparian Areas, and Prime Ground Water Recharge Areas.

Net Water Availability in Protection or Conservation Zone

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014
12/1/2009

Land Use Capability:

- Protection Zone
- Conservation Zone
- Existing Community Zone
- Lake Community Subzone
- Conservation Environmentally Constrained Subzone
- Existing Community Environmentally Constrained Subzone
- Wildlife Management

Net Water Availability by HUC14:

Million Gallons Per Day (MGD)

- 0.10-0.39
- -0.09-0.00
- 0.05-0.09
- -0.99-(-0.10)
- 0.00-0.04
- -7.10-(-1.00)

Identifies the portion of a HUC14 subwatershed within the Protection or Conservation Zone.

Policy 2A2: To ensure that increasing water demands do not exceed Net Water Availability exacerbate existing deficits of subwatersheds. Net Water Availability is affected at a subwa level by location and extent of Land Use Capability Zone Map and its status as Current De Area or Existing Constrained Area.

Objective 2B4a: Give highest priority for the use of non-agricultural Net Water Availability Conditional Water Availability within Protection Zone and Conservation Zone subwatershec through a Water Use and Conservation Plan developed under Objective 2B8c, local develc review, and Highlands Project review: 1. To address a documented existing or imminent th

public health and safety from contaminated domestic and other on-site water supplies that sufficient scale to justify a public water supply and where no alternative is feasible that wou sufficiently assure long-term protection of public health and safety. Such needs shall have highest priority for Net Water Availability; 2. To serve a designated Highlands Redevelopme Area; 3. To serve a cluster development that complies with Objective 2J4b; and 4. To serve affordable housing projects where at least 10% of the units are affordable.

Objective 2B4c:Establish and implement mandatory stormwater reuse for recreational anc non-agricultural irrigation, as well as other non-potable water purposes to minimize both th volume of stormwater discharges and water withdrawals for these purposes.

Net Water Availability in Existing Community Zone

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014
12/1/2009

Land Use Capability:

- Protection Zone
- Conservation Zone
- Existing Community Zone
- Lake Community Subzone
- Conservation Environmentally Constrained Subzone
- Existing Community Environmentally Constrained Subzone
- Wildlife Management

Net Water Availability by HUC14:

Million Gallons Per Day (MGD)

- 0.10-0.39
- -0.09-0.00
- 0.05-0.09
- -0.99-(-0.10)
- 0.00-0.04
- -7.10-(-1.00)

Identifies the portion of a HUC14 subwatershed within the Existing Community Zone.

Policy 2A2: To ensure that increasing water demands do not exceed Net Water Availability exacerbate existing deficits of subwatersheds. Net Water Availability is affected at a subwa level by location and extent of Land Use Capability Zone Map and its status as Current Def Area or Existing Constrained Area.

Objective 2B4b: The highest priority for use of Net Water Availability or Conditional Water Availability within Existing Community Zone subwatersheds, through a Water Use and Conservation Plan developed under Objective 2B8c, local development review and Highlar Project review to serve documented threats to public health and safety from contaminated

supplies, designated TDR Receiving Zones, infill development, designated Highlands Redevelopment Area, affordable housing projects where at least 10% of the units are affor or new areas for development that meet all other requirements of the RMP.

Objective 2B4c:Establish and implement mandatory stormwater reuse for recreational anc non-agricultural irrigation, as well as other non-potable water purposes to minimize both th volume of stormwater discharges and water withdrawals for these purposes.

Current Deficit Area

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014
12/1/2009

Net Water Availability by HUC14:

Identifies HUC14 subwatersheds that are in deficit of Net Water Availability.

Policy 2B6: To require through Plan Conformance (including through a Water Use and Conservation Plan developed under Objective 2B8c), local development review, Highlands Review, and interagency coordination that proposed public water supply and wastewater s areas, new or increased water allocations and bulk water purchases will not directly or indi cause or contribute to a Net Water Availability deficit, and where feasible will help mitigate existing deficit.

Objective 2B6a: Areawide Water Quality Management Plans, Wastewater Management P their amendments shall ensure that the proposed service area will not directly or indirectly or contribute to a Net Water Availability deficit, and shall be in conformance with any Wate and Conservation Plan developed under Objective 2B8c.

