

SPARTA TOWNSHIP ENVIRONMENTAL COMMISSION

MINUTES

June 11, 2009

The Sparta Township Environmental Commission met in a regular meeting on Thursday, June 11, 2009 at Sparta Town Hall, 65 Main Street, Sparta, NJ.

Joseph Walsh called the meeting to order at 8:00 p.m.

Members Present: Joseph Walsh, Laura Newgard, Paul Price, George Zacsek, Ted Gall and Jerry Murphy

Members Absent: Bill Bosmann and Bill Monier

MINUTES:

On motion by Ted Gall, seconded by George Zacsek and unanimously carried, the minutes of the regular Environmental Commission meeting held May 28, 2009 were approved as presented.

CORRESPONDENCE:

Legal notification that PSEG is applying to the NJDEP for Amended Highlands Applicability Determination

Laura Newgard recused herself from this application.

The Sparta Township Environmental Commission has received the revised PSEG Highlands Applicability Determination Application dated May 2009. We offer the following:

The Township has received several pieces of correspondence regarding this application (original and corrected/revised notices). These multiple submittals may lead to confusion on the part of the reviewing public. We recommend that PSEG be clear and unambiguous on future submittals for this project.

Comments by the Commission on October 9, 2008 remain part of our official submittal to the Department (with the exception of the comment on the switching station, which has since been relocated).

The application states that the project will result in up to 18 acres of "temporary impacts" within the ROW. Furthermore, the CMP states that temporary impacts will exceed 6 months. This level of impact is not insignificant, even though it may be temporary. Eighteen acres of impacts is inconsistent with a request for a Highlands exemption determination.

The proposed CMP identifies a variety of resources that will potentially be impacted by the project, including lakes. The proposed project will impact a number of lakes along the proposed

route. These lakes provide water resources, wildlife habitat and recreational opportunities within the Highlands. In order to evaluate specific impacts to these resources, we request that the applicant develop specific Lake Management Plans for each potentially impacted lake. Such plans would include a discussion of the potential impacts as well as proposed mitigation measures for each lake. These plans would allow the public to better understand/evaluate the project's impacts.

Attachment D of the CMP identifies the lots and blocks of the off-ROW access roads.

Construction of these access roads represents a significant element of the overall project. We request that the applicant provide drawings that identify the exact location of the access roads within the Highlands area so that the proposed impacts/mitigation measures can be adequately evaluated. Such maps, if they exist, were not provided with this application.

On the "Constraint Maps- Land Use Capability Zones", the Legend identifies an "Existing Community Zone". However, there is no key to determine where this zone is located on the map. The applicant proposes to make a monetary contribution to the Council to, in part, acquire land within the Highlands. We request that any contributions be targeted to resource acquisitions within the Towns impacts by the project. We also request that these Towns be included in the decision making process regarding the allocation and use of these funds.

NJ Coalition of Lake Associations – June 2009

APPLICATIONS:

REPORTS:

Ted Gall, Planning Board liaison, presented the reports.

Jerry Murphy, Council liaison, presented the reports. Councilman Murphy indicated he would suggest to Council that we work with SCMUA to assist in the depositing of batteries and CFLs.

OLD BUSINESS:

Riverbank Project – A revised brief list of questions will be prepared and emailed to the consultant from Stantec for the meeting on June 25th.

ERI – The members would like to review the completed document and suggest that the Township go with bare minimum information and update it at a later date.

NEW BUSINESS:

Rights and Duties of Sparta Township Volunteers – The members reviewed a short video.

Summer Session – The members agreed to meet on July 23rd and August 27th for the summer.

Minutes and Agenda – The members requested that in the future the minutes and agenda be sent to them prior to the meeting via email. Additionally, any handouts should be collated.

Meeting adjourned at 9:20 p.m.

Respectfully submitted,

Janice Stevens

**PLANNING BOARD
MINUTES OF SEPTEMBER 2, 2009**

The Planning Board Meeting of Sparta Township was held in the Sparta Township Municipal Building and was called to order by Chairman William Hookway at 7:30 PM with announcement that adequate notice of this meeting has been given to the public and the press under provisions of the "Open Public Meeting Act", N.J.S.A. 10:4-1 et seq.

