



**CHRIS CHRISTIE**  
*Governor*

**KIM GUADAGNO**  
*Lt. Governor*

**State of New Jersey**  
Highlands Water Protection and Planning Council  
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**JIM RILEE**  
*Chairman*

**MARGARET NORDSTROM**  
*Executive Director*

**MEETING AGENDA**  
**Thursday, February 16, 2017 at 4pm**

1. CALL TO ORDER
2. ROLL CALL
3. OPEN PUBLIC MEETINGS ACT STATEMENT
4. PLEDGE OF ALLEGIANCE
5. APPROVAL OF HIGHLANDS COUNCIL MINUTES – January 19, 2017
6. CHAIRMAN'S REPORT (and Council Member Reports)
7. EXECUTIVE DIRECTOR'S REPORT
8. REGIONAL MASTER PLAN UPDATE COMMITTEE REPORT
9. OTHER BUSINESS:
  - CONSIDERATION OF RESOLUTION – Proposed Highlands Redevelopment Designation Area, Borough of Bloomsbury, Hunterdon County (*voting matter with public comment*)
10. PUBLIC COMMENTS (*to ensure ample time for all members of the public to comment, we will respectfully limit comments to three (3) minutes. Questions raised in this period may not be responded to at this time but, where feasible, will be followed up by the Council and its staff.*)
11. EXECUTIVE SESSION (*if deemed necessary*)
12. ADJOURN

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL  
MEETING MINUTES OF FEBRUARY 16, 2017

**PRESENT**

JIM RILEE	)	CHAIRMAN
KURT ALSTEDE	)	VICE CHAIR
TRACY CARLUCCIO	)	COUNCIL MEMBERS
MICHAEL R. DRESSLER	)	
MICHAEL FRANCIS	)	
BRUCE JAMES	)	
CARL RICHKO	)	
MICHAEL SEBETICH	)	
JAMES VISIOLI	)	
RICHARD VOHDEN	)	

**VIA-TELECONFERENCE**

TIMOTHY P. DOUGHERTY	)
ROBERT HOLTAWAY	)
MICHAEL TFANK	)

**ABSENT**

ROBERT G. WALTON	)
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**CALL TO ORDER** 151<sup>ST</sup> meeting of the New Jersey Highlands Water Protection and Planning Council to order at 4:02pm.

**ROLL CALL**

Roll call was taken. Members Dougherty, Holtaway, and Tfank was present via tele-conference. Member Walton was absent. All other Council Members were present. *The following staff members were present: Margaret Nordstrom, John Maher, James Humphries, Corey Piasecki, Kim Ball Kaiser, Carole Ann Dicton, Chris Ross, and Tom Tagliareni. Also present were Lisa LeBoeuf, Assistant Counsel, Governor's Authorities Unit, and Matthew Kelly, Deputy Attorney General.*

**OPEN PUBLIC MEETINGS ACT**

Ms. Tagliareni announced that the meeting is being held in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. The Highlands Council sent written notice of the time, date, and location of this meeting to pertinent newspapers of circulation throughout the State and posted notice on the Highlands Council website.

**PLEDGE OF ALLEGIANCE** was then recited.

**APPROVAL OF HIGHLANDS COUNCIL MINUTES OF JANUARY 19, 2017**

Chairman Rilee asked for a motion on the Minutes of January 19, 2017.

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*Member James made a motion to approve the Minutes of January 19, 2017. Member Richko seconded it.*

*A roll call vote was taken. The Minutes of January 19, 2017 were APPROVED 13-0.*

## **CHAIRMAN'S REPORT**

Chairman Rilee reported that the RMP Update Committee will be renamed to RMP Amendment Committee. Chairman Rilee added that the committee will continue their work in the RMP process.

## **EXECUTIVE DIRECTOR'S (ED) REPORT**

Ms. Nordstrom highlighted some of Council staff's activities.

### Plan Conformance Implementation

- Clinton Town, Hunterdon County
  - Highlands Referral Ordinance: Municipal adoption 12/13/16
- Hackettstown, Warren County
  - Exemption Determination Authorization: Municipal adoption 12/8/16

Ms. Nordstrom also reported that a GIS Specialist has been hired and will start the end of the month.

## **COMMITTEE REPORT**

### Regional Master Plan Update

Committee Chair Alstede reported on comments made at Council's last meeting regarding the Procedures to Consider Proposed Amendments (the Procedures) to the Regional Master Plan (RMP).

- 30-day public comment period – The intent is to have a minimum of 30 days, with the Council having an option to extend the period up to 60 days. The language will be revised in the Procedures. The committee expects to recommend the Monitoring Program Recommendation Report (MPRR) have a comment period of 60 days.
- Requirement for public comments submitted – A rationale is requested when submitting public comments. The Procedures will be clarified.
- Public hearings – We are taking into consideration having public hearings outside the region.
- Recommendations for amendments to the RMP – This is the time for all Council members to share with Council staff any recommendations for RMP amendments.