Policy 2B8: To require through Plan Conformance, local development review, and Highlan

Project Review the efficient and effective use of water availability, the planning for future wa needs, the reduction and elimination of water deficits, and the mitigation of new consumpti depletive use in any Current Deficit Areas or subwatersheds that could become deficit area based on projected development and water uses, to ensure sustainable water supply, wate resource and ecological values in conformance with RMP policies and objectives.

Objective 2B8a: Prevent net increases in consumptive or depletive water uses in Current V Deficit Areas to prevent exacerbation of and help reduce or eliminate the deficit to ensure sustainable water supply, water resource and ecological values, emphasizing techniques including, but not limited to water reuse, recycling and conservation.

Objective 2B8b: Proposed new consumptive or depletive water uses within a Current Defi shall only occur under the auspices of a Water Use and Conservation Management Plan approved under Objective 2B8c or through mitigation of the proposed consumptive or depl use within the same HUC14 subwatershed through: a permanent reduction of existing consumptive and depletive water uses; ground water recharge in excess of the requiremen N.J.A.C. 7:8 (Stormwater Management Rules); or other permanent means. Where a Water and Conservation Management Plan has not been approved: 1. Each project shall achieve mitigation ranging from 125% to 200%, based on the severity of the Current Deficit and the amount of consumptive or depletive water use proposed; 2. Total consumptive and depletiv water uses from any single project and all projects combined are not to exceed the Conditi Water Availability of Objectives 2B3a or 2B3b for any HUC14 subwatershed; 3. Mitigation s successfully completed prior to initiation of the water use, except as required by #4, below. Mitigation may be phased in keeping with project development; 4. For water uses where th combination of proposed consumptive and depletive water uses and current subwatershed is high, according to a schedule established by the Highlands Council, off-site mitigation sl successfully completed prior to any on-site construction. On-site mitigation shall be succes completed prior to initiation of the water use but may be implemented concurrent with on-s construction. Mitigation may be phased in keeping with the level of consumptive or depletiv uses; and Mitigation plans for a project shall include: specific objectives for each mitigation component; monitoring and reporting requirements; methods by which shortfalls in meetin mitigation objectives shall be addressed through additional action; and be guaranteed thro performance bonds.

Objective 2B8c: Water Use and Conservation Management Plans shall be required throug municipal Plan Conformance for all subwatersheds to meet the policies and objectives of G 2B, to ensure efficient use of water through water conservation and Low Impact Developme Management Practices, and to avoid the creation of new deficits in Net Water Availability. W developed for Current Deficit Areas, the plans shall include provisions to reduce or manage consumptive and depletive uses of ground and surface waters as necessary to reduce or eliminate deficits in Net Water Availability, or to ensure continued stream flows to downstre Current Deficit Areas from Existing Constrained Areas, to the maximum extent practicable v each HUC14 subwatershed. Water Use and Conservation Management Plans shall demon through a detailed implementation plan and schedule how and when the current deficit wil resolved in a subwatershed prior to approval for new water uses in the subwatersheds with most severe deficits (i.e., in excess of 0.25 million gallons per day), and the plan shall be implemented prior to initiation of new water uses.

Objective 2B8d: All water users within a Current Deficit Area shall seek funding and opportunities to meet the intent of Objective 2B4b.

Objective 2J2a: Limit future water system demand and reduce existing demand where fea

by water systems that are dependent on Current Deficit Areas or Existing Constrained Area source of water.

Net Water Availability

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014
12/1/2009

Net Water Availability by HUC14:

Million Gallons Per Day (MGD)	
0.10-0.39	-0.09-0.00
0.05-0.09	-0.99-(-0.10)
0.00-0.04	-7.10-(-1.00)

Net Water Availability is calculated for each HUC14 subwatershed by deducting consumptive and depletive wat from Ground Water Availability. The Regional Master Plan incorporporates Net Water Availability as a capacity threshold on future water uses. Where Net Water Availability is positive, it is assumed there is water available t the existing demand. Where net water availability is negative, the subwatershed is in deficit and deemed to be a Deficit Area. In Current Deficit Areas where a Water Use and Conservation Management Plan has not yet beer adopted, limited amounts of Conditional Water Availability are provided. The use of Net Water Availability or Co Water Availability is subject to Regional Master Plan policies.

