Public Hearing

Mount Olive

Petition for Plan Conformance
Introduction to Mount Olive
Mount Olive Township

Background Statistics

- Incorporated: 1871
- Land Area: 19,992 acres / 31.2 sq. mi.
- Preserved Lands: 6,901 acres
- Wetlands: 2,404 acres
- Total Forest: 11,088 acres
- Farmland: 1,234 acres
Mount Olive Township

Significant Highlands Statistics

- Preservation Area Lands: 15,859 acres – 79%
- Planning Area Lands: 4,133 acres – 21%
- Existing Community Zone – 6,198 acres – 31%
- Conservation Zone – 1,207 acres – 6%
- Protection Zone – 11,415 acres – 57% (Roads 6%)
- Highlands Open Water Protection – 10,013 acres – 50%
- Forest Resource Area – 15,132 acres – 76%
- Conservation Priority Areas – 4,754 acres – 24%
- Special Environmental Zone – 313 acres – 1.6%
# Mount Olive Township

## Background Statistics – Land Use

<table>
<thead>
<tr>
<th>NJDEP Land Use/Land Cover (2007)</th>
<th>Plan</th>
<th>Pres</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential (Single &amp; Multi Family)</td>
<td>924.6</td>
<td>2,997.3</td>
<td>19.6%</td>
</tr>
<tr>
<td>Commercial (Retail)</td>
<td>241.9</td>
<td>280.2</td>
<td>2.6%</td>
</tr>
<tr>
<td>Industrial &amp; Transportation &amp; Utilities</td>
<td>376.7</td>
<td>561.4</td>
<td>4.7%</td>
</tr>
<tr>
<td>Agriculture (Crops &amp; Plantations)</td>
<td>190.0</td>
<td>1,008.6</td>
<td>6.0%</td>
</tr>
<tr>
<td>Recreational Lands (Public &amp; Private)</td>
<td>220.8</td>
<td>185.9</td>
<td>2.0%</td>
</tr>
<tr>
<td>Extractive Mining</td>
<td>0.0</td>
<td>210.3</td>
<td>1.1%</td>
</tr>
<tr>
<td>Other Urban or Built-Up Land</td>
<td>286.2</td>
<td>317.1</td>
<td>3.0%</td>
</tr>
<tr>
<td><strong>Subtotal Developed Lands</strong></td>
<td><strong>2,240.3</strong></td>
<td><strong>5,560.7</strong></td>
<td><strong>39.0%</strong></td>
</tr>
<tr>
<td>Mixed Forest</td>
<td>1,171.2</td>
<td>7,030.5</td>
<td>41.0%</td>
</tr>
<tr>
<td>Shrub &amp; Scrub</td>
<td>71.5</td>
<td>412.3</td>
<td>2.4%</td>
</tr>
<tr>
<td>Mixed Wetlands</td>
<td>481.7</td>
<td>1,920.9</td>
<td>12.0%</td>
</tr>
<tr>
<td>Barren Lands</td>
<td>104.8</td>
<td>186.9</td>
<td>1.5%</td>
</tr>
<tr>
<td>Surface Waters (Lakes, Ponds &amp; Tributaries)</td>
<td>63.3</td>
<td>748.0</td>
<td>4.1%</td>
</tr>
<tr>
<td><strong>Subtotal Natural Lands</strong></td>
<td><strong>1,892.5</strong></td>
<td><strong>10,298.5</strong></td>
<td><strong>61.0%</strong></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>4,132.8</strong></td>
<td><strong>15,859.2</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>
Mount Olive Township
Morris County, New Jersey

PETITION FOR PLAN CONFORMANCE ADMINISTRATIVE RECORD

12/8/09  Petition for Plan Conformance Submitted
2/2/10   Petition Deemed Administratively Complete
2/9/10   Petition Posted to Highlands Council Website
8/12/10  Draft Consistency Report Sent to Municipality
12/17/10 Final Draft Report Posted to Highlands Council Website
1/5/11   End of Public Comment Period (Start 12/17/10)
1/13/11  Final Report Posted to Highlands Council Website
1/20/11  Highlands Council Public Hearing
The Report uses a Limiting Factor Analysis to examine Land-Based, Resource-Based, and Utility-Based Capacities.

The Highlands Municipal Build-Out Report for Mount Olive Township was completed by the Highlands Council in collaboration with the municipality prior to a finding of Administrative Completeness of the Petition.

The Report is dated June 2009 and a revised version was posted to the Highlands Council website on January 12, 2010.

Staff RMP Consistency Finding: CONSISTENT
Summary of Mount Olive Township’s Fair Share Obligation

- Rehabilitation Share: 67 Units
- Prior Round Obligation: 45 Units
- Growth Share Obligation: 505 Units

Summary of Mount Olive Township’s Fair Share Plan

- Municipal Rehabilitation Program – 34 units have been funded. If necessary, the Township will provide additional funding through the Township’s Affordable Housing Trust Fund. Anticipated Credits: 67
- Prior Round Obligation: The 45-unit Prior Round Obligation will be addressed through already constructed rental projects;
- Third Round Project/Sites: The Township will meet its 505-unit Growth Share Obligation with credits from 15 affordable housing projects, credit bonuses, a market to affordable program and an accessory apartment program.

