



# **Hopatcong Business Corridor Area Need of Redevelopment Determination**

Borough of Hopatcong  
Sussex County, New Jersey

June 2022

Revised December 8, 2022



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# Issue and revision record

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# 1 Introduction

The purpose of this report is to determine whether all or parts of the Hopatcong Business Corridor Redevelopment Area (the “Redevelopment Area”) qualify as an Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law (NJSA 40:12A-1 et seq., herein referred to as the LRHL). This analysis has been conducted pursuant to the LRHL, which specifies the conditions that must be met within the delineated areas and the process to be undertaken by the Planning Board (herein referred to as the Land Use Board) during the investigation, as outlined in Section 2 of this report.

The LRHL provides municipalities with a means to address conditions of deterioration and lack of proper land use for lands and/or buildings which are abandoned, decayed, undeveloped, underdeveloped, or non-productive/under-productive and to actively redevelop such areas into productive assets for the community. New Jersey Municipalities often turn to redevelopment planning as a means of enhancing the development attractiveness of parcels within a targeted area. Several key benefits include the ability by the municipality to:

- Partner with the private sector through entering into contractual redevelopment agreements which may be structures to provide for a cash contribution, land ‘give back’ for a specific municipal purpose, tax abatement, infrastructure improvement or extension, or improvements unrelated to a specific redevelopment project, but consistent with overall municipal objectives.
- Maintain greater control over development in a redevelopment area through the adoption of a redevelopment plan, terms of a redevelopment agreement, and ability to select a specific redeveloper.
- Leverage grant funding for planning and development activity that would not otherwise be available.
- Adjust development regulations to encourage development.
- Extend redevelopment planning to parcels of any size and enable current landowners to advance redevelopment initiatives consistent with the adopted plan.

The Hopatcong Borough Council, in resolution #2022-172 dated December 21, 2022 requested the Borough Planner to undertake a preliminary investigation as to whether the properties in the Hopatcong Business Corridor are in need of redevelopment pursuant to the LRHL (See Resolution in Appendix A).

This report serves as the statement setting forth the basis for the investigation of an area in need of redevelopment, as required under the LRHL. This report and investigation are aimed only at determining whether the Study Area meets the statutory criteria to be identified as an Area in Need of Redevelopment and therefore, does not contain any of the specific planning guidance contained in a redevelopment Plan

## 2 Criteria for Redevelopment Designation

### 2.1 Redevelopment Process

The redevelopment statute requires a multi-step process that must be adhered to in order for the municipal governing body and land use board to exercise these powers lawfully. This process is outlined below:

1. The governing body must authorize the land use board, by resolution, to undertake an investigation of the delineated area to determine whether it meets the criteria set forth in section 5 of P.L.1992, c.79 (C.40A:12A-5).
2. The land use board must then prepare and post a map showing the boundaries of the area and the location of the various parcels therein.
3. The land use board must conduct a preliminary investigation and hold a duly noticed public hearing in order to discuss the findings of the investigation and to hear persons who are interested in or would be affected by the contemplated action. The results and recommendations of the hearing are then referred to the governing body in the form of a land use board resolution for formal action.
4. Upon receipt of the recommendation from the land use board, the governing body may act to adopt a resolution designating the area in question, or any part thereof, as an area in need of redevelopment.
5. Upon designation, the land use board or redevelopment entity is then required to prepare a redevelopment plan, which establishes the goals and objectives of the municipality and outlines the actions to be taken to accomplish these goals and objectives.
6. The redevelopment plan, after review by the land use board, is referred to the governing body.
7. Upon receipt of the redevelopment plan from the land use board, the governing body may act to adopt the plan by ordinance. The adopted redevelopment plan may become an amendment to the municipality's zoning district map and zoning ordinance or may be treated as an overlay to existing zoning.

Only after completion of this public process is a municipality able to exercise the powers granted under the Redevelopment Statute.