Policy 2A2: To ensure that increasing water demands do not exceed Net Water Availability exacerbate existing deficits of subwatersheds. Net Water Availability is affected at a subwa level by location and extent of Land Use Capability Zone Map and its status as Current Def Area or Existing Constrained Area.

Objective 2B4c: Establish and implement mandatory stormwater reuse for recreational anc non-agricultural irrigation, as well as other non-potable water purposes to minimize both th volume of stormwater discharges and water withdrawals for these purposes.

Policy 2B7: To ensure through Plan Conformance (including through a Water Use and Conservation Plan developed under Objective 2B8c), local development review, and Highla Project Review that the use of Net Water Availability and Conditional Water Availability with subwatershed supports development patterns that are in conformance with RMP policies a objectives.

Objective 2B8c: Water Use and Conservation Management Plans shall be required throug municipal Plan Conformance for all subwatersheds to meet the policies and objectives of G 2B, to ensure efficient use of water through water conservation and Low Impact Developme Management Practices, and to avoid the creation of new deficits in Net Water Availability. W developed for Current Deficit Areas, the plans shall include provisions to reduce or manage consumptive and depletive uses of ground and surface waters as necessary to reduce or eliminate deficits in Net Water Availability, or to ensure continued stream flows to downstre Current Deficit Areas from Existing Constrained Areas, to the maximum extent practicable w each HUC14 subwatershed. Water Use and Conservation Management Plans shall demon through a detailed implementation plan and schedule how and when the current deficit wil resolved in a subwatershed prior to approval for new water uses in the subwatersheds with most severe deficits (i.e., in excess of 0.25 million gallons per day), and the plan shall be implemented prior to initiation of new water uses.

Objective 2J2b: Limit future water system demands to levels that will not create a Current Area where one does not currently exist.

Prime Ground Water Recharge Area

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014
12/1/2009

Prime Groundwater Recharge Area:

The layer displays the mapping of Prime Ground Water Recharge Areas. The Regional Master Plan defines Pri Ground Water Recharge Areas as those lands within a HUC14 subwatershed that most efficiently provide 40% drought recharge volume for that HUC14 subwatershed, using a GSR-32 analysis based upon land cover and tl 1964-1966 drought of record precipitation.

Policy 2D3: To protect, enhance, and restore the quantity and quality of Prime Ground Wa Recharge Areas.

Objective 2D3c: Implement master plans and development review ordinances through Pla Conformance that protect Prime Ground Water Recharge Areas and minimize the potential disruption of recharge in such areas by development.

Objective 2D3g: Require through Plan Conformance and local health ordinances, that exis land uses that have a significant potential to result in major discharges of pollutants to grou water or to the land surface (including but not limited to non-sanitary wastewater effluent a major sources of potential discharges such as spills and leaks), such that they may degrac ground water quality within a Prime Ground Water Recharge Area, shall incorporate ongoir management of toxic chemical sources and prohibition of unregulated discharges, so that t potential for ground water contamination is minimized and the opportunity for discharge dis

and control is maximized.

Policy 2D4: To apply standards through Plan Conformance, local development review anc Highlands Project Review to protect, restore and enhance the functionality and the water r value of Prime Ground Water Recharge Areas by restricting development and uses of land a Prime Ground Water Recharge Area that reduce natural ground water recharge volumes directly or indirectly contribute to or result in water quality degradation.

Objective 2D4a: Development shall not occur in Prime Ground Water Recharge Areas unl necessary to avoid Critical Habitat, Highlands Open Waters Buffers and Moderately and Se Constrained Steep Slopes.

Objective 2D4b: Any development activity approved to occur in a Prime Ground Water Re Area shall provide an equivalent of 125% of pre-construction recharge volumes for the affe Prime Ground Water Recharge Area of the site within the following areas, in order of priorit the same development site where feasible; (2) the same HUC14 subwatershed, or (3) an interrelated HUC14 subwatershed as approved by the Highlands Council where no feasible exists in the same HUC14 subwatershed. This requirement shall apply to all portions of the Ground Water Recharge Area where the recharge is disrupted through impervious surface routing of stormwater runoff and recharge from natural flow paths, and other similar chang

Objective 2D4c: Require through Plan Conformance, local development review and Highl Project Review that the disruption of Prime Ground Water Recharge Area shall be minimize through the implementation of Low Impact Development Best Management Practices meet requirements of Objective 2D3a.