Members Present: Mr. Gall, Mr. Kulsar, Mr. Hogle, Mr. Hofer, Mr. Battaglia, Dr. Parker, Mr. Seelagy, Mrs. Sachs and Chairman Hookway

Members Absent: Mr. Keene and Mr. Brady

Others Present: Thomas Collins Esq.
David Simmons, P.E.
David Troast, Planner

SCHEDULED APPLICATIONS:
FREDERICK HOHMANN, LLC # 2328
WILLIAM WILSON # 2338
GRINNELL RECYLCING INC. # 2335

MINUTES APPROVED:

Mr. Hofer made a motion to approve the minutes of July 29, 2009. Mr. Kulsar seconded the motion and the roll was as follows:

Mr. Gall	Yes	Mr. Hogle	Yes
Mr. Kulsar	Yes	Mr. Hofer	Yes
Ch. Hookway	Yes		

Mr. Hofer made a motion to approve the minutes of August 5, 2009. Mr. Kulsar seconded the motion and under discussion, Mr. Gall made an amendment to the word "not" in the first paragraph on page 4. This was accepted and the roll was as follows:

Mr. Gall	Yes	Mr. Hogle	Yes
Mr. Kulsar	Yes	Mr. Hofer	Yes
Dr. Parker	Yes	Mrs. Sachs	Yes
Ch. Hookway	Yes		

RESOLUTIONS MEMORIALIZED:

Mr. Hofer made a motion to memorialize the resolution of READS Sparta, LLC for the Sussex County Charter School # 563 granting a minor subdivision, and preliminary and final site plan and c variance. Mr. Gall seconded the motion and Mr. Collins amended the applicants address to 280 Amboy Avenue, and also noted that the Police Report of August 4, 2009 will be added to the file. This was accepted and the roll was as follows:

Mr. Gall	Yes	Mr. Hogle	Yes
Mr. Kulsar	Yes	Mr. Hofer	Yes
Ch. Hookway	Yes		

This application was opened to the public. There were no comments.

Mr. Hofer made a motion to approve the Minor Subdivision for William Wilson # 2338 subject to Mr. Simmons report, the review and approval of the deeds by Mr. Collins, Mr. Troast and Mr. Simmons, and the conditions to ensure the future development plan including; no building permits or transfer of the lots until the Planning Board has approved the overall development plan. Mr. Battaglia seconded the motion and the roll was as follows:

Mr. Gall	Yes	Mr. Hogle	Yes
Mr. Battaglia	Yes	Mr. Kulsar	Yes
Mr. Hofer	Yes	Mr. Seelagy	Yes
Dr. Parker	Yes	Mrs. Sachs	Yes
Ch. Hookway	Yes		

COAH UPDATE

Mr. Troast gave the Board an update on the COAH Housing Plan. There is an objector to the Townships' waiver requests, one of which is regarding the bedroom mix, however they have met with COAH and the objector, and are working towards resolving the issue with alternative solutions. He reviewed the requirements for the moderate, low and very low income units, and the need for additional three bedroom units to meet the COAH requirements. There are some zoning changes that should be done, as well as some amendments to the Hamlet project to assist in the compliance.

The Board discussed this further and Mr. Collins reviewed the COAH rules for the Board, and the case law regarding the Mt. Laurel decision.

HIGHLANDS UPDATE:

Mr. Troast reviewed the latest information on the Highlands Regional Master Plan Conformance. The staff is working on the Environmental Resource Inventory, and have completed several modules. The Highlands has prepared a Build-Out report to assess the potential development, however the numbers are not accurate. The build-out ties into the COAH obligations and the Master Plan Element will also need to be addressed. He further stated that a presentation will be scheduled in October for the Highlands.

Mr. Collins stated that they will need to have public hearings and it will require a motion for the Board to forward ordinances for adoption.

OTHER BUSINESS:

Mr. Kulsar asked if the Board could consider scheduling additional work sessions to address some redevelopment plans in the Township.

The Board agreed to schedule some time in between the applications.

With no further business, the meeting was adjourned at 9:45 PM.

Respectfully submitted,
Maureen Donnelly

SPARTA TOWNSHIP ENVIRONMENTAL COMMISSION

MINUTES

October 8, 2009

The Sparta Township Environmental Commission met in a regular meeting on Thursday, October 8, 2009 at Sparta Town Hall, 65 Main Street, Sparta, NJ.

Joseph Walsh called the meeting to order at 8:00 p.m.

Members Present: Joseph Walsh, Ted Gall, George Zacsek, Paul Price, Jerry Murphy and Bill Monier

Members Absent: Laura Newgard and Bill Bosmann

MINUTES:

On motion by Ted Gall, seconded by George Zacsak and unanimously carried, the minutes of the regular Environmental Commission meeting held September 24, 2009 were approved as presented.

CORRESPONDENCE:

APPLICATIONS:

REPORTS:

Ted Gall, Planning Board liaison, presented the reports.
Jerry Murphy, Council liaison, presented the reports

OLD BUSINESS:

Highlands Environmental Resource Inventory – Members will review and email their comments.

NEW BUSINESS:

Meeting adjourned at 8:50 p.m.

