

**2013 MASTER PLAN REEXAMINATION REPORT
WASHINGTON TOWNSHIP
Morris County, New Jersey**



WASHINGTON TOWNSHIP PLANNING BOARD

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Edward J. Buzak, Esq., Board Attorney
Leon C. Hall, Board Engineer

ADOPTED: JUNE 26, 2013

The original of this document was signed and sealed
in accordance with N.J.S.A. 45:14A-12.

Prepared by:

David J. Banisch, PP/AICP, N.J.P.P. Li. #5565

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Morris County, New Jersey**



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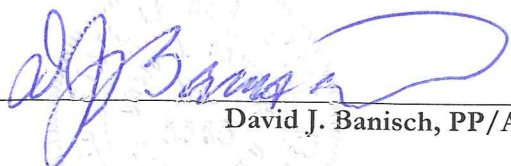
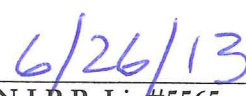
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**WASHINGTON TOWNSHIP PLANNING BOARD
2011 MASTER PLAN REEXAMINATION REPORT**

Introduction

The New Jersey Municipal Land Use Law (MLUL) (N.J.S.A. 40:55D-1 et seq.) provides that each municipality within the State of New Jersey periodically reexamine its Master Plan policies and assumptions, and its zoning restrictions and site plan and subdivision regulations, and prepare and adopt by resolution, a report on the findings of such reexamination. The Reexamination Report must include the following components (N.J.S.A. 40:55D-89):

1. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
2. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
3. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
4. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
5. The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The current Washington Township Master Plan was adopted by the Planning Board pursuant to Article 3 of the MLUL (N.J.S.A. 40:55D-28) on December 8, 2003. In February of 2005, a Stormwater Management Plan was adopted pursuant to N.J.A.C. 7:14A-25 Municipal Stormwater Regulations. A Periodic Reexamination of the Master Plan and Development Regulations was adopted by the Board in September of 2009.

Since the time of adoption of the last amendment to the Master Plan, the assumptions, policies, and objectives upon which the Master Plan is based have changed by virtue of:

- a) the enactment of the Highlands Water Protection and Planning Act (“Highlands Act,” N.J.S.A. 13:20-1 et seq.) by the State Legislature on August 10, 2004;
- b) the adoption of the Highlands Regional Master Plan by the Highlands Water Protection and Planning Council (“Highlands Council”) on July 17, 2008, which became effective on September 8, 2008;
- c) the requirement of the Highlands Act that municipal Master Plans and regulatory provisions be brought into alignment with the Highlands Regional Master Plan for lands located within the Highlands Preservation Area;
- d) the authorization within the Highlands Act for voluntary municipal Master Plan and regulatory conformance with the Highlands Regional Master Plan with respect to lands located within the Highlands Planning Area;] and
- e) the reluctant decision of the Washington Township Committee to conform to the Highlands Regional Master Plan for municipal lands located in both the Preservation Area and Planning Area, as set forth by Resolution No. R-129-09 adopted on November 16, 2009.

Accordingly, the Planning Board has reexamined the Township’s Master Plan and development regulations to determine the specific changes necessary to achieve consistency with the Highlands Regional Master Plan and thereby, to incorporate the specific changes in State policies, goals, and objectives as set forth by the Highlands Act. It is the intent of this Report to identify the specific revisions needed to bring the Washington Township Master Plan and development regulations into conformance with the Highlands Regional Master Plan.

As part of the Township’s Plan Implementation agenda to achieve consistency with the Highlands Regional Master Plan, two planning initiatives are include in Washington Township’s Plan Conformance Implementation Agenda that address the Township’s long-standing economic development land use planning goals. These include (1) the designation of a Long Valley Highlands Center and center-based planning for the village of Long Valley and environs lying to the southwest of the Village; and (2) planning for Highlands Redevelopment Area designations. These two components of the Plan Implementation Agenda are designed to provide opportunities for ratable growth and development that will enhance the quality of life in the community in a manner consistent with the Highlands Regional Master Plan.