Objective 2D4d: Require through Plan Conformance, local development review and Highl Project Review that the disruption of Prime Ground Water Recharge Area, after conforman Objectives 2D4a, 2D4b and 2D4c is achieved, shall be limited to no greater than 15% of th Ground Water Recharge Area on the site and shall be preferentially be sited on that portio Prime Ground Water Recharge Area that has the lowest ground water recharge rates and t lowest potential for aquifer recharge.

Objective 2D4e: Prohibit through Plan Conformance, local development review and Highl Project Review the expansion or creation of public water supply systems or public wastewa collection and treatment systems or community-based on-site wastewater facilities into a P Ground Water Recharge Area within the Protection or Conservation Zone within the Planni Area except as provided for in Policy 2J4 with Objectives 2J4a through 2J4d, and Policy 2K Objectives 2K3a through 2K3e, and within the Preservation Area except as provided for in I 2I1 and Objectives 2I1a and 2I1b.

Objective 2D4f: Prohibit through Plan Conformance, local development review and Highla Project Review new land uses, including those identified through Objective 2D3d, that hav significant potential to result in the discharge of persistent organic chemicals sources (inclu but not limited to existing discharges of industrial or other non-sanitary wastewater effluent ground water or to the land surface within a Prime Ground Water Recharge Area, such tha may degrade or contribute to the degradation of ground water quality.

Objective 2D4g: Require conformance with applicable components of regional stormwater management plans, where applicable, as a mandatory requirement for any site plan applic

Objective 2D4h: Achieve a net improvement in ground water recharge volume and mainte of water quality as required through compliance with and implementation of any related pr

of an adopted regional stormwater plan.

Objective 2D4l: Achieve a net improvement in ground water volume and maintenance of w quality through redevelopment, enhanced infiltration, pretreatment or other means where f

Objective 2I1b: The expansion or creation of public water supply systems, public wastewa collection and treatment systems and community on-site treatment facilities in the Preserva Area as approved through a HPAA with waiver pursuant to N.J.A.C. 7:38 and Policy 7G1 sh maximize the protection of sensitive environmental resources including avoidance of Highla Open Waters buffer areas, Riparian Areas, the forested portion of the Forest Resource Are agricultural lands of Agricultural Resource Areas, Steep Slopes, Prime Ground Water Rech Areas, and Critical Habitat.

Objective 2J4a: Prohibit new, expanded or extended public water systems within the Prote Zone, the Conservation Zone and the Environmentally-Constrained Sub-zones of the Plan Area unless they are shown to be necessary for and are approved by the Highlands Counc one or more of the purposes listed below. For approvals regarding parts 1, 2, and 3, the pr must maximize the protection of sensitive environmental resources such as Highlands Ope Waters buffer areas, Riparian Areas, the forested portion of the Forest Resource Area, agri lands of Agricultural Resource Areas, Steep Slopes, Prime Ground Water Recharge Areas Critical Habitat. For approvals regarding part 3, the project must avoid disturbance of Highl Open Waters buffer areas, Riparian Areas, Steep Slopes and Critical Habitat, and must mi disturbance of the forested portion of the Forest Resource Area, agricultural lands of Agric Resource Areas, and Prime Ground Water Recharge Areas. The extension or creation of sy shall follow the requirements in Objective 2J4b (parts 2 and 3). The applicable purposes a To address through a waiver under Policy 7G1 or 7G2 a documented existing or imminent to public health and safety from contaminated domestic and other on-site water supplies th sufficient scale to justify a public water supply and where no alternative is feasible that wou sufficiently assure long-term protection of public health and safety. Such needs shall have highest priority for allocation of existing system capacity; 2. To address development permi through a Highlands Redevelopment Area or takings waiver under Policy 7G1 or 7G2; or 3. serve a cluster development that meets all requirements of Objective 2J4b.