Respectfully submitted,

Janice Stevens

SPARTA TOWNSHIP ENVIRONMENTAL COMMISSION

MINUTES

January 22, 2009

A regular meeting of the Sparta Township Environmental Commission was held in the Sparta Township Municipal Building and was called to order by Chairman Joseph Walsh at 8:00 p.m.

Members Present: Joseph Walsh, Laura Newgard, Ted Gall, George Zascek and Bill Bosmann

Members Absent: Paul Price, Jerry Murphy and Bill Monier

MINUTES:

On motion by Ted Gall, seconded by Joseph Walsh and unanimously carried, the minutes of the regular Environmental Commission meeting held January 8, 2009 were approved as presented.

CORRESPONDENCE:

ANJEC – Smart Growth Assistance Grants

The Land Conservancy of New Jersey – Conforming to the Highlands Regional Master Plan

Legal notice from NJDEP regarding Diamond Chip Realty/Diamond Sand and Gravel, Block 32, Lot 12, Letter of Interpretation – Line Verification.

APPLICATIONS:

Planning Board Application #562, White Lake Business Complex, 30 White Lake Road, Block 28, Lot 16, the addition of 15-banked parking spaces.

Following a review of the documents submitted, no comments were deemed necessary.

REPORTS:

Ted Gall, Planning Board liaison, presented the reports.

OLD BUSINESS:

Noise Ordinance - Joe Walsh's comments tabled until next meeting in order to give Jerry Murphy time to look at it. Bill Bosmann has concerns with the time change.

Lecture Series – George Zascak has been in touch with Rutgers University inquiring as to speakers coming to Sparta. The cost is high, so he will look into other resources.

NEW BUSINESS:

Mr. Gall inquired as to input from the Environmental Commission will have with the preparation of the Township's ERI. The secretary is to advise Mr. Manhardt that the members are available to review the draft and assist.

Meeting adjourned at 9:00 p.m.

Respectfully submitted,

Janice Stevens

Township of Sparta
PLANNING BOARD MEETING
AGENDA
OCTOBER 21, 2009

- I. ANNOUNCEMENT RE: Open Public Meetings Act.
- II. ROLL CALL
- III. SALUTE TO THE FLAG
- IV. APPROVAL OF MINUTES
- V. APPROVAL OF RESOLUTIONS
- VI. EXECUTIVE SESSION AS REQUIRED

SUBCOMMITTEE MEETING – 7:00 PM

1. First Church of Christ Scientist-144 Woodport Road-replace chimney

PUBLIC HEARING: 7:30 PM

PLANNING ISSUES

1. COAH UPDATE

2. HIGHLANDS UPDATE

ENVIRONMENTAL RESOURCE INVENTORY

MASTER PLAN

**PLANNING BOARD
MINUTES OF OCTOBER 21, 2009**

The Planning Board Meeting of Sparta Township was held in the Sparta Township Municipal Building and was called to order by Chairman William Hookway at 7:30 PM with announcement that adequate notice of this meeting has been given to the public and the press under provisions of the "Open Public Meeting Act", N.J.S.A. 10:4-1 et seq.

Members Present: Mr. Gall, Mr. Hogle, Mr. Brady, Mr. Hofer, and Chairman Hookway

Members Absent: Mr. Battaglia, Mr. Kulsar, Mr. Keene, Mr. Seelagy, Dr. Parker, and Mrs. Sachs

Others Present: Thomas Collins Esq.
David Troast, Planner

**PLANNING ISSUES:
COAH UPDATE
HIGHLANDS UPDATE**

MINUTES APPROVED:

Mr. Hofer made a motion to approve the minutes of October 7, 2009. Mr. Gall seconded the motion and the roll was as follows:

Mr. Gall	Yes	Mr. Hogle	Yes
Mr. Brady	Yes	Mr. Hofer	Yes
Ch. Hookway	Yes		

RESOLUTIONS MEMORIALIZED:

Mr. Hofer made a motion to memorialize the resolution granting Amended Preliminary and Final Site Plan and related C variances for ABJC Investments, LLC # 568. Mr. Brady seconded the motion and the roll was as follows:

Mr. Gall	Yes	Mr. Brady	Yes
Mr. Hofer	Yes	Ch. Hookway	Yes

Mr. Hofer made a motion to memorialize the resolution approving the Amended Preliminary and Final Site Plan and C variance for Island Services, LLC t/a The Mohawk House # 569 Mr. Gall seconded the motion and the roll was as follows:

Mr. Gall	Yes	Mr. Brady	Yes
Mr. Hofer	Yes	Ch. Hookway	Yes

Mr. Collins stated that several changes have been proposed for the resolution for Economical Construction Corporation # 2336.

