



State of New Jersey

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SUPPLEMENTAL Highlands Council Staff DRAFT Recommendation Report Proposed Highlands Redevelopment Area Designation Bloomsbury Redevelopment Block 32, Lot 1.01

Date: May 19, 2017

Re: Application Type:	<i>Proposed Highlands Redevelopment Area Designation</i>
Name:	<i>Bloomsbury Redevelopment Block 32, Lot 1.01</i>
Municipality:	<i>Bloomsbury Borough</i>
County:	<i>Hunterdon</i>
Highlands Act Area:	<i>Preservation Area</i>
LUCM Location:	<i>Existing Community Zone</i>
Property:	<i>Block 32 Lot 1.01</i>
Proposed Use:	<i>Proposed drive-in restaurant with associated parking</i>

The referenced Highlands Redevelopment Area Designation request was considered by the Highlands Council at its meeting of February 16, 2017. At that time, the Highlands Council failed to take final action on the Staff's recommendation to approve the request and carried the matter in order to consider additional technical information to be submitted by the applicant.

Highlands Council Staff members have reviewed the additional technical information provided and offer this Report in response. Because the application is virtually identical in terms of the proposed improvements, this Report should be viewed as a *supplement* to the Highlands Council Staff Recommendation Report of January 25, 2017, with focus only upon the new information and its relevance to the proposed Highlands Redevelopment Area. Findings of the prior Report remain unchanged, except in regard to the items specifically as noted herein.

HIGHLANDS RESOURCE ISSUES

The Highlands Council Staff Report of January 25, 2017 discusses concerns and provides recommendations with regard to certain Highlands Resources, as noted below. The applicant's supplemental materials include items responsive to staff recommendations.

- **Carbonate Rock Area.** The Staff Report recommends that the applicant conduct a geotechnical investigation to determine whether karst features exist in the area of the proposed project.

The applicant provided a Preliminary Geotechnical Engineering Report by Geo-Technology Associates, Inc., dated April 10, 2017, and signed by Allison Tether, Geotechnical Project Manager and Denis C. Loh, P.E., Vice President. The document indicates that test pits were excavated and infiltration testing was completed in pertinent locations on the site. Soil types were found consistent with the Hunterdon County Soil Survey. While the site is underlain by carbonate bedrock, investigators noted no obvious signs of surface subsidence. Consistent with Highlands Council geotechnical investigation phasing standards, the report acknowledges that further exploration is needed to avoid problem areas and to ensure that appropriate measures are taken to reduce/control surface water infiltration that would exacerbate them.

- **Prime Ground Water Recharge Area.** The Staff Report indicates that appropriate conditions placed on the approval of the project would ensure a de minimis impact on ground water and would not cause or contribute to a significant degradation of surface of ground waters. These conditions include maximized use of low-impact development/best management practices (“green infrastructure”) for stormwater management. Conditional approval of the project is consistent with the language of the RMP and the Act which allow for a waiver from the standards of the RMP for redevelopment where such redevelopment would have a de minimis impact on water resources and would not cause or contribute to a significant degradation of surface or ground waters.

The applicant performed a preliminary geotechnical exploration of the site in March 2017. According to the associated report (referenced above), the infiltration tests performed as part of the study resulted in rates which were less than the lowest rate typical for soils mapped on site, but fell within the range of infiltration rates of the most limiting layer for each unit. Infiltration tests were performed in only the southern and central portions of the site. In addition, groundwater was not observed within the depths penetrated (approximately 12-13 feet below ground surface) during the investigation. Consistent with Highlands Council geotechnical phasing standards, the report acknowledges that additional explorations and further analyses be performed as part of a final geotechnical investigation after the stormwater management plans are more fully developed.

- **Existing On-Site Septic System.** The Staff Report mainly discussed concerns with regard to consumptive water use in a deficit HUC-14 subwatershed due to the well water supply with discharge of treated effluent to groundwater via the on-site septic system. The function and management of the on-site septic system is vital to maintaining water quality also, and of yet greater significance in a Prime Ground Water Recharge Area.

The applicant provided a preliminary septic system evaluation reported by letter from Gregory Ploussas, PE, PP, CME, of Chester, Ploussas, Lisowsky Partnership, LLC, dated April 13, 2017. The letter indicates that the septic system was constructed in accordance with NJDEP regulations in effect at the time of installation and that “the septic tanks and grease trap are pumped regularly and maintained in accordance with current NJDEP Standards and are currently in good working condition.”