Objective 2K3c: Prohibit new, expanded or extended public wastewater collection and tre systems and community on-site treatment facilities within the Protection Zone, the Conserv Zone and the Environmentally-Constrained Sub-zones of the Planning Area unless they ar shown to be necessary for and are approved by the Highlands Council for one or more of t purposes listed below. For approvals regarding parts 1, 2, and 3, the project must maximiz protection of sensitive environmental resources such as Highlands Open Waters buffer are Riparian Areas, the forested portion of the Forest Resource Area, agricultural lands of Agri Resource Areas, Steep Slopes, Prime Ground Water Recharge Areas and Critical Habitat. approvals regarding part 3, the project must avoid disturbance of Highlands Open Waters areas, Riparian Areas, Steep Slopes and Critical Habitat, and must minimize disturbance o forested portion of the Forest Resource Area, agricultural lands of Agricultural Resource A and Prime Ground Water Recharge Areas. The choice of extension or creation of systems follow the requirements in Objective 2K3d (2 and 3). The applicable purposes are: 1. To ac through a waiver under Policy 7G1 or 7G2 a documented existing or imminent threat to pul health and safety from a pattern of failing septic systems (where the failing systems canno reasonably be addressed through rehabilitation or replacement) or highly concentrated se systems, where the threat is of sufficient scale to justify a public wastewater collection and treatment system or community on-site treatment facility and where no alternative is feasib would sufficiently assure long-term protection of public health and safety. To address othe

of public health and safety, such needs shall have highest priority for allocation of existing capacity; 2. To address development permitted through a Highlands Redevelopment Area takings waiver under Policy 7G1 or 7G2; or 3. To serve a cluster development that meets a requirements of Objective 2K3d.

Policy 6H1: To protect, restore, or enhance sensitive environmental resources of the Highl Region, including but not limited to Forests, Critical Habitat, Highlands Open Waters and t buffers, Riparian Areas, Steep Slopes, Prime Ground Water Recharge Areas, Wellhead Pr Areas, and Agricultural Resource Areas.

Policy 6N4: To require through Plan Conformance that municipalities and counties adopt I best management practices where disturbance of Highlands resources is proposed, includ not limited to Steep Slopes, forest resources, Critical Habitat, Highlands Open Waters and Riparian Areas, and Prime Ground Water Recharge Areas.

Public Community Water Systems

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014
12/1/2009

Public Community Water Systems:

Public Community Water Systems displays those areas served by selected public water systems The map indi areas that are actually connected to a water distribution system, not simply located in a water utility's franchise Smaller, non-community water systems like those serving private developments or schools are not typically incl The Regional Master Plan limits the creation or extension of public water utilities.

Policy 2J2: To ensure, through Plan Conformance and Highlands Project Review, that Hig Public Community Water Systems conform with Policy 2B6.

Objective 2J2a: Limit future water system demand and reduce existing demand where fea by water systems that are dependent on Current Deficit Areas or Existing Constrained Area source of water.

Policy 2J6: To encourage water recycling/reuse measures, such as domestic and institutior water systems, where appropriate, to minimize water use in existing land uses.

Highlands Domestic Sewerage Facilities

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014
12/1/2009

Highlands Domestic Sewerage Facilities:

Highlands Domestic Sewerage Facilities displays those areas served by public wastewater utilities. The map in areas that are actually connected into a public wastewater collection system, not simply located in a Sewer Se Area. Public sewer systems discharging less than 0.15 million gallons per day (MGD) to surface water or 0.07 to ground water are not included. Private, on-site treatment facilities like a package treatment plant are also no included. The Regional Master Plan limits the creation or extension of public wastewater systems.

Objective 2J4b: Clustered development served by public water supply within the Protectio Zone, the Conservation Zone, and the Environmentally-Constrained Sub-zones of the Plar Area shall be approved only if the following conditions are met: 1. The development impact otherwise consistent with the requirements of the RMP, including provisions for mandatory clustering in Agricultural Resource Areas pursuant to Policy 3A5; 2. Extension of an existin public water system will occur only where the cluster development is within or immediately adjacent to an Existing Area Served with available capacity; 3. Creation of a new public wa system will occur only where such development is not within or immediately adjacent to an Existing Area Served with available capacity; 4. The clustered development preserves at le 80% of the cluster project area in perpetuity for environmental protection or agricultural pu To the maximum extent feasible the developed portion (i.e., not including wetlands, Highla Open Waters buffers, and recreational lands) occupies no more than 10% of the cluster pr

area if served by a public or community on-site wastewater system; and 5. Where the pres land in the cluster project area is dedicated to agricultural purposes, the cluster developme ordinance and an Agriculture Retention/Farmland Preservation Plan supports continued agricultural viability of the agricultural land and requires the implementation of best manag practices, including development and implementation of a Farm Conservation Plan that addresses the protection of water and soil resources prepared by the USDA Natural Resou Conservation Service (NRCS), Technical Service Provider (TSP), appropriate agent or NJD and approved by the local Soil Conservation District (SCD).