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Committee Chair Alstede noted that members of the public will have the chance to make such recommendations for RMP amendments during the public comment period following release of the MPRR.

Other Business:

**Resolution Approving Petition for Highlands Redevelopment Area Designation, Borough of Bloomsbury, Hunterdon County**

Ms. Nordstrom noted to Council that this is an application to make sure the site is suitable for redevelopment as described in the Highlands Act and RMP, rather than a full blown site plan approval process.

*Member Alstede made a motion on the Resolution. Member Francis seconded it.*

Staff member James Humphries gave a presentation regarding the proposed Highlands Redevelopment Area Designation in Bloomsbury Borough. The presentation may be found on the Council's website at the link below:

[www.nj.gov/njhighlands/about/calend/2017\\_meetings/feb16/feb16\\_meeting\\_preso.pdf](http://www.nj.gov/njhighlands/about/calend/2017_meetings/feb16/feb16_meeting_preso.pdf)

**Council Comment**

Member Sebetich, referring to the slide entitled "Resource Analysis," asked who determines that the proposed use for the property does not present a "significant" risk of discharge of pathogens and degradation of ground water. Mr. Humphries explained that the risk level is determined by a list of potential uses of properties that have presented a significant potential of discharge (i.e., gas stations, chemical storage). Such uses are identified by industrial/commercial use category codes; a fast food restaurant does not fall into any of the uses that present a significant potential for discharge.

Ms. Carluccio asked when the Carbonate Rock Area Geotechnical investigation would take place. Ms. Ross responded that the geotechnical investigation would be part of the Highlands Preservation Area Approval (HPAA) application process with New Jersey Department of Environmental Protection (NJDEP).

Vice Chair Alstede commented that the plan was previously approved in 1997 and doesn't qualify for an exemption, but does qualify for redevelopment designation under the 70% impervious provisions in the Act. Mr. Humphries responded that the redevelopment guidelines ensure the site is suitable for and can support the redevelopment in question.

Member Carluccio asked if any perc tests were conducted. Ms. Ross responded that no perc tests were conducted as it is not a requirement. There was also discussion regarding the current septic system and prime ground water recharge area (PGWRA).

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Vice Chair Alstede reminded Council members that all they doing at this point is designating the redevelopment area as a planning tool as set forth in the RMP, and that detailed engineering and environmental reviews will take place later.

**Public Comment**

**George Stafford, New Jersey Highlands Coalition** – Mr. Stafford spoke in opposition of the proposed redevelopment area designation regarding a fast food restaurant vs. use of farmland.

**Wilma Frey, New Jersey Conservation Foundation** – Ms. Frey spoke in opposition of the proposed redevelopment area designation because there was no data on karst and septic system conditions.

**Guliet Hirsch, Archer & Greiner, P.C., represents applicant** – Ms. Hirsch commented that the property is an Existing Community Zone (ECZ) of Bloomsbury and is properly designated ECZ for the three-step process. Ms. Hirsch commented that Council's approval will give her client the opportunity to go to NJDEP.

**Elliot Ruga, New Jersey Highlands Coalition** – Mr. Ruga suggested that Council order the applicant to provide a geotechnical report as it would be useful to have an understanding of the carbonate rock area. Mr. Ruga also suggested that going forward, the Council track/compile all such reports required of applicants in the Highlands Region to begin creating a database or GIS layer with this information.

**Monique Purcell, Department of Agriculture** – Ms. Purcell clarified that the property is not a working farm and is leased to the farmer.

**Robert Fry, Warren County** – Mr. Fry asked if Bloomsbury has a wastewater management plan (WMP). Mr. Humphries responded that Bloomsbury does not currently have a WMP.

**Council Comment**

Member Dressler stated that he was not satisfied with the information currently received on this application and plans to vote "no" at this time.

There was also Council discussion regarding the waivers being considered (NJDEP waiver for >3% impervious surface and Council waiver for PGWRA) and if Council would vote on those waivers.

Member Carluccio commented that this is a good site for restoration and she cannot vote yes on this resolution.

Vice Chair Alstede read several excerpts from the RMP Chapter 4, Part 6, Subpart D Redevelopment, emphasizing that redevelopment designation is a "planning tool" to locate additional development and redevelopment in close proximity to existing development in the Region. Member Carluccio stated that Vice Chair Alstede missed one reference that the designation must support "sustainable development."

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*All members present voted on the Resolution. The vote was 6 in favor, 7 opposed. 8 votes are required for Council action under N.J.S.A. 13:20-5.f. Accordingly, the Council did not take final action on the application.*

Following the vote, Vice Chair Alstede asked what basis the Council has for failing to approve the application. Member James stated he did not want to discuss legal issues in a public session and that the Council should go into closed session if necessary. Chairman Rilee responded that he will work with staff to formalize a response.