Mr. Brady requested the Board delay memorializing the resolution until the next meeting to allow the revisions to be completed.

HIGHLANDS UPDATE:

Mr. Troast explained that in order to limit printing the large documents, the Board was sent a link to view them. There is a series of (7) modules. They have completed modules 1 and 2, which include the Build Out and Modification. He stated that they are focusing on the Preservation area, and have also done the Environmental Resource Inventory. They have worked with the Environmental Commission, who reviewed the report and made several revisions. They must also provide the Housing Plan, as well. The Highlands data is outdated, with old block and lots and older aerials, which have missed about 1,300 lots. They are including this in the documents. Module 3 and 4 are almost completed and they are working on module 5. They must submit it for review before December 8th.

Mr. Collins explained the process, and stated that Module 6 is the draft ordinance that the Township will need to adopt for the preservation areas. Grant monies are covering much of the work, which is very complex.. A motion from the Board is required to direct Mr. Troast to continue with the balance of the submittal. They must then take it to Council for a noticed public hearing, which could be a joint meeting of the Board and Council, to accept the plan for the Preservation Area.

Mr. Hofer made a motion to direct the Planner to continue with the submittal for the Highlands review. Mr. Gall seconded the motion and the roll was as follows:

Mr. Gall	Yes	Mr. Hogle	Yes
Mr. Brady	Yes	Mr. Hofer	Yes
Ch. Hookway	Yes		

OTHER BUSINESS:

Mr. Troast explained that there has been an issue with the interpretation of the new section of the ordinance regarding building over existing impervious coverage. The Zoning Board has made an interpretation that additional living space cannot go over existing impervious coverage, but can be added over grass, with the removal of pavement elsewhere. This would mean that someone can't add a second floor to a home where the coverage exceeds 25%. The ordinance does not say you cannot swap out coverage. He stated that the ordinance needs tweaking since there seems to be flaw in the language. He recommended that two members of the Board, meet with himself, Mr. Collins and Mr. Quinn to draft some changes to the language.

The Board discussed this and agreed to discuss the issue.

Chairman Hookway suggested they also look at the zoning along Limecrest Road for possible modifications.

With no further business, the meeting was adjourned at 9:55 PM.

Respectfully submitted,

Sparta Township , Highlands ERI Comments:

The following comments were received after distribution of a draft "Highlands Environmental Resource Inventory." The document was distributed to The Sparta Township Environmental Commission and the Sparta Township Planning Board.

Ernie Hoefer, Planning Board

1. Page 7 - use the same number of decimal points for both the Preservation and Planning Areas (113,537.6 and 13,358.6)
 - a. Corrected 10/27/09, DEM
2. Page 31 - consider a footnote to distinguish Highlands Lakes from Highland Lakes, which is located in Vernon Township - request further discussion of text provided regarding the subject "Lake Management Area"
 - a. Will request further discussion at a later date, through the Regional Master Plan Update Process.
3. Pages 33 - request that the Highlands Council supply a set of calculations for determining the excess/deficit results for the specified HUC 14 areas
 - a. Addressed by inserting the following text "A more detailed discussion of Net Water Availability is available in the Highlands Council's Technical Report titled, Water Resources Volume II: Water Use and Availability."
4. Page 33 - 4th paragraphthresholds of 5%, 5% and 20%.....Was 5%, 15%, and 20% meant?
 - a. No, it is correct: 5% for Protection Zone, 5% for Conservation Zone, and 20% for Existing Community Zone.
5. Page 38 - suggest reference be made to both fecal coliform and E.coli ; NJDEP has adopted the use of E.coli for all water quality impairment studies
 - a. Done.
6. Pages 40/41 - Note: Sparta Township needs to complete the development of a Wellhead Protection Ordinance as started by Charlie Ryan several years ago.
 - a. Inserted the following text: "Sparta Township is in the process of developing a Wellhead Protection Ordinance."
7. Page 42 - request discussion regarding the applicability of proposed methodology/policies for developed and undeveloped areas at the one-to-five residential and/or commercial unit level
 - a. Not sure we have time to request a discussion. Altered the text at the end of this section to read: "Sparta Township will calculate the Highlands septic system yield values after a municipal build-out is performed."
8. Map CPA - correct the spelling of "Priority"
 - a. Digital Text will be added to the maps