Policy 2J6: To encourage water recycling/reuse measures, such as domestic and institutior water systems, where appropriate, to minimize water use in existing land uses.

Objective 2I1a: Designated sewer service areas in the Preservation Area shall be restricte Existing Area Served as of August 10, 2004, except to serve development that is approved through a HAD or a HPAA with waiver pursuant to N.J.A.C. 7:38 and Policy 7G1.

Policy 2K2: To base projected demand for current needs, appropriate economic revitalizat opportunities for designated TDR Receiving Zones within Existing Areas Served on existing maximum three month demands plus an estimate of redevelopment needs based on either Highlands Council regional analyses or more detailed local analyses, to assess whether th adequate treatment capacity to encourage redevelopment.

Objective 2K3d: Clustered development served by a public wastewater collection and trea system or community on-site treatment facility within the Protection Zone, the Conservatior and the Environmentally-Constrained Sub-zones of the Planning Area shall be approved o the following conditions are met: 1. The development impacts are otherwise consistent with requirements of the RMP, including provisions for mandatory clustering in Agricultural Res Areas; 2. Extension of an existing public wastewater collection and treatment system will o only where the cluster development is within or immediately adjacent to an Existing Area S with available capacity; 3. Creation of a community on-site treatment facility will occur only such development is not within or immediately adjacent to an Existing Area Served with ava capacity, where the proposed system is designed, permitted, and constructed at a capacity limited to the needs of the clustered development, and where the system does not create t potential for future expansion into areas that are not the subject of cluster developments immediately adjacent to the initial cluster served; 4. The cluster development preserves at 80% of the cluster project area in perpetuity for environmental protection or agriculture pur To the maximum extent feasible the developed portion of the project area (e.g., not includi wetlands, Highlands Open Waters buffers, and recreational lands) occupies no more than the cluster project area if served by a public or community on-site wastewater system; and Where the preserved land in the cluster project area is dedicated to agricultural purposes, cluster development ordinance and an Agriculture Retention/Farmland Preservation Plan supports continued agricultural viability of the agricultural land and requires the implement best management practices, including development and implementation of a Farm Conser Plan that addresses the protection of water and soil resources prepared by the USDA Natu Resources Conservation Service (NRCS), Technical Service Provider (TSP), appropriate ag NJDA staff, and approved by the local Soil Conservation District (SCD).

Objective 2K3e: Allow the expansion or creation of wastewater collection systems within th Existing Community Zone of the Planning Area, other than the Environmentally-Constraine Sub-zone, to serve lands which are appropriate for designated TDR Receiving Zones, infill redevelopment, to meet needs and protection requirements equivalent to those provided at Objective 2K3c within the Existing Community Zone, or to serve new areas for developmen

meet all other requirements of the RMP. The highest priority for allocation of excess or add wastewater treatment capacity is to areas where there are clusters of failed septic systems are located within or adjacent to Existing Areas Served. TDR Receiving Areas, where desig affordable housing projects (where the affordable units exceed 10% of the total units), infill redevelopment shall have higher priority for capacity than other developments requiring expansion of sewer service areas.

Within Half Mile of Freight Rail Network

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014
12/1/2009

Within Half Mile of Freight Rail Network:

Includes all developed lands within a 1/2 mile buffer from all frieght rail networks.

Objective 5A2a: Encourage the movement of goods from the roadway network to the freig network wherever possible.

Within Half Mile of Abandoned Freight Rails

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014
12/1/2009

Within Half Mile of Abandoned Freight Rails:

Includes all lands within a 1/2 mile buffer from all abandoned frieght rail networks within the Highlands Region.