Chairman Rilee opened the meeting to the general public for comments.

**Public Comment**

**George Stafford, New Jersey Highlands Coalition** – Mr. Stafford commented that he visits governing bodies to ask them to consider a resolution requesting the Governor's office and NJDEP to release an update regarding the State Water Supply Plan. Mr. Stafford urged the Council to do the same.

**David Shope, Lebanon Township, NJ** – Mr. Shope commented on the New Jersey Water Supply Authority rate review. Mr. Shope also questioned Council on its rationale for the current RMP.

**Hank Klumpp, Tewksbury, NJ** – Mr. Klumpp commented on the affordable housing obligations and legal shield that towns originally conformed to and if there is any recourse now due to recent obligations.

**Council Comment**

Member Richko commented on the State Water Supply Plan update and why the data is not being released. Member Richko urges Council to consider a resolution for the Governor's office and NJDEP to release this data. Chairman Rilee responded that the Legislature is currently taking up this charge.

Member Dressler stated that he intends to present a resolution at the next meeting calling for the Council to conduct its meetings in accordance with Robert's Rules of Order.

*Member Alstede made a motion to adjourn the meeting. Member Francis seconded it. All were in favor. The meeting was adjourned at 4:56pm.*

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL  
MEETING MINUTES OF FEBRUARY 16, 2017

**CERTIFICATION**

I hereby certify that the foregoing is a true copy of the minutes of the meeting of the Highlands Water Protection and Planning Council.

Date: 3/16/17

Name: Annette Tagliareni  
Annette Tagliareni, Executive Assistant

**Vote on the Approval of  
These Minutes**

	Motion	Second	Yes	No	Abstain	Absent
Councilmember Alstede			✓			
Councilmember Carluccio			✓			
Councilmember Dougherty			✓			
Councilmember Dressler			✓			
Councilmember Francis	✓		✓			
Councilmember Holtaway			✓			
Councilmember James			✓			
Councilmember Richko			✓			
Councilmember Sebetich			✓			
Councilmember Tfank			✓			
Councilmember Visioli		✓	✓			
Councilmember Vohden			✓			
Councilmember Walton			✓			
Chairman Rilee			✓			

**TRUE COPY**





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JIM RILEE  
Chairman

MARGARET NORDSTROM  
Executive Director

## MEMORANDUM

**TO:** The New Jersey Highlands Council

**FROM:** The RMP Update Committee of the New Jersey Highlands Council

**SUBJECT:** Response to comments regarding the Draft Procedures for Considering Proposals to Amend the Highlands Regional Master Plan

**DATE:** February 6, 2017

The Committee responds to the following concerns raised at the January 19, 2017 Council meeting regarding the draft Procedure that the Council approved as a guideline moving forward with the finalization of the Monitoring Program Recommendation Report (MPRR) and any proposals to amend the Regional Master Plan (RMP) arising therefrom.

### **Public Comment Period**

*That a public comment period of no less than 30 days on the draft MPRR is not sufficient time for the public to digest and then comment on the MPRR or RMP amendments.*

The intention was that the 30-day period would be the minimum duration of any public comment period, and that the draft Procedure would provide flexibility to the Council to provide a longer public comment period. We therefore recommend that the language in the draft Procedure be amended to provide that the public comment would be “for a minimum period of 30 days, unless extended by the Council up to 60 days.” This change makes clear that when the Council approves the draft MPRR to be released to the public for comment, it can stipulate the length of the public comment period, as long as it is at least 30 days long. The Committee believes that the public comment period on the draft MPRR will need to be longer than 30 days and expects that it will recommend a 60-day public comment period to the Council when it recommends that the Council release the MPRR for public comment.

### **Public Participation- Submitting Recommendations for Amendments to the RMP**

*That the list of information (on page 3 of the Procedure) required to be provided by a proponent in support of a RMP amendment poses an unrealistic burden on the proponent.*

Our intention is that the proponent provide as much information possible to tie the proposal to a specific goal, policy, or objective in the RMP. If the proposal is not clear on



this point, the staff will work to tie the proposal to a specific section of the RMP and/or will attempt to obtain additional information from the proponent. It is not our intention that the Committee will summarily reject a proposal because of the proponent's failure to provide some of the information listed at page 3 of the Procedure.

Prior to final adoption of the Procedures, Council staff recommends the last sentence of the first full paragraph on page 3 be amended to read:

“Anyone wishing to suggest additional or different changes to the RMP than those proposed in the draft Recommendation Report will be asked to provide the information outlined below to support such changes to the best of their ability. Changes will not be rejected or discarded due to a lack of information; rather supporting information will be used by Council staff to provide context for any such amendment to the Committee.”