1. Major Land Development Problems & Objectives

The major problems and objectives relating to land development in the Township at the time of the adoption of the last reexamination report which have changed, specifically as a result of the passage of the Highlands Act, the adoption of the Regional Master Plan, and/or the decision of the Governing Body to conform its planning documents to the Regional Master Plan, include the following:

- a. Affordable Housing – opportunities and options to address the Township’s affordable housing obligation have been severely curtailed as a result of the Highlands development limitations and requirements. The Township’s supply of affordable housing is being affected because of the expiration of affordability controls at Peachtree Village.
- b. The “R-1-T” zone LAND USE PLAN designation called for lands occupying portions of the R-1 District located at the intersection of Newburgh Road and former Route 24, to permit a narrow range of nonresidential conditional uses for those R-1 properties developed residentially is impacted by lands designated Preservation Area. This are includes lands adjacent to the OR/I and the R-MDU Districts.
- c. Effective environmental protection was a concern in the face of rapid development that was occurring in 2003, but in 2009 had been severely curtailed by Highlands development limitations and restrictions.
- d. Tax Ratables, generally - Expanding the Township’s supply of non-residential land uses to bring balance to land uses in the municipality, which are disproportionately weighted with residential land use as the predominant tax-revenue generating source in the community, which in turn, results in heavy reliance on the residents to pay the cost of local services, has been curtailed by Highlands development limitations and restrictions. Establishing a Highlands Designated Center in the Village of Long Valley and designating Highlands Redevelopment areas as part of the Highlands Plan Conformance Implementation Agenda provide the opportunity to evaluate sustainable economic growth in developed areas of the municipality that are served by infrastructure to support development and a means to address the imbalance in the tax ratable base that is heavily weighted on residential land use.
- e. Long Valley bypass around the Village of Long Valley – This project would address perhaps the most critical circulation improvement in the municipality. The future of the bypass around the CR 517/CR 513 intersection in Long Valley is uncertain due to lack of capital funding for the project and Highlands development limitations and restrictions. This project was dropped from

NJDOT & County capital planning, but remains an important development objective to addressing unreasonable traffic congestion, which is expected to continue to worsen as ‘background growth’ in the region continues to increase traffic volumes through the center of Long Valley. If the project could be included in future County planning, Highlands development controls are expected to significantly impact by-pass development plans.

- f. WMP approval – connections to the WTMUA and Hackettstown MUA sewage treatment plants were recognized as essential for a variety of reasons, including ratable development, correction of the once existing septic system failures and inadequacies at the high school, currently existing failures of septic systems serving private homes, and undeveloped lands in the Township’s nonresidential zoning districts along the highways.
- g. Potable water quality and quantity remains a priority and an ongoing concern for the community.
- h. Open Space Planning – the protection of environmentally constrained lands, preservation of significant remaining parcels with open space value was identified as a heightened priority.
- i. The establishment of a recreation complex including an indoor community recreation facility and outdoor community pool in a central location in the Township remains a priority. A location adjacent to the Middle School has been identified as a centralized location within the community that is well suited for this facility. A new firehouse and a solar installation for the Middle School are identified for this location, which may require a land swap between the BOE and the Township.
- j. Mountainview Inn (Block 31, Lot 27) – The Mountain View Bar & Grill restaurant is located at 141 Schooley’s Mountain Road across from the Police Station and Rock Spring Park. Two buildings and a parking lot currently occupy the site. There is strong interest in the community to redevelop the site with a new restaurant and prospective redeveloper’s have come forward from time-to-time. However, there are redevelopment challenges. While the WMP approved by the NJDEP in 2012 allows for the connection to the sewage collection system, the buildings are outdated and development should be significantly reconfigured to effectively function as a modern restaurant. Environmental constraints have been identified as potential barriers to sensible redevelopment of this site.

2. Extent of Reduction/Increase in Problems & Objectives

The extent to which each of the problems and objectives listed in item 1 above, have been reduced or have increased subsequent to the date of the last reexamination report, specifically as a result of passage of the Highlands Act, the adoption of the Regional Master Plan, and/or the decision of the Governing Body to conform its planning documents to the Regional Master Plan, is indicated below, in the same order provided at 1, above:

- a. Housing Plan Element and Fair Share Plan - The Township's progress toward implementation of the Township's updated Third Round Housing Plan Element and Fair Share Plan has been slowed by economic conditions. This is because the certified Third Round Fair Share Plan, in part, relies upon market forces for the production of affordable housing. This has evolved as a serious concern in the face of Highlands development limitations and restrictions.
- b. Land Use Plan - The Township's rezoning recommendations for development at a 20-acre per dwelling unit lot size for conventional subdivisions and 10-acre density for alternative developments utilizing clustering, lot size averaging and open lands zoning were not enacted.
- c. Highlands Plan Conformance requires the Township to adopt mandatory zoning ordinance amendments to codify the Highlands RMP municipal master plan element and zoning ordinance for the Preservation Area portions of the Township, which occupies 88% of the municipality. Under plan conformance, Planning Area lands will remain subject to local zoning, however lower permitted development densities will be required under the voluntary plan conformance process, which calls for adopting a Highlands municipal master plan amendment and development regulations for the remaining Planning Area portion of the municipality. A number of the Highlands Land Use Capability Map (LUCM) zone designations appear to be inconsistent with existing land use and as a result will be subject to even lower permitted development densities than would be expected under Plan Conformance. For example, some farmland areas are designated Protection Zone vs. Conservation Zone and are therefore subject to more restrictive development density calculations than if designated Conservation Zone. Another example is recently developed areas in the Route 46 Corridor, which are not reflected as the Existing Community Zone on the LUCM. A change to Existing Community Zone and reconsideration of the Protection Zone designation of adjacent farmland areas may allow for meaningful nonresidential tax ratable opportunities and more efficient use of land in close proximity to Hackettstown, an established center. Map Adjustments and Changes should be pursued as part of the Township's Plan Conformance agenda for (1) lands that are not currently preserved or farm qualified and may be suitable for future non-agricultural economic growth, and

(2) other areas where the Township's pre-Highlands Conformance land use designations may conflict with Highlands Land Use Capability Zone Map designations that thwart beneficial economic growth and development.

- d. Land Use Plan – Housing Plan Element and Fair Share Plan - Washington Township created two zoning overlay designations to encourage development of senior citizens housing. The 2009 Reexamination Report highlighted the fact that the “. . . Township identified nonresidential zones, which provide for a variety of office, research and limited industrial uses as the areas of the Township where age-restricted development may be compatible with the limited existing nonresidential development in these zones. The rationale, in part, involved the recognition of several factors, including:

- (1) The Township's Office Research and Office Research Industrial zones were / are underdeveloped and not well situated within the region to competitively attract the type of development permitted in these zones;
- (2) ***Other lands in the Township are substantially consumed with single-family development, leaving few opportunities and land available for age-restricted development to address the needs of this segment of the population;***
- (3) ***The Township's tax base is disproportionately weighted by single-family development.*** Zoning for age-restricted development addresses purposes of the Municipal Land Use Law at N.J.S.A. 40:55D-2, directed at meeting the needs of the age-restricted segment of the population, as follows:

- e. To promote the establishment of *appropriate population densities and concentrations that will contribute to the well-being of persons,* neighborhoods, communities and regions and preservation of the environment; and
- l. To encourage senior citizen community housing construction. . .”

In Long Valley, the Township designated the “Village Age-Restricted Housing Overlay Zone that permitted the approval of an age-restricted housing development to redevelop the former Welsh Farms dairy facility, which has been the subject of a ‘conversion’ development application to convert the approval to family housing at this site. The age-restricted zoning overlay was implemented to address the imbalance in the Township's tax ratable base, which, as documented in the 2009 Reexamination Report is disproportionately weighted by residential single-family detached housing. Highlands development limitations and restrictions restrict opportunities for the municipality to address this fiscal burden on Washington Township's residents and taxpayers.