### 2.2 Criteria for Redevelopment Area Determination

Per Section 5 of the LRHL, the following criteria must be considered when evaluating a redevelopment study area. A delineated area may be determined to be in need of redevelopment if, after investigation, notice and hearing as provided in section 6 of P.L.1992, c.79 (C.40A:12A-6), the governing body of the municipality by resolution concludes that within the delineated area any of the following conditions is found:

- a) The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.

- b) The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c) Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.
- d) Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e) A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real properties therein or other similar conditions which impede land assemblage or discourage the undertaking of improvements, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- f) Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g) In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L.1983, c.303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to sections 5 and 6 of P.L.1992, c.79 (C.40A:12A-5 and 40A:12A-6) for the purpose of granting tax exemptions within the enterprise zone district pursuant to the provisions of P.L.1991, c.431 (C.40A:20-1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L.1991, c.441 (C.40A:21-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and land use board have also taken the actions and fulfilled the requirements prescribed in P.L.1992, c.79 (C.40A:12A-1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone.
- h) The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

In addition to the above criteria, Section 3 of the LRHL allows the inclusion of parcels necessary for the effective redevelopment of the area, by stating “a redevelopment area may include land, buildings, or improvements, which of themselves are not detrimental to the health, safety, or welfare, but the inclusions of which is found necessary, with or without change in their condition, for the effective redevelopment of the area in which they are a part.”



## 3 Description of Study Area

The Hopatcong Business Corridor Redevelopment Study Area is broken up into four distinct areas:

1. Lakeside Boulevard Business Corridor, extending from Brooklyn-Stanhope Road to approximately Stone Avenue
2. Hopatchung Road Business Corridor, extending from Chincoppee Avenue to Block 30306, Lot 5
3. Block 10901, Lots 40 & 21
4. Block 30315, Lots 1 & 2

Maps of the Study Area can be found in Appendix B of this report.

### 3.1 Lakeside Boulevard Business Corridor

The Lakeside Boulevard Business Corridor incorporates all parcels with frontage along Lakeside Boulevard from the municipal boundary of Hopatcong Borough at Brooklyn-Stanhope Road to Block 10702, Lot 1 which is just beyond the intersection of Lakeside Boulevard and Stone Avenue.

The following properties are included within this study area:

**Table 3.1: Lakeside Boulevard Business Corridor Properties**

Block	Lot
10602	6, 7 & 10
10708	3, 4, 6, & 11
10707	6, 7, & 8
10705	2 (merged with 4). 4, & 5
10704	1
10703	1, 2, 9, & 10
10702	1
10601	1, 2, 4, 5, 8, 9, 10, 11, 12, 13, 15, 16, 17, 19, 20
10001	3 (partial) & 6
10701	2, 3, 5, 6, 7, 8, 9, & 10

The existing conditions of this corridor are largely developed, commercial properties. There are several existing residential properties, however. This corridor is served by both public water and public sewer.

### 3.2 Hopatchung Road Business Corridor

The Hopatcong Road Business Corridor incorporates all parcels with frontage along Hopatchung Road from the Chincoppee Avenue to Block 30306, Lot 5 which is near the Bell Hopatchung Road and Bell Avenue intersection. A portion of this study area also includes

parcels with frontage on River Styx Road from Hopatchung Road to the Hopatcong Borough Department of Public Works (DPW) garage.

The following properties are included within this study area:

**Table 3.2: Hopatchung Road Business Corridor Properties**

Block	Lot
30327	1 & 9
30320	5 & 6
30313	1 (meted with lot 3), 3, & 5
30325	1
30319	1, 3, 7, 10 & 11
30318	1 & 2
30306	1, 5, 7 & 9 (merged with 30306/20)

The existing conditions of this corridor are largely developed, commercial properties. There are several municipal-owned buildings within this area including Borough Town Hall, the Department of Public Works offices, and a municipal firehouse. This corridor is served by both public water and public sewer.