Joe Walsh, Environmental Commission

9. Remove brackets (i.e., "[]") around data inputs that have already been entered.
 - a. This is difficult to do using "track changes." Once the document is approved by the Highlands Council, Sparta will "reformat" the document, to address minor typos and other formatting issues.
10. When referencing a calculated number, include a comma when a number is 4 or more digits and do not include units less than 1.0 (i.e., 110055.88 should be 110,056).
 - a. This is difficult to do using "track changes." Once the document is approved by the Highlands Council, Sparta will "reformat" the document, to address minor typos and other formatting issues.
11. There is a significant water body on the western boundary of the Township north of Lake Mohawk that is not identified as an Open Water or Lake Mgmt Area. Is this the quarry? The designation of this body of water should be consistent with other lakes/water bodies delineated on the ERI figures (Figures 2, 7, 13 and 19)
 - a. Yes, the water body in question is the quarry. It is not labeled as a Lake or waterbody because it could still be pumped down for quarrying purposes.
12. Page 4, 2nd paragraph- define what RMP means. What is the ERI Addendum?
 - a. Defined RMP as Highlands Regional Master Plan. Not sure why it is referred to as "addendum"
13. Page 5, 2nd paragraph, 2nd sentence - change Highlands Region to Highlands Region's.
 - a. Done
14. Page 6, "The Protection Zone"- for those areas in the Protection Zone that are outside of the Highlands Preservation Area, the descriptive language regarding land use is very specific ("...development activities will be extremely limited...", etc.). We should ensure that this language is consistent with the intentions of the Township's Master Plan.
 - a. The following text has been added: "It should be noted that the LUC zones are only applicable where the Highlands Council has jurisdiction."
15. Page 7, "Lake Community Subzone" and Figure 2- why is Fox Hollow Lake not identified as "Lake Community"?
 - a. It may not have met the minimum criteria the Highlands uses to establish Lake Community Zones. It also may be due to the fact that a portion of the development around Fox Hollow Lake was not included in the Highlands parcel layer.
16. Page 8- correct formatting.
 - a. This is difficult to do using "track changes." Once the document is approved by the Highlands Council, Sparta will "reformat" the document, to address minor typos and other formatting issues.
17. Page 9, 3rd paragraph- the list of subwatersheds does not include all those listed on the table at the bottom of the page (and extending onto page 10) nor on Figure 3.
 - a. Removed the list. Table should be adequate.
18. Page 12, last paragraph, first sentence- replace Figure XX with Figure 4.
 - a. Done

19. Page 12, last paragraph, second sentence- replace Figure XX with Figure 5.
 - a. Done
20. Page 15- see above comment regarding the quarry(?)
 - a. See above answer regarding the quarry.
21. Page 15 and Figure 7- is it really the Township's intention to include a 300 foot buffer around all open waters that are not in the Preservation Area? While this is a laudable goal, it is a significant planning action.
 - a. Text changed to reflect only where Highlands has jurisdiction: "The Highlands RMP requires a 300 foot protection area buffer around all Highlands Open Waters, where the Highlands Council has jurisdiction."
22. Figures 9 & 10- there is a relatively small parcel in the NW portion of the Township near the Paulins Kill identified as having a "moderate" watershed value on Figure 9 and yet has a "High" Riparian Integrity on Figure 10. This appears to be inconsistent.
 - a. It is dependent on Highlands Methodology for determining watershed values and Riparian Integrity.
23. Page 24- the table should include a numeric value for "Total Preserved Land". Are there really 195 acres of Preserved Farmland in the Township?
 - a. 5,736 acres entered as "Total Preserved Land." There are three parcels that are preserved farmland within Sparta, totaling approximately 195 acres.
24. Page 25, 2nd paragraph & Figure 16- Are there really "High" Conservation Priority areas along the western side of Lake Mohawk? Regarding the above comment about the quarry, why is a majority of the land around this water feature not designated as either a "High" or "Moderate" Priority area? This lack of a designation needs to be reconsidered.
 - a. All designations are conducted by the Highlands Council using their methodology.
25. Page 27 & Figure 18- Does the carbonate rock area really run through the bed of Lake Mohawk? This should be confirmed with the LMCC.
 - a. This reflects the GIS layer provided by the NJGS.
26. Page 30, last paragraph- insert the following where indicated: "The municipality features a variety of lake types ranging in size, extent of shoreline development, depth of water and water quality. Lake Mohawk, the largest lake in the Township as well as the most developed, is subject to land use restrictions regarding septic management and lawn fertilizer usage (i.e., non-phosphorus fertilizers) that may be appropriately applied to other Township lakes and water bodies".
 - a. Done.
27. Page 32, last paragraph- replace Figure XX with Figure 3.
 - a. Done.
28. Page 35 & Figure 21- It seems unlikely that the some of the developed sections of Lake Mohawk (particularly the Plaza area) are designed as "Prime Groundwater Recharge Areas".
 - a. This reflects Highlands Council GIS layers and methodology.
29. Page 38, 1st paragraph- what is meant by "11 HUC 14s"?
 - a. Re-phrased to read: "Sparta township has 11 HUC 14s that are listed..."