- e. Land Use Plan - The planned “R-1-T” transitional district in the Land Use Plan to permit a narrow range of nonresidential conditional uses for lands situated at Newburgh Road and former Route 24 (Schooley’s Mountain Road) in the Preservation Area remains a local planning objective. Due to localized growth and regional traffic patterns, these lands represent a reasonable opportunity for low-impact development to diversify local retail and service uses at a convenient location to the Township’s residents. This rezoning objective should be addressed in Plan Conformance.
- f. Land Use Plan - Also situated at the Newburgh Road/Schooley’s Mountain Road is a stalled age-restricted luxury subdivision consisting of 360 homes, including 45-affordable units that were to substantially address the Township’s third round affordable housing obligation. Market conditions have resulted in the likelihood that this approval will not come to fruition, and instead, will be scaled back significantly with a commensurate reduction in affordable housing production which is needed, and for which limited opportunities exist under Highlands development limitations and restrictions. In 2012 - 2013, Heath Village has requested rezoning to permit a 150,000 sq. ft. senior facility and 98 attached duplex single-family dwellings, which is expected to result in fewer affordable units toward the Township’s third round obligation.
- g. Land Use Plan - Block 8, Lot 8, consisting of 4.17-acres at the easterly end of Drakestown Road at the intersection of Route 46 was the subject of requested zoning change for assisted living. The LAND USE PLAN did not recommend the change in zoning, but the property owner secured use variance approval on October 5, 2011 to construct a 100-bed, 53,559 sq. ft. assisted living facility at this site. The site is characterized by steep slopes and forest ground cover. No construction has commenced since the approval and Highlands Plan Conformance regulations may impact the development potential of this site under this variance approval.
- h. Land Use Plan - Redevelopment Cleveland Industrial Center – This 17.5-acres site on Parker Road (near Fairmount Road/CR 517) has been subject to ongoing site remediation under the supervision of the NJDEP. This site may now be a candidate for brownfield redevelopment. The optimum redevelopment potential to address local priorities at this site will be nonresidential, employment generating uses, and potentially mixed use including residential use, depending on the condition of the site after clean-up and a local evaluation of the best reuse of the site. The site is located in the Highlands Preservation Area, and as such presents the Township with the opportunity to designate the site a Highlands brownfield redevelopment site through the Highlands Plan Conformance process at a location in the municipality (and in the general area including

Tewksbury Township) where few services are available to residents. An evaluation of the potential adaptive/brownfield reuse of the site is recommended.

- i. Land Use Plan – USR Optonix – Block 30, Lots 70 (214 Kings Highway), 70.01 & 70.02 (208 Kings Highway) is an industrial site that is expected to become vacant in the near future. The property owner has indicated that there is limited potential for reuse as an industrial site and there are environmental conditions that have resulted from industrial process conducted within the buildings that limit their use to the very specialized nature of industrial manufacturing that has ceased on site. Reuse of the site for high density commercial development appears to be a possible option for reuse of the site that should be pursued. As a Preservation Area site, a Highlands Redevelopment Area designation is desired to allow for the reconfiguration of extensive impervious coverage areas to accommodate future reuse. A concept plan rezoning request to permit residential development was submitted by the property owner and reviewed by the Planning Board in 2012 - 2013. The owner identified Highlands Redevelopment provisions as the means to redevelop the site in accordance with Highlands permitted impervious coverage limits.
- j. Community Facilities - Population trends indicate a contraction in the school-age population. Continual monitoring of this trend is needed and may potentially result in an oversupply of physical plant (too many classrooms).
- k. Community Facilities (Utilities) - In 2006, West Morris Central High School was connected to the Washington Township Municipal Utilities Authority centralized wastewater treatment facility in Long Valley, which was cited as a major objective in 2003 to replace the outdated on-site septic system. The Cucinella School on Naughtright Road was also connected to the sewer system in 2006 via a force main that extends to Arrowhead Drive, which is owned by the BOE. A request has come to the WTMUA recently for a residential connection to the force main, which may require BOE approval. In 2012, the Valley View Chapel on East Mill Road was connected to the sewer line after a very long-awaited WMP approval from DEP that authorized the connection for this site, which received local approval in 2002.
- l. Community Facilities – In response to recommendations to the Township to improve fire-fighting facilities, there is a planned relocation of the Long Valley Fire Company from 5 Fairview Avenue to a 3-acre area within the planned Long Valley Center. The relocation is recommended to improve response time because the current location poses significant traffic congestion challenges at peak hour travel times. The 3-acre site is located southwest of the school bus compound on West Mill Road and adjacent to the Board of Education offices.

Designation of the Long Valley Center to facilitate this relocation assumes a high priority.

- m. Utility Services - The provision of centralized wastewater collection to facilitate nonresidential and mixed use growth opportunities for ratable generation will remain a local priority and should be comprehensively planned in conjunction with Highlands Plan Conformance.
- n. Utility Services – Additions to the Township’s water supply include new wells that have been established to improve potable water capacity and respond to NJDEP’s “firm capacity” requirement to be able to sustain the water system with the largest producing well out of service. New wells include two on Schooley’s Mountain (Stevens farm west of Naughtright Road and the Smith Farm Block 12, Lot 4, on Drakestown Road adjacent to the Culcinella School) and a recent addition to the Hackettstown Municipal Utilities Authority water system (Block 12, Lot 7) on Schooley’s Mountain Road across from the Heath Village retirement community. These new public water supply wells should be designated as wellhead protection areas.