Staff RMP Consistency Finding: CONSISTENT
Environmental Resource Inventory
Module 4

- Describes & Illustrates Highlands Resources, Resource Areas, and Special Protection Areas in the Municipality
- Mount Olive’s Submittal Based on Highlands Council Model Environmental Resource Inventory
  - All Applicable Narrative Portions Retained
  - All Applicable Exhibits Included
- Staff RMP Consistency Finding: CONSISTENT
Incorporates RMP Goals & Objectives into local planning; provides basis for effectuation of RMP

Mount Olive’s Submittal Based on Highlands Council Model
- All Applicable Narrative Portions Retained
- All Applicable Exhibits Provided

Staff RMP Consistency Finding: CONSISTENT
Highlands Area Land Use Ordinance
Module 6

- Sets forth regulatory provisions that protect Highlands Resources and effectuate the policies, goals, and objectives of RMP at the local level.

- Mount Olive’s Submittal Based on Highlands Council Model
  - All Applicable Narrative Portions Retained
  - All Applicable Exhibits Provided by the Highlands Council (Parcel-Based)

- Staff RMP Consistency Finding: CONSISTENT
Municipal Petition for Plan Conformance Module 7


- Mount Olive’s Submittals Based on Highlands Council Models
  - Resolution (Preservation Area) Complete
  - Self-Assessment Report Accurate & Complete
  - Highlands Implementation Plan and Schedule Complete

- Staff RMP Consistency Finding: CONSISTENT
Mount Olive’s Petition for Plan Conformance
Public Comments Received

- The public comment period for Mount Olive’s Petition for Plan Conformance opened December 17, 2010, and closed January 5, 2011. Notice was given in area newspapers as well as on the Highlands Council website and through the Highlands Council e-mail alert system.

- Meeting with Mount Olive during the comment period clarified the opportunity for municipalities to refine Master Plan Element and Ordinances before final adoption.

- Comment received from: New Jersey Highlands Coalition
Comment 1: Request for more information concerning the township’s Water Use and Conservation Management Plan.

Response: As with the Highlands Council’s current pilot projects for the development of Water Use and Conservation Management Plans in various project areas around the Highlands Region, additional plans, such as the one identified for Mount Olive Township, will be based on the Goals, Policies and Objectives (Chapter 4) and “Highlands Restoration: Water Deficits” Program (Chapter 5) within the Regional Master Plan, in collaboration with the municipality. As detailed in the program description, development of such plans is coordinated with the relevant municipalities and professionals, major water users, and the NJ Department of Environmental Protection.
Comment 2. Request for more information concerning Mt. Olive's Wastewater Management Plan as referred to in the conformance documents.

Response: For municipalities that are not petitioning for Plan Conformance with the Regional Master Plan for the entire municipality, as is the case for Mt. Olive, the municipality will work with the County (in the cases of Hunterdon, Morris, Somerset and Sussex Counties) or directly with the NJDEP (in the case of Bergen, Passaic and Warren Counties) to develop their Wastewater Management Plan chapter for that municipality. The Highlands Council will review the draft Wastewater Management Plan and provide a Consistency Determination pursuant to N.J.A.C. 7:38-1.1.

Where a municipality’s Plan Conformance petition is approved for the full municipality, the Highlands Council will work directly with the municipality to develop the required Wastewater Management Plan that meets all requirements of both Plan Conformance and N.J.A.C. 7:15, and therefore will be fully compliant with N.J.A.C. 7:38-1.1 as well.
Petition Disposition
Mount Olive’s Petition for Plan Conformance

Staff Recommendation: APPROVE WITH CONDITIONS

PROPOSED CONDITIONS

- Compliance with Fair Housing Act (COAH Certification). This condition requires updates on COAH proceedings and Council review of any proposed changes to the Fair Share Plan and Housing Element.

- Update/Development & Implementation of:
  - Water Use & Conservation Management Plan
  - Stormwater Management Plan (updates only)
  - Habitat Conservation and Management Plan
  - Highlands Redevelopment Area Planning Program
  - Land Preservation & Stewardship Program
  - Septic System Management/Maintenance Plan
  - Right to Farm Ordinance
  - Stream Corridor Protection & Restoration Plan
Mount Olive’s Petition for Plan Conformance

Previous Highlands Protection Fund Grants

- **Fair Share Planning Grant** for the development of a Housing Element and Fair Share Plan is complete and final.

- **Initial Assessment Grant** is complete and finalized.

- Participating in pilot project for the development of a **Water Use and Conservation Management Plan**. Ongoing, with Highlands Council lead.
Mount Olive’s Petition for Plan Conformance
Future Highlands Protection Fund Grants

- Highlands Implementation Plan and Schedule – Grant funding is proposed for the following:

- Water Use and Conservation Management Plan for an additional subwatershed, with the Highlands Council serving as the lead for this project.

- Highlands Redevelopment Area Planning will assist Mount Olive in identifying potential Highlands Redevelopment Areas, primarily affecting the developed portions of the Route 46 corridor. Additional Highlands Redevelopment Areas in the area of Goldmine Road, and on Route 206 in the area of Bartley Road will also be reviewed for potential future redevelopment area designation.
Mount Olive’s Petition for Plan Conformance
Future Highlands Protection Fund Grants - Continued
Mount Olive’s Petition for Plan Conformance
Future Highlands Protection Fund Grants - Continued

- **Stream Corridor Restoration Plan**, will identify critical corridors, focused especially on the South Branch Raritan River and tributaries, and identify methods to protect, restore and enhance these corridors while also addressing potential mitigation opportunities. Funding will be made available to the Township upon approval of a scope of work.

- **Habitat Conservation & Management Plan**, will address habitat management needs in both the Preservation and Planning Areas. Funding will be made available to the Township upon approval of a scope of work.