30. Page 45, last paragraph- If correct, enter the number of Preserved Farmland Acres from page 24.
- a. 195 acres entered.
31. Page 46, last paragraph & Figure 28- what resource is associated with the grid around Fox Hollow Lake? Also, is there a description of what resources (or potential resources) are located within the balance of the designated grids?
- a. The metadata for the historic_sitegrid GIS layer describes the data layer as follows:
“This dataset includes a vector grid of approximately 1/2 mile cells indicating the presence of archaeological sites that:
? Are included in the New Jersey or National Registers of Historic Places,
? Have been determined Eligible for inclusion through federal or state processes as administered by the New Jersey Historic Preservation Office (HPO), or
? Have been identified through cultural resources survey conducted pursuant to federal or state processes as administered by the New Jersey Historic Preservation Office (HPO).
Archaeological sites are particularly sensitive to destruction and vandalism, and this grid format protects specific site locations while alerting users of this data to the potential presence of archaeological resources in their area of interest. This format is consistent with National Register guidelines. Inclusion in this dataset does not preclude the existence of other sites as yet unidentified.”
32. Page 47 & Figure 29- There are a number of Scenic Resources (including Scenic Viewsheds) that are not identified on the figure. Some additional areas to consider include the western ridge along Lake Mohawk and the viewshed along Rte 15 N from the Bypassexit south to the crest of the hill (views of near and distant hills/mountains that may be obscured by future development).
- a. Viewsheds should be looked at further through the RMP Update process.

Laura Newgard, Environmental Commission

33. Page 22, incomplete species list. Should include “special concern species”?
- a. The list included was provided by the Highlands Council. The following species were added to the Highlands list: Bald Eagle (RANK 5), Indiana Bat (RANK 5), Jefferson Salamander (RANK 5), Least Bittern (RANK 5)
34. Page 22 include the verbiage don't limit the number of vernal pools to 22.
- a. Text changed to read: “The Sparta Township includes, to date [22] vernal pools verified by the New Jersey Department of Environmental Protection and”...
35. Page 25, questions regarding “Conservation Priority Area”
- a. All designations are conducted by the Highlands Council using their methodology. Future “Conservation Priority Areas” may be proposed through the RMP update process, or in any future modifications to this ERI.
36. Page 30, bottom of page Environmental Commission should add comments.
- a. See comment #26.

37. Page 43, update farmland preservation map/verbiage.

a. Removed text.

38. Page 45, last paragraph "{insert acres}"

a. See comment # 30.

39. Page 46, enlist help from the historical society.

a. May be proposed through the RMP update process, or in any future modifications to this ERI.

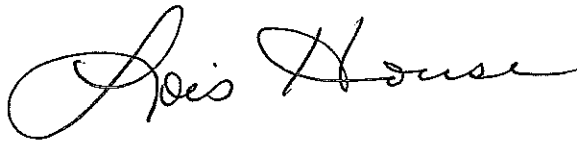
MARY COE
SPARTA TOWNSHIP
65 MAIN ST
SPARTA NJ 07871

Acct Number: 02100083
Ad Number: 00273873
Insertions: 1 Total: \$12.95
Affidavit: \$7.50
Total \$20.45

AFFIDAVIT OF PUBLICATION

NEW JERSEY, SUSSEX COUNTY, ss.

Lois House, of full age being duly sworn, did depose and say that the notice hereto attached was published in THE NEW JERSEY HERALD and/or NEW JERSEY SUNDAY HERALD a newspaper printed and circulated in said county on 11/18/2009,.



Sworn and subscribed before me this 18th day of November 2009



MARY K. QUACKENBUSH
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 04/01/14

**SPARTA TOWNSHIP
PLANNING BOARD**

PUBLIC NOTICE is hereby given to all persons that the Sparta Township Planning Board and Sparta Township Council, will hold a Joint Meeting on December 2, 2009 at 7:30 PM in the Municipal Building, 65 Main Street, Sparta, New Jersey, to present, discuss and accept public comment on the draft Sparta Township Highlands Master Plan Element for the Preservation Area.

Copies of the draft element will be available for review ten days prior to the meeting, in the Planning Department office, Monday to Friday, between the hours of 8:30 AM and 4:30 PM.

In accordance with the law, this notice will be on file with the Township Clerk's office and has been posted in a public place reserved for announcements in the Municipal Building.

