

# New Jersey Highlands Council Meeting

Thursday, May 18, 2023



# Sparta Mountain Wildlife Management Area

Highlands Staff Site Visit Report Summary

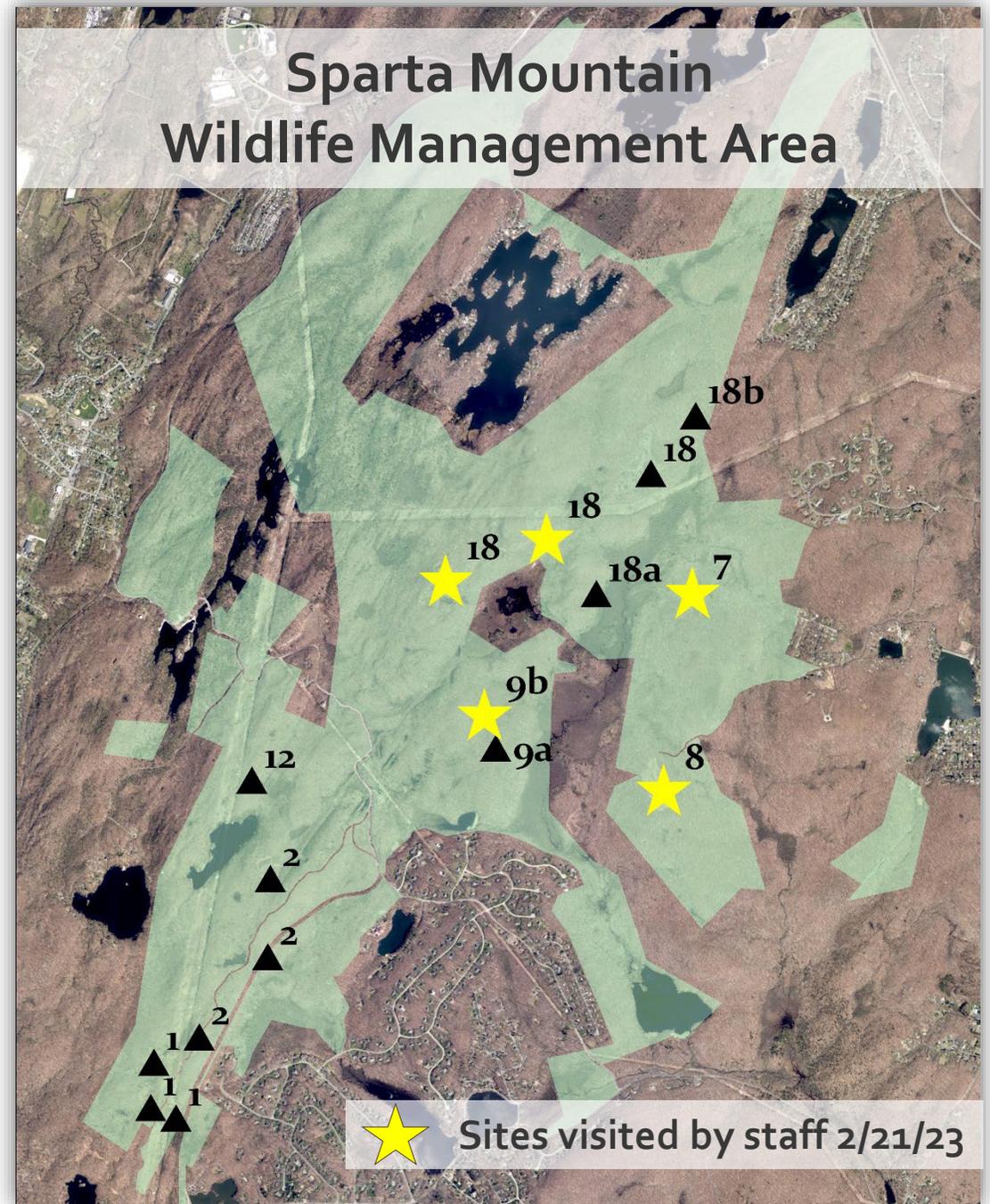
# Staff visit February 21, 2023

## Objectives

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

## Sites visited

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



# Stand 18 Seed Tree

0 years post treatment

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



# Stand 9 Shelterwood

1 year post treatment

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



# Stand 8 Seed Tree

3 years post treatment

- Natural regeneration of desired species observed.



# Stand 18 Shelterwood

8 years post treatment

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



# Stand 18 Seed Tree

10 years post treatment

- Sustained growth of natural regeneration observed.



# Stand 7 Proposed site

Proposed for treatment fall/winter 23/24

- Sparse understory observed.



# Summary of Findings

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

**Highlands Council staff will continue to monitor.**

# Chester Township Map Adjustment Request

# Chester Township

## Map Adjustment Request

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

### Summary

#### Location

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

#### Proposal

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

#### Rationale

To allow for a 100% affordable  
housing project



**Original Land Use Capability Zone**

**Updated Land Use Capability Zone**

Land Use Capability Zones

Protection Zone

Existing Community Zone

Existing Community - Environmentally Constrained Subzone

Glenlora Property

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



# Staff Recommendation: Approve with Conditions

## Conditions include *(among other requirements)*

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

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