### **Public Hearings Outside of the Highlands Region**

*That the Highlands Council conduct additional public hearings on a proposed RMP amendment outside of the Highlands region.*

The Committee appreciates this comment and will discuss the feasibility of conducting additional public hearings in addition to the ones required by the Highlands Act. Some proposed amendments may be appropriate for a hearing outside the Highlands, depending on topic. Council may make a determination on this point when it recommends a RMP amendment go out for public hearings.

2017-  
**NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING  
COUNCIL DETERMINATION ON APPLICATION FOR HIGHLANDS  
REDEVELOPMENT AREA DESIGNATION FOR BOROUGH OF  
BLOOMSBURY, HUNTERDON COUNTY, BLOCK 32, LOT 1.01**

**WHEREAS**, the Highlands Water Protection and Planning Act (Highlands Act) created a public body corporate and politic with corporate succession known as the Highlands Water Protection and Planning Council (Highlands Council); and

**WHEREAS**, Section 9 and 11 of the Highlands Act, N.J.S.A. 13:20-9.b. and N.J.S.A. 13:20-11.a.(6)(h), specifies that in preparing the Highlands Regional Master Plan (RMP), the Highlands Council may, in conjunction with municipalities in the Preservation Area, identify areas in which redevelopment shall be encouraged and shall identify areas appropriate for redevelopment in order to promote the economic well-being of the municipality, provided that the redevelopment conforms with the goals of the Preservation Area and the Highlands Act, with the rules and regulations adopted by the New Jersey Department of Environmental Protection (NJDEP), and further, that any area so identified for possible redevelopment shall be either a brownfield site designated by the NJDEP or a site at which at least 70% of the area thereof is covered with impervious surface; and

**WHEREAS**, Section 35 of the Highlands Act, N.J.S.A. 13:20-33.b.(2), authorizes the NJDEP to grant a waiver of any provision of a Highlands permitting review on a case-by-case basis for redevelopment in certain previously developed areas in the Preservation Areas identified by the Highlands Council pursuant to Section 9.b. or Section 11.a.(6)(h); and

**WHEREAS**, the NJDEP has adopted rules at N.J.A.C. 7:38-1.1 et seq. (Highlands Rules) governing the NJDEP's review of projects in the Highlands Region; and

**WHEREAS**, the Highlands Rules, at N.J.A.C. 7:38-6.4, specifies that as provided for in Highlands Act, the NJDEP may waive any provision of the rules for redevelopment in certain previously developed areas in the Preservation Area identified by the Highlands Council pursuant to the Highlands Act; and

**WHEREAS**, the Highlands Council prepared and adopted Procedures for Highlands Redevelopment Areas Designation (Procedures) by Resolution 2008-43 dated October 30, 2008; and

**WHEREAS**, the Applicant, Stem Brothers, submitted a Petition for Block 32 Lot 1.01 Borough of Bloomsbury, Hunterdon County, for a Highlands Development Area Designation; and

**WHEREAS**, the Highlands Council deemed the application administratively complete on January 10, 2017; and

**WHEREAS**, the Highlands Council released the Highlands Council Staff Draft Recommendation Report dated January 25, 2017 for public comment, and

**WHEREAS**, the Highlands Council held a public comment period concerning the proposed Highlands Redevelopment Area Designation commencing January 26, 2017 and ending February 10, 2017; and

**WHEREAS**, the Highlands Council duly considered the Draft Recommendation Report and all public comments on the proposed Highlands Redevelopment Area Designation; and

2017-  
**NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING  
 COUNCIL DETERMINATION ON APPLICATION FOR HIGHLANDS  
 REDEVELOPMENT AREA DESIGNATION FOR BOROUGH OF  
 BLOOMSBURY, HUNTERDON COUNTY, BLOCK 32, LOT 1.01**

**WHEREAS**, after Highlands Council staff review, staff recommended that the Highlands Council approve the proposed Highlands Redevelopment Area Designation with conditions set forth in the Highlands Council Staff Final Recommendation Report dated February 13, 2017; and

**WHEREAS**, pursuant to N.J.S.A. 13:20-5.j, no action authorized by the Highlands Council shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Council has been delivered to the Governor for review, unless prior to the expiration of the review period the Governor shall approve same, in which case the action shall become effective upon such approval.

**NOW, THEREFORE, BE IT RESOLVED**, the Highlands Council hereby approves the Block 32, Lot 1.01 Borough of Bloomsbury, Hunterdon County, Highlands Redevelopment Area Designation with conditions as set forth in the Final Recommendation Report and authorizes the Executive to prepare a document informing the NJDEP of the Highlands Redevelopment Area Designation.

**CERTIFICATION**

I hereby certify that the foregoing Resolution was adopted by the Highlands Council at its meeting held on 16<sup>th</sup> day of February, 2017.