Maureen R. Donnelly
Land Use Administrator
Nov. 18, '09 pgs 12.95
00273873 NJH

TOWNSHIP OF SPARTA



65 Main Street
Sparta, New Jersey 07871-1986
Fax: (973) 729-0063

November 16, 2009

New Jersey Herald
2 Spring Street
Newton, NJ 07860

RE: Legal Notice

PLANNING BOARD PUBLIC NOTICE is hereby given to all persons that the Sparta Township Planning Board and Sparta Township Council, will hold a Joint Meeting on December 2, 2009 at 7:30 PM in the Municipal Building, 65 Main Street, Sparta, New Jersey, to present, discuss and accept public comment on the *draft* Sparta Township Highlands Master Plan Element for the Preservation Area.

Copies of the *draft* element will be available for review ten days prior to the meeting, in the Planning Department office, Monday to Friday, between the hours of 8:30 AM and 4:30 PM.

In accordance with the law, this notice will be on file with the Township Clerk's office and has been posted in a public place reserved for announcements in the Municipal Building.

Maureen R. Donnelly
Land Use Administrator

Township of Sparta
PLANNING BOARD MEETING
AGENDA
DECEMBER 2, 2009

- I. ANNOUNCEMENT RE: Open Public Meetings Act.**
- II. ROLL CALL**
- III. SALUTE TO THE FLAG**
- IV. APPROVAL OF MINUTES**
- V. APPROVAL OF RESOLUTIONS**
- VI. EXECUTIVE SESSION AS REQUIRED**

SUBCOMMITTEE MEETING – 7:00 PM

- 1. Sparta Ambulance Service- 14 Sparta Avenue- repair building**
- 2. Sparta A&L – 53 Sparta Avenue – repair roof**
- 3. Anthony Ziccardi Studio- 53 Sparta Avenue – new tenant**

PUBLIC HEARING: 7:30 PM

JOINT MEETING WITH TOWNSHIP COUNCIL

- 1. THE FIELDS - SPARTA BOE & TOWNSHIP
BLOCK 19, LOTS 36 & 39
LOT LINE ADJUSTMENT**
- 2. HIGHLANDS MASTER PLAN DRAFT ELEMENT**
- 3. COAH UPDATE**

Sparta Township

Highlands Preservation Area Master Plan Element DRAFT

Highlands Preservation Area Master Plan Element DRAFT

- "Based on the comments, discussion and final consensus reached by the Planning Board, Township staff will review the draft Sparta Township Highlands Preservation Area Master Plan Element and provide revisions as appropriate."

Highlands Preservation Area Master Plan Element DRAFT

Background

Highlands Preservation Area Master Plan Element DRAFT

- **Petition for Plan Conformance.**
 - Draft documents to be submitted to Highlands Council for review and approval.
 - Highlands Council approved documents sent to Sparta for further review and adoption.

Highlands Preservation Area Master Plan Element DRAFT

- Highlands Plan Conformance Process.
 - Module 1: *Current Conditions & Build Out Analysis*
 - Module 2: *Land Use & Resource Capacity Analysis*
 - Module 3: *Housing Element & Fair Share Plan*
 - Module 4: *Environmental Resource Inventory*
 - **Module 5: *Master Plan Element***
 - Module 6: *Land Use Ordinance*
 - Module 7: *Self Assessment, Implementation & Petition*

Highlands Preservation Area Master Plan Element DRAFT

- Module 5 Master Plan Element:
 - Highlands Council provided a model "Highlands Element"
 - Sections of model were modified to fit Sparta Township.
 - Specifically, any references to Highlands Planning Area were removed.

Highlands Preservation Area Master Plan Element DRAFT

- Highlands Preservation & Planning Areas
 - Sparta Township is seeking plan conformance for lands within the Highlands Preservation Area.
 - Required as per Highlands Water Protection & Planning Act.
 - At this time Sparta Township is not seeking plan conformance in the Planning Area.

Highlands Preservation Area Master Plan Element DRAFT

Contents

Highlands Preservation Area Master Plan Element DRAFT

- *"The Highlands Preservation Element sets forth the policies that shall guide the future land use and development of the Township Highlands Preservation Area." p-2-*

Highlands Preservation Area Master Plan Element DRAFT

- Same exemptions from Highlands Act apply to Sparta Highlands Preservation Area Element and Preservation Land Use Ordinance.

Highlands Preservation Area Master Plan Element DRAFT

- Land Use
 - Preservation Area minimum lot sizes established in Highlands Act:
 - Forested Areas = 88 acres
 - Non-Forested = 25 acres

Highlands Preservation Area Master Plan Element DRAFT

- Housing Plan
 - Sparta's Housing Plan currently under review by the Council On Affordable Housing.
 - Drafting "Highlands Preservation Area Housing Element"
 - Addresses projects and how they relate to Highlands Preservation Area.

Highlands Preservation Area Master Plan Element DRAFT

Next Steps

Highlands Preservation Area Master Plan Element DRAFT

- "Present, discuss and accept public comment on the draft Sparta Township Highlands Master Plan Element."