Objective 5A2b: Evaluate opportunities to increase freight service through the reactivation abandoned freight lines.

Within One Mile of Rail Stations or Within Half Mile of Bus Routes or Park and Ride

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014
12/1/2009

New Jersey Transit Bus Routes:
Private Bus Routes:

Rail Stations:
- Bergen + Main Line
- Montclair Boonton Line
- Morris + Essex Line - Gladstone Branch
- Morris + Essex Line - Morristown Branch
- Raritan Valley Line

Park & Ride Sites:

Includes all developed lands within a 1/2 mile buffer from all park and ride locations, rail stations, and NJ Transi and major private bus routes in or within 1/2 mile of the Highlands Region.

Objective 5E1b: Development and redevelopment in close proximity to rail stations and al bus routes.

Planning Area

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014
12/1/2009

Planning Area / Preservation Area: Planning Area / Preservation Area

Means lands within the Highlands Region which are not within the Preservation Area.

Objective 7F1d: Planning Area exemptions, issued by the Highlands Council, shall be req where appropriate, prior to consideration of a local development review or a Highlands Proj Review. Guidance shall specify the exceptions where a review may proceed absent such a exemption determination. Applications for exemptions submitted to the Highlands Council s based upon the application requirements exemptions codified in N.J.A.C. 7:38.

Protection Zone

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014
12/1/2009

Land Use Capability:

- Protection Zone
- Conservation Zone
- Existing Community Zone
- Lake Community Subzone
- Conservation Environmentally Constrained Subzone
- Existing Community Environmentally Constrained Subzone
- Wildlife Management

Consists of high natural resource value lands that are important to maintaining water quality, water quantity and sensitive ecological resources and processes.

Policy 6C1: To limit new human development in the Protection Zone to redevelopment, ex activities, and environmentally-compatible low density new land uses, in accordance with F resource protection needs and water quality and quantity capacity constraints and to ensu the impacts of development using exemptions under the Highlands Act (see Policy 7F1) ar considered in regional protection measures.

Objective 6C1a: Centers in the Protection Zone, potentially including clustered developme shall be at densities appropriate to the Zone, the community character, the State Developn and Redevelopment Plan, and the use of septic systems or community wastewater system

Policy 6C2: To ensure through Plan Conformance, local development review and Highlan Project Review that any future development or redevelopment which does occur in a Prote

Zone is subject to standards and criteria which protect the land and water resources of the Protection Zone from any potential adverse impact to the maximum extent possible.

Protection Zone in Planning Area

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014
12/1/2009

Land Use Capability:

- Protection Zone
- Conservation Zone
- Existing Community Zone
- Lake Community Subzone
- Conservation Environmentally Constrained Subzone
- Existing Community Environmentally Constrained Subzone
- Wildlife Management

Planning Area / Preservation Area: Planning Area / Preservation Area

Includes the Protection Zone within the Planning Area.

Objective 2L2a: Use the median concentrations of nitrate in ground water for Planning Are HUC14 subwatersheds where the Protection Zone is predominant as the nitrate target for r development reliant on septic systems within the Protection Zone. The median is 0.72 mg/l

Policy 6J3: To encourage redevelopment in the Conservation and Protection Zones in the Planning Area of brownfields and grayfields that have adequate water, wastewater, transpo capacity, and are appropriate for increased land use intensity or conversion to greenfields, approved through Plan Conformance or the Highlands Redevelopment Area Designation p

Conservation or Protection Zone

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014
12/1/2009

Land Use Capability:

Includes both the Conservation Zone and the Protection Zone.

Objective 2L3f: Carrying capacity shall be documented through the Land Use Capability S System Yield Map as the number of allowable septic systems per Conservation and Protec Zone for each HUC14 subwatershed, taking into account the nitrate target, the HUC14 subwatershed drought ground water recharge, and the acreage that is privately owned, undeveloped or underdeveloped, and not preserved.

Existing Community Zone

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014
12/1/2009

Land Use Capability:

- Protection Zone
- Conservation Zone
- Existing Community Zone
- Lake Community Subzone
- Conservation Environmentally Constrained Subzone
- Existing Community Environmentally Constrained Subzone
- Wildlife Management

Consists of areas with regionally significant concentrated development signifying existing communities.

