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*Executive Director*

### MEMORANDUM

**To:** Plan Conformance Committee

**From:** Margaret Nordstrom, Executive Director

**Subject:** ~~Committee~~ Meeting Minutes– September 13, 2017

**Date:** September 18, 2017

A Plan Conformance Committee meeting was held on Wednesday, September 13<sup>th</sup> at 2:30pm in the Highlands Council office in Chester. Committee Members Richko and T'fank attended (via phone).

Staff Members present: Margaret Nordstrom, John Maher, James Humphries, Maryjude Haddock-Weiler, Keri Green, and Annette Tagliareni.

Also, present via phone: Nicholas Kant, Assistant Counsel, Governor's Authorities Unit

#### Upcoming projects

Ms. Nordstrom updated the committee on projects in the Borough of Kinnelon and Township of West Milford. Currently, Kinnelon is waiting for a Highlands Preservation Area Approval (HPAA) with takings waiver from the New Jersey Department of Environmental Protection (DEP). Council staff anticipates scheduling a Plan Conformance meeting in early 2018 to review the project.

The West Milford project is a brownfield Highlands redevelopment area designation (old gas station). Council staff is currently waiting for documentation from the DEP and Council staff anticipates reviewing the project with the committee in the near future.

#### Lebanon Borough Amended Petition for Plan Conformance:

Mr. Humphries gave an overview of Lebanon Borough's Amended Petition for Plan Conformance in the Planning Area via a draft PowerPoint presentation. Staff noted that the Borough's Plan Conformance Petition was approved by Council in November 2010. Ms. Green, Highlands staff liaison for Lebanon, noted that the Borough recently hired a new consultant. Due to this change,

the Borough has completed their Master Plan Reexamination Report, Highlands Referral Ordinance, Environmental Resource Inventory, and Highlands Center Feasibility Study in the past year. The Borough's Wastewater Management Plan is in progress.

After the presentation, Member Richko asked how much development the Borough plans. Mr. Humphries responded that the Borough plans to develop/redevelop commercial property and affordable housing all of which has access to two major highways and NJ Transit train service. Mr. Humphries added that due to existing wastewater and sewer service, the Borough has the capacity to develop/redevelop without impacts to Highlands resources and also by following the goals, policies and objectives of the Regional Master Plan.

Ms. Nordstrom read from the Highlands Center Designation Feasibility Study (page 13) on the Borough's goals:

1. Increase the potential for redevelopment along the Route 22 corridor.
2. Encourage economic development within the entire Borough, while protecting the environmental resources that exist within the community.
3. Provide opportunities to construct mixed-use developments to make the Borough a destination for surrounding communities.
4. Provide a catalyst for the renaissance of the corporate office park and redevelopment it for the twenty-second century.
5. Enhance the aesthetics of the commercial areas within the Borough.
6. Encourage building owners to preserve the architectural integrity of historic buildings.
7. Strategically provide for recreation facilities within close proximity to existing and future residential areas to ensure residents are able to walk to parks and open spaces.
8. Achieve a safe means for residents, especially school-aged, to safely cross Route 22.
9. Encourage and support the construction of a park-and-ride/bus terminal facility near the interchange to decrease vehicular trips on the State highways.
10. Encourage and support the construction of the omitted ramps to create a full interchange at Exit 20.

Member Tfrank asked if the Borough has a plan to protect the resources. Mr. Humphries responded that the Borough will adopt ordinances to protect Highlands resources as part of its Amended Petition for Plan Conformance and Highlands Center Designation.

Member Richko asked if there are any streams/waterways that could affect the Highlands Center Designation. Council staff will add a resource map to the presentation, which will show any streams/waterways and state how they will be protected.

In closing, Ms. Nordstrom noted that Lebanon Borough's Amended Petition for Plan Conformance will move to Council for consideration.

*The meeting was adjourned at 2:46pm.*