Highlands Preservation Area Master Plan Element DRAFT

- Revised Sparta Township Highlands Master Plan Element becomes part of Sparta Township's Petition for Plan Conformance.

Highlands Preservation Area Master Plan Element DRAFT

- Sparta Town Council to pass a resolution authorizing submission of Sparta Township's Petition for Plan Conformance.

**Highlands Preservation Area
Master Plan Element DRAFT**

**JOINT PLANNING BOARD & TOWNSHIP COUNCIL
MEETING MINUTES OF DECEMBER 2, 2009**

The Planning Board Meeting of Sparta Township was held in the Sparta Township Municipal Building and was called to order by Chairman William Hookway at 7:30 PM with announcement that adequate notice of this meeting has been given to the public and the press under provisions of the "Open Public Meeting Act", N.J.S.A. 10:4-1 et seq.

Members Present: Mr. Gall, Mr. Hogle, Mr. Brady, Mrs. Sachs, Mr. Kulsar, Mr. Hofer, Dr. Parker Mr. Keene, Mr. Seelagy, and Ch. Hookway

Township Council: Mr. Spekhardt and Mr. Murphy

Members Absent: Mr. Battaglia

Others Present: Thomas Collins Esq.
David Troast, Planner

MINUTES APPROVED:

Mr. Hofer made a motion to approve the minutes of November 4, 2009. Mr. Gall seconded the motion and the roll was as follows:

Mr. Gall	Yes	Mr. Hogle	Yes
Mr. Brady	Yes	Mr. Kulsar	Yes
Mr. Hofer	Yes	Dr. Parker	Yes
Mr. Seelagy	Yes	Ch. Hookway	Yes

PUBLIC HEARING:

HIGHLANDS MASTER PLAN DRAFT ELEMENT:

Mr. Troast reviewed the history of the Highlands Regional Master Plan, which was adopted on July 17, 2008. He stated that the Planning staff has been working under grants with the Highlands to prepare documentation to make Sparta Township consistent with the Preservation Area, which constitutes approximately 48% of the Township. They are not proposing to "opt in" for the Planning Area at this time, however. David Manhardt is the project manager and will review the document for the Board, they will hear public comments, and then the Council can consider acting on a resolution.

David Manhardt reviewed the background concerning the process for the Master Plan Element draft, which includes making any appropriate changes and submitting to the Highlands Council for approval, before formally adopting. The revised element then becomes part of Sparta Township's Petition for Plan Conformance. He reviewed modules 1 through 4, which included the Build-out report, the Housing Element and the E.R.I.. They used the boiler template supplied by the Highlands and utilized the grants to complete the necessary work. They are submitting for the Preservation Area only, since the Planning Area needs map adjustments before the reevaluate that portion. The land use lot sizes for the Preservation Area are 88 acres for Forested areas, and 25 acres for

Non-Forested areas. The same exemptions from the Highlands Act apply to Sparta Highlands Preservation Area Element and Preservation Land Use Ordinance.

Mr. Seelagy asked if there are any exempt projects in the Preservation Area?

Mr. Troast explained that the age restricted, Blue Heron Project has received an exemption since it was approved prior to 2004.

Mr. Collins explained that an ordinance draft will need to be adopted for the Preservation Area under module 6, and similar documents will be used for State Plan Conformance.

Mr. Manhardt further explained that the element will get revised and then submitted for Plan Conformance, which is module 7. The petition submission deadline is December 8, 2009.

Mr. Murphy asked who reviews the draft elements?

Mr. Collins stated there is an extensive Planning staff at the Highlands. He also stated that the draft ordinance was provided via email.

Mr. Hofer stated that he has reviewed the documentation and suggests a change to page 33 regarding the fecal coliform indicator. The DEP has dropped the "fecal coliform" is using "ecoli" as the indicator. He also noted that there is no legend on the GIS map.

Mr. Manhardt stated that he will make the changes.

Mr. Seelagy asked questions regarding the template and the data used in the element?

Mr. Manhardt explained that they used the template with the removal of the Planning Area, and a lot of the data came from the Highlands, however some was incorrect. He has adjusted the maps to show only the Preservation Area at this time.

The hearing was opened to the public at this time for comments. With no comments heard, Mr. Seelagy presented the resolution of the Township Council for consideration regarding the Submission of Petition for Plan Conformance to the Highlands for Land in the Preservation Area.

Mr. Brady introduced the resolution, Mr. Murphy seconded it and the Council members voted in favor 4-0.

With no further business, the meeting was adjourned at 8:30 PM.

Respectfully submitted,

Maureen R. Donnelly
Land Use Administrator