\_\_\_\_\_  
 Jim Rilee, Chairman  
[DID NOT PASS]

**Vote on the Approval of  
 The Resolution**

	Motion	Second	Yes	No	Abstain	Absent
Councilmember Alstede	✓		✓			
Councilmember Carluccio				✓		
Councilmember Dougherty				✓		
Councilmember Dressler				✓		
Councilmember Francis		✓	✓			
Councilmember Holtaway			✓			
Councilmember James				✓		
Councilmember Richko				✓		
Councilmember Sebetich				✓		
Councilmember Tfank			✓			
Councilmember Visioli				✓		
Councilmember Vohden			✓			
Councilmember Walton						✓
Chairman Rilee			✓			



# Highlands Council Meeting

Thursday, February 16, 2017



# Highlands Project Review

## Proposed Highlands Redevelopment Area Designation Bloomsbury Redevelopment





# Redevelopment Project Overview

- Bloomsbury Borough, Hunterdon County  
Block 32, Lot 1.01
- Currently developed with Citgo gas and fuel service center and deli/convenience store
- Proposal to add 3,000 square-foot drive-in restaurant with associated parking
- Area of the proposed expansion is currently part of a larger cornfield










Route 78E Ramps

Route 173

### Legend

-  Potential Redevelopment Area
-  Area of Disturbance
-  Block 32, Lot 1.01

0 95 190 380 Feet

N

















# Site Qualification

- Impervious surface requirement (70%):
  - Existing Impervious Surface = 58,883 sq ft
  - Allowable Redevelopment Area = 84,119 sq ft
  - Proposed Redevelopment Area = 83,995 sq ft



# Public Comment & Response

- Written public comment period:  
1/26/17 – 2/10/17
- Comments received from:
  - Tom Buchinski
  - Wilma Frey, NJ Conservation Foundation
  - Martha J. Tersigni, Mayor, Borough of Bloomsbury
- Comment/response document:
  - Posted to Highlands website: 2/13/17



# Resource Analysis

- Carbonate Rock Area
  - Phased geotechnical investigation, approval by municipal engineer required
- Tier I Wellhead Protection Area
  - No significant potential to result in discharge of pathogens to ground water or land surface
- Prime Ground Water Recharge Area (PGWRA)
  - Proposed project encroaches into mapped PGWRA
  - Highlands Act allows for waiver on a case-by-case basis
  - Ground water recharge or other on-site mitigation required
  - Proposed project would not cause/contribute to significant degradation of ground water





# Smart Growth & Sustainable Economic Development

- Incorporates low-impact development techniques
- Promotes economic investment and community development
- Maintains existing land use patterns
- Balances economic development and resource protection



## **Staff Recommendation:**

# **Approve with conditions**

- Phased geotechnical investigation
- Highlands Redevelopment Area Designation waiver with mitigation for the PGWRA provisions of the RMP
- Applicant commits to ensuring on-site enhanced ground water recharge
- Compliance with NJDEP stormwater regulations
- NJDEP waiver for >3% impervious surface
- Conservation restriction on remainder of undeveloped property
- Adopted Highlands Referral Ordinance will require Highlands Council consistency review of permitted project



# Council Deliberation

## Proposed Highlands Redevelopment Area Designation Bloomsbury Redevelopment





# Highlands Council Meeting

Thursday, February 16, 2017



# New Jersey Highlands Council

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## Completed Project Reviews

The Highlands Council has considered the following projects and submitted its findings to the New Jersey Department of Environmental Protection. Projects are listed by date, indicating the Highlands Council public meeting at which the proposed project was last discussed or approved.

When reviewing projects for consistency with the RMP, Highlands Council staff uses the [Highlands RMP Consistency Determination Review Template](#) (pdf). **PLEASE NOTE:** Applicants are NOT required to complete this form; it is provided here for reference only.

September 2013

### Township of Mount Olive Budd Lake/Rt 46 Proposed Highlands Redevelopment Area Designation

- Documents approved by Council at September 19, 2013 meeting
  - [Highlands Council Resolution 2013-24](#) (529 KB pdf)
  - [Final Draft Staff Recommendation Report](#) (228 KB pdf)
    - [Exhibits](#) (1.47 MB pdf)
  - [Final Draft Consistency Determination](#) (479 KB pdf)
- [Public Comments and Highlands Council Responses](#) (111 KB pdf)
- Public Comment Posting (August 26 - September 10, 2013)
  - [Draft Staff Recommendation Report](#) (219 KB pdf)
    - [Exhibits](#) (1.47 MB pdf)
  - [Draft Consistency Determination](#) (431 KB pdf)
  - [Public Notice](#) (120 KB pdf)

October 2012

### 700 Bartley Chester Road, L.L.C Highlands Redevelopment Area Mount Olive Block 6800 Lot 10

- [Correspondence: Letter to Applicant](#) (pdf)
- [Correspondence: Letter to NJDEP](#) (pdf)
- [Final Consistency Determination Review](#) (pdf)
- [Final Staff Recommendation Report](#) (pdf)
- [Resource Maps](#) (pdf)
- [Highlands Council Resolution](#) (pdf)
- [HPAA Application Checklist](#) (pdf)
- [Public Notice](#) (pdf)
- [Public Comments/Highlands Council Responses](#) (pdf)
- Earlier Versions:
  - [Draft Consistency Determination Review](#) (pdf)
  - [Draft Staff Recommendation Report](#) (pdf)

