



State of New Jersey

Highlands Water Protection and Planning Council
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August 10, 2012

The Honorable Daniel Mahler
Borough of Wanaque
579 Ringwood Avenue
Wanaque, NJ 07465

Subject: Petition for Plan Conformance, Borough of Wanaque
2009 Plan Conformance Grant #09-033-011-1613

Dear Mayor Mahler:

On behalf of the Highlands Water Protection and Planning Council (Highlands Council), I am pleased to advise you that the Borough's Petition for Plan Conformance is herewith deemed Administratively Complete. The Petition was submitted in part in December of 2009, with follow-up materials provided later, some developed only recently with Highlands Council assistance to update the municipality's materials to coincide with changes in Highlands Council models since 2009. In keeping with these actions, please find below the list of items waived or otherwise provided by the Highlands Council to assist in completing the Borough's Petition.

Completeness Items Waived or Provided

1. **Submittal Checklist** (Module 7). Provided by the Highlands Council based on all items submitted by the Borough or updated to date by the Highlands Council, to complete the Petition.
2. **List of Current Planning/Regulatory Documents** (Module 7). Provided by the Highlands Council based on all planning/regulatory documents submitted by the Borough to date and available on-line.
3. **Highlands Area Land Use Ordinance and Exhibits** (Module 6). Provided by the Highlands Council due to substantial revisions to the model since the time of the municipality's Petition submittal.
4. **Municipal Self Assessment Report** (Module 7). Waived, with acknowledgement of the Borough's prior submission of an Initial Self Assessment Report and the Addendum thereto, based on the model provided by the Highlands Council. The Initial Assessment Report was comprehensive in scope and in concert with all submission materials, satisfactorily addresses this requirement.
5. **Highlands Implementation Plan and Schedule** (Module 7). Due to substantial revisions to the model Highlands Implementation Plan and Schedule since the time of the municipality's Petition submittal, this worksheet has been prepared for the Borough and included within the Petition by the Highlands Council.

The Borough's complete Petition will now be posted to the Highlands Council website (see www.highlands.state.nj.us/njhighlands/planconformance) and the process of substantive review of the Petition will begin. We anticipate that this phase will require 45-90 days, culminating in preparation of a Draft Consistency Review and Recommendations Report. This Report will provide a detailed assessment of the Petition for Plan Conformance and its level of consistency with the Highlands Regional Master Plan. The Report will be provided to the municipality for review and consideration, with a Municipal Response period to follow, prior to any further official action.

The municipality should now submit all Plan Conformance Grant invoices accumulated to date, for reimbursement under the Borough's Plan Conformance Grant Agreement. All invoices should be grouped by Module and must be broken down by task, employee, date completed, hours spent, and billable rate. Provided that requests for reimbursement do not exceed the base amounts established for each Plan Conformance Grant Program Module (see 2009 Plan Conformance Grant Agreement), invoices will be expeditiously authorized and processed for payment.

As we discussed previously, we would be pleased to meet with you and appropriate Borough support staff/professionals to discuss the possibilities for designation of a Highlands Redevelopment Area and/or Highlands Center within the community. Ideally, we would like to address any such request within the Draft Consistency Review and Recommendations Report. Toward that end, please do not hesitate to contact me or your Highlands Council Staff Liaison, Jim Hutzelmann, Water Resources Engineer (telephone: (908) 879-6737 ext. 113; e-mail: jim.hutzelmann@highlands.state.nj.us), to discuss the issue further and/or to arrange for a meeting in Wanaque to get started.

Mr. Hutzelmann will continue to coordinate interactions with municipal staff and consultants on issues regarding your Petition for Plan Conformance. If you have questions or concerns regarding grants or invoices, please contact Herbert August, Manager of Grants Administration (via e-mail: herbert.august@highlands.state.nj.us, or telephone (908) 879-6737 ext. 105). Should you have any other questions, I will also continue to be available to you for all Highlands Council matters and can be reached at (908) 879-6737 ext. 101, or via e-mail at gene.feyl@highlands.state.nj.us.

Thank you for your efforts to date toward Plan Conformance. We look forward to a successful outcome.

Sincerely,



Gene F. Feyl
Executive Director

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