



# 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



KEY MAP  
SCALE 1"=250'

GENERAL NOTES:

- OWNER / APPLICANT:  
BLOOMSBURY METS, LLC  
P.O. BOX 1  
METSURF, NJ 08848
- BEING KNOWN AS BLOCK 32, LOT 1.01 AS SHOWN ON SHEET NO. 9 OF THE TAX MAPS FOR THE BOROUGH OF BLOOMSBURY.
- AREA OF TOTAL TRACT = 4.528 AC AND IS LOCATED IN THE B-2 ZONE.
- BASIC MAPPING OBTAINED FROM MAP ENTITLED, "AS-BUILT SEPTIC SYSTEM DRAWING," PREPARED BY BOHREN AND BOHREN ENGINEERING ASSOCIATES, INC. DATED OCTOBER 1986.
- IMPERVIOUS AREAS AS OF JULY 2000:
 

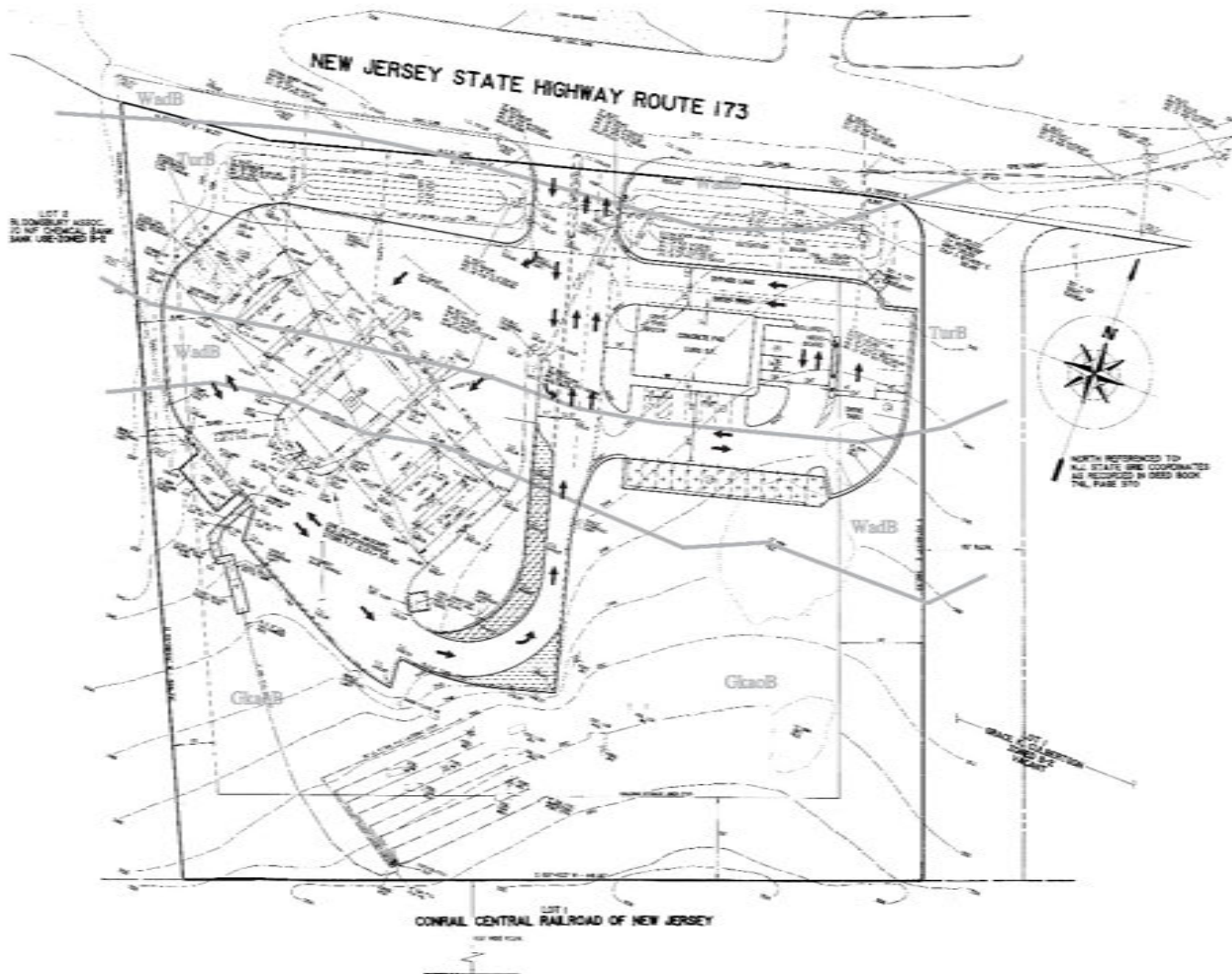
A. CONVENIENCE STORE	2,488 SF
B. CANOPY (LESS CONVENIENCE STORE)	6,333 SF
C. ENTRY DRIVE AND PARKING LOT	25,813 SF
D. EXT. DRIVE	12,790 SF
E. CONCRETE SIDEWALK AND PAVES	5,673 SF
TOTAL	58,897 SF
- SUMMARY:
 

TOTAL IMPERVIOUS DEVELOPED SITE	58,897 SF
IMPERVIOUS COVERAGE	70.1%
OPEN AREA	21,550 SF
	0.465 AC
- SOIL TYPES:
 

WadB = WASHINGTON LOAM	RECLASSIFY SOIL GROUP
TurbB = TURBIDILE LOAM	7
Glaob = CLAYSTONE GRAVELLY LOAM	8

- |  |  |
|--|--|
|  | 2,280 SF ADDED PAVEMENT                  |
|  | 2,671 SF EXISTING PAVEMENT TO BE REMOVED |

THESE AREAS TO BE RECONSTRUCTED.



DATE	REVISION
AUG. 11, 2014	ADDED PARKING
SEPT. 28, 2014	REVISED LAYOUT

**CONCEPT PLAN B  
BLOOMSBURY METS  
BLOCK 32, LOT 1.01**

BOROUGH OF BLOOMSBURY  
HUNTERDON COUNTY, NEW JERSEY

*Central Planning, Landscaping, LLC*

PLANNING - ARCHITECTURE - ENGINEERING - SURVEYING  
4670 FINEY CREEK - 100 BLOOMSBURY ROAD, SUITE 102  
BLOOMSBURY, NEW JERSEY 08820-2821 | TEL: 908-786-1235 | WWW.CPLINC.COM




DATE: 11/20/14  
SHEET NO.: 1 OF 1

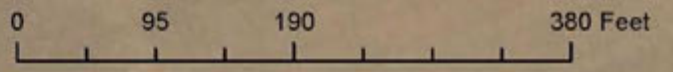
Potential Redevelopment Area  
Bloomsbury Borough  
Block 32, Lot 1.01

Route 78E Ramps

Route 173

**Legend**

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













# 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

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