February 2012

### Amended Tennessee Gas Pipeline Company 300 Line Project/ Tennessee Gas Northeast Upgrade Project – Loop Within Highlands Region

- [Highlands Council Resolution 2012-7: Tennessee Gas Pipeline Exemption Determination \(Amended\)](#) (pdf)
- [Highlands Council Resolution 2012-8: Tennessee Gas Pipeline NE Upgrade Recommendation to NJDEP](#) (pdf)

## Monitoring Reports

\*PLEASE NOTE: Due to file size limitations, the appendices have been removed from some of these files. Complete reports including appendices are available for review in the Highlands Council office, by appointment. Please contact [keri.green@highlands.nj.gov](mailto:keri.green@highlands.nj.gov) for an appointment. Submission of these reports is required by the Highlands Council Consistency Determination for the Tennessee Gas 300 Line Project and the Comprehensive Management Plan prepared by Kinder Morgan.

- [300 Line Project: 325 Loop Post-Construction Monitoring Report Year 3 – December 2014](#) (10.7 MB pdf)
- [NEUP– Loop 325, Year 1 Post-Construction Monitoring Report – December 29, 2014](#) (1.46 MB pdf)
- [NEUP – Loops 323 and 325, Post-Construction Invasive Species Monitoring Report – November 18, 2014](#) (3.61 MB pdf)
- [300 Line Project: 325 Loop Post-Construction Monitoring Report Year 2 – December 2013](#) (9.62 MB pdf)
- [300 Line Project: 325 Loop Post-Construction Monitoring Report Year 1 – DRAFT: February 19, 2013](#) (946 KB pdf)

## Consistency Review

- [Amended 300 Line Project Consistency Determination](#) (pdf)
- [NEUP Project Highlands RMP Consistency Determination](#) (pdf)
- [Tennessee Gas Public and Highlands Council Comments and Staff Responses](#) (updated 2.13.2012 pdf)
- [Final Draft Consistency Determination Review Amended Tennessee Gas Pipeline Company 300 Line Project](#) (pdf)
- [Final Draft Consistency Determination Tennessee Gas Northeast Upgrade Project – Loop Within Highlands Region](#) (pdf)
- [Tennessee Gas Public Comment/Response Document](#) (pdf)
- [Amended Tennessee Gas Pipeline Company 300 Line Project Draft Consistency Determination Review](#) (pdf)
- [Tennessee Gas Northeast Upgrade Project – Loop Within Highlands Region Draft Consistency Determination Review](#) (pdf)
- [Public Notice](#) (pdf)
- [300 Line Updated CMP Applicant Submittal](#) (pdf)
- [NEUP CMP Applicant Submittal](#) (pdf)
- [NEUP Loop 325 Maps](#) (pdf)

- [Original 300 Line Submission](#) (below - January 2010)

March 2012

**PSE&G Susquehanna-Roseland 500-kv Transmission Line**

- **Comprehensive Mitigation Plan:** Following are final and approved components of the Comprehensive Mitigation Plan (CMP). The CMP was prepared by PSE&G with detailed oversight and review from Highlands Council staff. Each component is prepared as a standalone document addressing a specific environmental resource and/or mitigation process. Remaining components will be posted as approved. (Dates indicate web posting, not date document was finalized.)
  - [CMP Framework](#) (March 14, 2012)
  - [CMP Introduction](#) (March 14, 2012)
  - [CMP Construction and Restoration Standards](#) (March 14, 2012)
  - [CMP Transmission Vegetation Management Plan](#) (March 14, 2012)
  - [CMP Critical Habitat/Endangered Species Mitigation Plan](#) (March 14, 2012)
  - [CMP Forest Restoration Plan](#) (March 14, 2012)
- PSE&G Susquehanna-Roseland 500-kv Transmission Line: [Planning Area Exemption Letter](#) (Jan. 15, 2010); final [Consistency Determination](#) (Jan. 15, 2010); [Summary of Public Comments, May 2009-June 2009](#); [Summary of Public Comments, December 2008-January 2009](#); [Resolution 2009-45](#) (Highlands Act Exemption and Consistency Determination)
  - [Comment Response Document](#) (for comments received through June 2009); [Comment Response Document](#) (for comments received through January 2009) [original Highlands RMP Consistency Determination](#) (released May 21, 2009); [Public Comment notice](#) (May 21, 2009); [PSE&G's amended application for Highlands Applicability Determination](#) (May 19, 2009).
  - Documents pertaining to previous application: [PSE&G Response to Highlands Consistency Determination Review](#) (Jan. 30, 2009); [PJM Presentation to Highlands Council](#) (Feb. 26, 2009); [Public Comment period extended](#); [original Public Comment notice](#); [Highlands RMP Consistency Determination](#) (December 22, 2008); [Maps](#).