3. Significant Changes in Assumptions, Policies, Objectives

Since the Planning Board’s 2009 reexamination of the Washington Township Master Plan on September 23, 2009, the passage of the Highlands Act, adoption of the Regional Master Plan by the Highlands Council, and the adoption by the Governing Body of its resolution to conform the municipal planning documents to the Regional Master Plan, have significantly altered and increased the objectives that must be addressed in the Washington Township Master Plan, including but not limited to incorporating a variety of Highlands Resource protections, providing an emphasis on infrastructure and environmental carrying capacities, and initiating a substantial modification to the methodology to be used in determining permitted densities of development within the municipality.

Pre-Highlands Land Use policies, goals and objectives are impacted by Highlands Plan Conformance. The Township’s Plan Conformance Implementation Agenda includes funding for planning the Highlands Council-approved Long Valley Highlands Center and Highlands Redevelopment Areas. This will primarily include areas served by wastewater, public water and other infrastructure that may support economic development. The Highlands Plan Conformance Implementation Agenda also provides funding for a sustainable economic development plan element, which will be geared to advance economic development uses, such as tourism, agriculture, Center development and Highlands Redevelopment Area development, consistent with Highlands regulations and land use policies and limitations.

4. Specific Recommended Changes to the Master Plan

The Planning Board recommends that specific changes to the Washington Township Master Plan be adopted, including modifications to the underlying objectives, policies and standards, all as outlined in detail, in the “Highlands Preservation and Planning Area Master Plan Element” approved by the Highlands Council as part of Washington Township’s Petition for Plan Conformance (copy attached herewith).

As a constituent element of the soon to be adopted Highlands Preservation and Planning Area Master Plan Element, the Highlands Council’s Land Use Capability Map is an organizing basis for future development within the municipality.

In December 2009, the Township submitted petition documents that identified a list of Map Updates and Map Adjustments. 11 sites and areas were identified, of which the Highlands Council processed two. The Planning Board recommends that the Township and Highlands Council reexamine and list of requested LUCM. The primary planning objective to be served is to facilitate pre-Highlands Washington Township Master Plan and zoning goals and objectives, particularly to accommodate employment-generating, economic development land uses in the northerly portion of the Township. These areas include, but are not limited to the Route 46 Corridor and the Schooley’s Mountain Road corridor in the vicinity of and north of Newburgh Road.

The Black Oak Golf Course was included among the 11 requests for LUCM changes and was not acted upon due to its status as a site under construction at that time. With the site complete, it appears that it is now appropriate for reconsideration of the Township’s request for LUCM changes related to Black Oak.

Land Use Plan - Amend the Musconetcong Age-Restricted Housing overlay zoning standards to permit senior healthcare facilities, healthcare support facilities, skilled rehabilitation nursing facilities and duplex attached housing along with ancillary uses related to the delivery of age-restricted and retirement community services.

Land Use Plan - Amend OR/I Zone for Block 30, Lots 70, 70.01 & 70.02 to establish overlay redevelopment options for high-density commercial development and attached residential development.

Land Use Plan - Amend C-2 Zone to permit convenience store with retail gasoline sales.

Land Use Plan – Amend R-5 Zone to permit “restaurants” as a conditional use for restaurants that (1) physically exist as of the date of adoption of the ordinance amendment; (2) hold a valid liquor license and (3) have seating for at least fifty (50) persons.

Land Use Plan – Amend the Land Use Plan to identify the Long Valley Highlands Center and to permit community facilities, such as fire and rescue buildings, community centers and age-restricted housing in the Center.

Land Use Plan – Amend the Land Use Plan to establish a policy to permit wineries and allow local wineries to engage in direct sales of their own vineyard products in accordance with the provisions of law established in January 2012 that legalized direct shipping from winery to consumers. Amend the permitted uses in all agricultural zoning to permit wine tasting rooms in conjunction with wineries as permitted uses, and include direct sales of wines from local wineries to consumers and for sales/shipping of wines to state residents as permitted uses.