Objective 2J4c: Allow the expansion or creation of public water systems within the Existing Community Zone of the Planning Area, other than the Environmentally-Constrained Sub-z serve lands which are appropriate for designated TDR Receiving Zones, infill or redevelopr meet needs and protection requirements equivalent to Objective 2J4a within the Existing Community Zone, or to serve new areas for development that meet all other requirements RMP. TDR Receiving Zones, affordable housing projects (where the affordable units excee of the total units), infill and redevelopment shall have higher priority for capacity than expa public water service areas within this Zone.

Objective 2K3e: Allow the expansion or creation of wastewater collection systems within t Existing Community Zone of the Planning Area, other than the Environmentally-Constraine Sub-zone, to serve lands which are appropriate for designated TDR Receiving Zones, infill redevelopment, to meet needs and protection requirements equivalent to those provided a

Objective 2K3c within the Existing Community Zone, or to serve new areas for developmen meet all other requirements of the RMP. The highest priority for allocation of excess or add wastewater treatment capacity is to areas where there are clusters of failed septic systems are located within or adjacent to Existing Areas Served. TDR Receiving Areas, where desig affordable housing projects (where the affordable units exceed 10% of the total units), infill redevelopment shall have higher priority for capacity than other developments requiring expansion of sewer service areas.

Policy 6F3: To ensure that development activities within the Existing Community Zone are to standards and criteria which ensure that development and redevelopment incorporate sı growth principles and do not adversely affect natural resources.

Policy 6F4: To ensure that development and redevelopment within the Existing Communit are served by adequate public facilities including water supply, wastewater treatment, transportation, educational and community facilities.

Policy 6F5: To ensure that development and redevelopment in the Existing Community Zo compatible with existing community character.

Objective 6F6a: Center based development initiatives shall be planned within the Existing Community Zone at densities appropriate to the Zone, the community character, the State Development and Redevelopment Plan. Densities of five dwelling units and above are encouraged, and are required in areas designated as voluntary TDR Receiving Zones whe benefits are sought under the Highlands Act.

Existing Community Zone in Planning Area

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014
12/1/2009

Land Use Capability:

Planning Area / Preservation Area: Planning Area / Preservation Area

Includes the Existing Community Zone within the Planning Area.

Objective 2L2d: Use a nitrate target of 2 mg/L for the Existing Community Zone within Pla Area, on a project-by-project basis, where new development will rely on septic systems.

Policy 6J2: To encourage redevelopment in the Existing Community Zone in the Planning brownfields, grayfields, and other previously developed areas that have adequate water, wastewater, transportation capacity, and are appropriate for increased land use intensity o conversion to greenfields, as approved through Plan Conformance or the Highlands Redevelopment Area Designation process.

Protection Zone or Conservation Zone or Environmentally Constrained Sub-Zones Planning Area OR Existing Community Zone

OLD IRONDALE RD, WHARTON BOROUGH, Morris County, Block 01603, Lot 00014

12/1/2009

Land Use Capability:

- Protection Zone
- Conservation Zone
- Existing Community Zone
- Lake Community Subzone
- Conservation Environmentally Constrained Subzone
- Existing Community Environmentally Constrained Subzone
- Wildlife Management

Planning Area / Preservation Area: Planning Area / Preservation Area

Includes the Protection Zone, Conservation Zone, Envrionmentally Constrained Sub-Zones and the Existing Cor Zone within the Planning Area.

Policy 2J4: To minimize, through Plan Conformance, local development review and Highla Project Review, the creation or extension of public water supply systems within the Protect Zone, the Conservation Zone and the Environmentally-Constrained Sub-zones of the Plan Area, and to allow for the creation or extension of public water supply systems where appr within the Existing Community Zone.

Policies and Objectives not Associated with Features
12/1/2009

Includes the Protection Zone, Conservation Zone, Envrionmentally Constrained Sub-Zones and the Existing Cor Zone within the Planning Area.

Policy 2J4: To minimize, through Plan Conformance, local development review and Highla Project Review, the creation or extension of public water supply systems within the Protect Zone, the Conservation Zone and the Environmentally-Constrained Sub-zones of the Plan Area, and to allow for the creation or extension of public water supply systems where appr within the Existing Community Zone.