February 2012

**Route 46 (Mount Olive Township) Highlands Redevelopment Area  
Mount Olive Block 8200 Lots 5 and 6 and Block 8100 Lots 49 and 50**

- [Correspondence Letter to NJDEP](#) (pdf); [Resolution: Highlands Redevelopment Area - Mount Olive](#) (pdf); [HPAA Application Checklist](#) (pdf); [Final Consistency Determination Review](#) (pdf); [Final Staff Recommendation Report](#) (pdf); [Draft Consistency Determination Review](#) (pdf); [Draft Staff Recommendation Report](#) (pdf); [Maps](#) (pdf); [Public Notice](#) (pdf)

October 2011

**Former Fenimore Landfill Highlands Redevelopment Area, Roxbury Township, Morris County**

- [Correspondence: Letter to Applicant](#) (pdf); [Correspondence: Letter to NJDEP](#) (pdf); [Resolution: Highlands Redevelopment Area - Fenimore Landfill Redevelopment Area](#) (pdf); [Final Consistency Determination Review](#) (pdf); [Final Staff Recommendation Report](#) (pdf); [Summary of Public Comments](#) (pdf); [Draft Consistency Determination Review](#) (pdf); [Draft Staff Recommendation Report](#) (pdf); [Maps](#) (pdf); [Public Notice](#) (pdf)

August 2011

**Givaudan Highlands Redevelopment Area, Mount Olive Township, Morris County**

- [Correspondence: Letter to Applicant](#) (pdf); [Correspondence: Letter to NJDEP](#) (pdf); [Resolution: Highlands Redevelopment Area - Givaudan Redevelopment Area](#) (pdf); [Final Consistency Determination Review](#) (pdf); [Final Staff Recommendation Report](#) (pdf); [Summary of Public Comments](#) (pdf); [HPAA Application Checklist](#) (pdf); [Draft Consistency Determination Review](#) (pdf); [Draft Staff Recommendation Report](#) (pdf); [Maps](#) (pdf); [Public Notice](#) (pdf)

June 2011

**Sand Shore Road Highlands Redevelopment Area, Mount Olive Township, Morris County**

- [Correspondence: Letter to Applicant](#) (pdf); [Correspondence: Letter to NJDEP](#) (pdf); [Correspondence: Letter to Mayor](#) (pdf); [Resolution: Highlands Redevelopment Area - Sand Shore Road](#) (pdf); [Final Consistency Determination Review](#) (pdf); [Final Staff Recommendation Report](#) (pdf); [HPAA Application Checklist](#) (pdf); [Draft Consistency Determination Review](#) (pdf); [Draft Staff Recommendation Report](#) (pdf); [Maps](#) (pdf); [Public Notice](#) (pdf)

August 2010

**Goldmine Partners, LLC (Mount Olive)**

- Goldmine Partners: [Correspondence: Letter to Applicant](#) (pdf); [Correspondence: Letter to NJDEP](#) (pdf); [HPAA Application Checklist](#) (pdf); [Highlands Council Resolution 2010-5](#) (pdf); [Final Consistency Determination Review](#) (pdf); [Final Staff Recommendation Report](#) (pdf); [Summary of Public Comments](#) (pdf)
  - [Draft Consistency Determination Review](#) (pdf); [Draft Staff Recommendation Report](#) (pdf); [Maps](#) (pdf); [Public Notice](#) (pdf)

June 2010

**JCP&L Califon Substation, Tewksbury Township**

The landscape plan for this proposed project was considered by the Highlands Council pursuant to a conditional Exemption #11 Consistency Determination by New Jersey Department of Environmental Protection — consistency must be examined with Historic and Scenic Protection goals.

- JCP&L Califon Substation, Tewksbury Township: [Correspondence: Letter to NJDEP](#) (pdf); [Figure 1: Proximity to Contributing Historic Properties](#) (pdf); [Figure 2: Rural Character and Historic Integrity](#) (pdf); [Public Comments Received, March-April 2010](#) (pdf)
  - [North View](#) (pdf); [East View](#) (pdf); [Color Rendering](#) (pdf); [Elevation View](#) (pdf); [Proposed Landscape Plan](#) (pdf); [Public Notice](#) (pdf); [Correspondence - Amended Decision Letter](#) (pdf); [Map - Fairmount Historic District within Tewksbury Township](#) (pdf); [Proposed Substation Drawing](#) (pdf); [Highlands Regional Master Plan - Historic and Scenic Resource](#)



Protection Goals (pdf).