Utility Services Plan – Amend the Plan to identify recent water supply and wastewater distribution system improvements and connections, and to include planned new wells for the WTMUA and the HMUA. Identify proposed service areas for lands included within the Route 46 corridor.

Utility Services Plan – The Washington Township Municipal Utilities Authority (WTMUA) will construct a proposed water line extension from the well located at the WTMUA located at 46 West Mill Road in Long Valley to homes located in Washington Township and Chester Township that require potable water as a result of groundwater contamination from the Combe Fill South landfill. This water line connection should be mapped in the Utility Services Plan Element.

Community Facilities Plan – Amend the Community Facilities Plan to identify the proposed location for the relocation of the Long Valley Fire Company No. 1 from 5 Fairview Avenue to a new location on Fairmount Road that is situated within the Highlands Council-approved Long Valley Center.

5. Specific Recommended Changes to Development Regulations

The Planning Board recommends that the specific changes, as detailed in the document titled “Washington Township Highlands Preservation & Planning Area Land Use Ordinance,” approved by the Highlands Council as part of the Township’s Petition for Plan Conformance (copy attached herewith) be adopted by the Governing Body to implement the objectives, policies and standards as outlined in the Highlands Preservation & Planning Area Element of the Master Plan. This reexamination report recommends (retrospectively) that the Township adopt the ordinance amendment entitled “Highlands Plan Conformance Guidelines Application for Development” known as the Highlands Development Application checklist ordinance, which requires that evidence of consistency with the Highlands Regional Master Plan be submitted with Development Applications as a requirement of Application completeness, as provided in the Township’s codified ordinances in Chapter 111, Article IX, §111-59 – 111-65, adopted on May 21, 2012.

Amend the Musconetcong Age-Restricted Housing overlay zoning standards to permit senior healthcare facilities, healthcare support facilities, skilled rehabilitation nursing facilities and duplex attached housing along with ancillary uses related to the delivery of age-restricted and retirement community services.

Amend OR/I Zone for Block 30, Lots 70, 70.01 & 70.02 to establish overlay redevelopment options for high-density commercial development and attached residential development.

Amend the C-2 Zone to provide for “convenience stores with retail gasoline sales to the motoring public” as a permitted use.

Amend R-5 Zone to provide for “restaurants” as a conditional use for restaurants that (1) physically exist as of the date of adoption of the ordinance amendment; (2) hold a valid liquor license and (3) have seating for at least fifty (50) persons.

The planned “R-1-T” transitional district in the Land Use Plan to permit a narrow range of nonresidential conditional uses for lands situated at Newburgh Road and former Route 24 (Schooley’s Mountain Road) in the Preservation Area.

Designate the Long Valley Center boundaries in accordance with the Highlands Council approved Center designation. Amend permitted uses within the center to permit community facilities, such as fire and rescue buildings, community centers and age-restricted housing in the Center.

Wherever agriculture is permitted in the Township, establish wineries, direct sales of wines from the farm to consumers, wine tasting rooms accessory to wineries, and wine sales and shipping to consumers from wineries as permitted uses in accordance with law.

6. Changes Recommended for Incorporation of Redevelopment Plans

At this time the Planning Board makes no findings or recommendations regarding the incorporation of redevelopment plans pursuant to the Local Redevelopment and Housing Law, P.L. 11992, c.79 (C.40A:12A-1 et al.).

1. The Planning Board recommend the designation of a Highlands Redevelopment Area on Route 46 to include lands within the general area bound by Route 46 on the north, East Avenue on the west, Hearthstone Road on the East and the southerly block limit of Tax Block 3.08, south of Peachtree Road, or any portions of this area that the Township and Highlands Council and NJDEP can agree will meet the statutory criteria for such a redevelopment area designation.
2. Cleveland Industrial Site, 20 Parker Road (Block 60, Lot 14-Cooper Chemical), should be evaluated as a redevelopment site in accordance with the NJDEP brownfields status and the NJ Local Redevelopment and Housing Law for designation by the Highlands Council.
3. Comb Fill South Landfill (Block 37, Lots 15, 16 & 16.01) should be evaluated and designated should be evaluated as a redevelopment site in accordance with the NJDEP brownfields status and the NJ Local Redevelopment and Housing Law for designation by the Highlands Council.

Adopted: June 26, 2013