April 2010

**Heath Village Retirement Community, Washington Twp (Morris County)**

- Heath Village Retirement Community, Washington Township, Morris County: [Letter to NJDEP](#) (pdf); [HPAA Application Checklist](#) (pdf); [Highlands Council Resolution 2010-4](#) (pdf); [Final Staff Recommendation Report](#), with edits (pdf); [Final RMP Consistency Determination](#), with edits (pdf); [Summary of Public Comments Received](#) (pdf); [Heath Site Plan](#) (pdf); [Maps](#) (pdf); [Heath Public Notice](#) (pdf).

March 2010

**West Milford Municipal Complex and Public Library, West Milford**

- West Milford Municipal Complex and Public Library: [Letter to NJDEP](#) (pdf); [HPAA Application Checklist](#) (pdf); [Highlands Council Resolution 2010-3](#) (pdf); [Highlands RMP Consistency Determination Review](#) (pdf); [Highlands Council Staff Draft Recommendation Report](#) (pdf); [Highlands Redevelopment Area Designation Pre-Application Meeting](#) (pdf); [Public Notice](#) (pdf).

**Borealis Compounds, Mansfield Township**

- Proposed Highlands Redevelopment Area Designation for Borealis Compounds (Mansfield Township): [Letter to NJDEP](#) (pdf); [HPAA Application Checklist](#) (pdf); [Highlands Council Resolution 2010-2](#) (pdf); [final Consistency Determination Report](#) (with changes); [summary of public comments received](#); [final Staff Recommendation Report](#) (with changes); [draft Consistency Determination Report](#); [draft Staff Recommendation Report](#); [Borealis Site Plan](#); [Public Notice](#) (Jan. 15, 2010)

January 2010

**Tennessee Gas Pipeline Company 300-Line Project**

- Tennessee Gas Pipeline Company 300-Line Project (Sussex and Passaic Counties): [Highlands Council Resolution 2009-56](#) (pdf); [final Consistency Determination Review](#) (01/11/10); [Consistency Determination Review](#), with changes (11/06/09); [Summary of Public Comments](#); [Public Comments Received](#) (09/09 - 10/09)
  - [Public Notice](#) (09/30/09); [correspondence from applicant](#) (09/30/09); revised [Consistency Determination](#) (09/16/09); [applicant's Highlands Resource Area Impact Map](#) (09/25/09); [Staff Consistency Determination Mapping](#) (09/16/09); [Cover Letter](#) (09/10/09); [Comprehensive Mitigation Plan](#) (9/10/09); [GIS Files](#) (1 MB zip); revised [HAD Application including Planning Area](#) (9/10/09); [HAD Application Narrative Report](#) (09/28/09)
  - Original [HAD Application](#) (3/06/09); [Consistency Determination](#) (5/11/09); [Public Notice](#) (5/27/09); [Maps](#); [Tennessee Gas Pipeline presentation](#) to Highlands Council (4/16/09); [Public Notice](#) (09/16/09); [Public Notice](#) (5/11/09).

June 29, 2009

**Oak Ridge Road Association Redevelopment Area Designation**

- Oak Ridge Road Association (West Milford): [Letter to NJDEP](#) (June 26, 2009); [HPAA Application Checklist](#) (pdf); [Consistency Determination Report](#) (final, with edits); [Recommendation Report](#) (final, with edits); [Comment Response Document](#); [Consistency Determination Report](#) (draft); [Recommendation Report](#) (draft); [maps](#); [Public Notice](#); [Highlands Council Presentation](#) (April 16, 2009).
- [Highlands Council Resolution 2009-44](#)

Nov. 20, 2008

**Hamilton Farm Golf Club WQMP**

- Hamilton Farm Golf Club: [Letter to NJDEP](#); [Project Review](#) (final); [Public Comments](#); [Project Maps](#) (2 MB pdf).
- [Highlands Council Resolution 2008-72](#)

Sept. 18, 2008

**200/202 Howard Blvd., Mount Arlington WQMP**

- 200/202 Howard Blvd., Mount Arlington -- [Letter to NJDEP](#), [Project Review](#) (final), [Project Maps](#) (2.52 MB PDF), [Public Comments](#)
- [Highlands Council Resolution 2008-36](#)

**Hamptons at Pohatcong WQMP**

- Hamptons at Pohatcong -- [Letter to NJDEP](#), [Project Review](#) (final), [Project Maps](#) (57.22 MB PDF), [Public Comments](#)
- [Highlands Council Resolution 2008-38](#)

**Holland Township WQMP**

- Holland Township -- [Letter to NJDEP](#), [Project Review](#) (final), [Project Maps](#) (7.61 MB PDF), [Public Comments](#)
- [Highlands Council Resolution 2008-39](#)

**Pilot Travel Center, Union Twp. WQMP**

- Pilot Travel Center, Union Twp. -- [Letter to NJDEP](#), [Project Review](#) (final), [Project Maps](#) (6.53 PDF), [Public Comments](#)
- [Highlands Council Resolution 2008-37](#)





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