### 3.3 Block 10901, Lots 40 & 41

Block 10901, Lots 40 & 41 consists of two developed parcels with frontage along Lakeside Boulevard bound between Holiday Drive and The Ways.

Lot 40 is currently developed with a commercial business. Lot 41 is currently developed with an extended stay hotel.

Both parcels are served by both public water and public sewer.

### 3.4 Block 30315, Lots 1 & 2

Block 30315, Lots 1 & 2 consists of two parcels with frontage along River Styx Road bound between Lilchester Road (partially an unimproved right of way) and Durban Avenue.

Lot 1 is currently developed with an auto repair business. Lot 2 is currently an undeveloped wooded parcel.

Both parcels are served by both public water and public sewer.

Mapping of the proposed redevelopment areas overlain can be found in Appendix B of this report.

### 3.5 Zoning Characteristics in the Hopatcong Business Corridor Redevelopment Area

The Hopatcong Borough Zoning Map indicates that all properties, excluding Block 10601, Lots 1, 2, 4 & 5, within the Lakeside Boulevard Business Corridor are located within the B-2 (Highway Business Zone). The Hopatchung Road Business Corridor properties; Block 30315, Lots 1 & 2; and Block 10601, Lots 1, 2, 4 & 5 are located within the B-1 (Retail Business Zone), and Block 10901, Lots 40 & 41 are located within the B-1A Zone. Note that Block 30318, Lot 2

and Block 30325, Lot 1 within the Hopatchung Road Business Corridor that contain the DPW yard and Municipal Building are located within the R-1 (residential) zone).

### 3.5.1 B-1 – Retail Business Zone

#### Permitted Uses:

- Stores for the retail sale of goods (e.g., grocery store, drugstore, flower shop)
- Shops or offices for the provisions of services (e.g., dry-cleaning or tailor shops, barber or beauty shops)
- Business offices, shops or stores similar to those listed herein in type of services or goods sold, in number of persons or cars to be attracted to the premises or in effect upon adjacent areas in more restricted use zones
- Marinas, boat repair, rental yard or storage facilities
- Municipal buildings, parks and playgrounds
- Accessory Uses – Signs, Fences, and other customary accessory uses and buildings, such as detached garages, yard utility buildings and off-street open parking, provided that such uses are incidental to the principal use and do not constitute another principal use

#### Conditional Uses:

- Public utility installations and public utility garages
- Public garages and gasoline stations
- Philanthropic and eleemosynary uses

#### Requirements:

- Minimum lot size
  - Interior: 12,000 square feet.
  - Corner: 14,000 square feet.
- Minimum lot width
  - Interior: 90 feet.
  - Corner: 115 feet.
- Minimum lot depth: 100 feet.
- Minimum front yard setback: 25 feet.
- Minimum side yard setback.
  - Principal building: 10 feet.
  - Accessory building: six feet or 1/2 the height of the accessory building, whichever is greater.
- Minimum rear yard setback.
  - Principal building: 20 feet.
  - Accessory building: six feet or 1/2 the height of the accessory building, whichever is greater.
- Maximum building height.
  - Principal building: the lesser of 35 feet or 2 1/2 stories.
  - Accessory building: 18 feet.
- Maximum lot coverage: 65%.

### 3.5.2 B-1A – Retail Business Zone

#### Permitted Uses:

- Stores for the retail sale of goods, such as:
  - Grocery stores.
  - Drugstores.
  - Dry goods stores.
  - Meat and poultry stores.
  - Baked goods stores.
  - Packaged liquor stores.
  - Flower shops.
  - Confectionery stores.
  - Household supplies stores.
  - Stationary supplies stores.
  - Haberdashery, dress goods and notions.
  - Hardware, plumbing supplies and electrical appliances.
  - Gift shops.
- Shops or offices for the provision of services, such as:
  - Barber or beauty shops.
  - Dry-cleaning or tailor shops.
  - Self-service laundries.
  - Shoe repair shops.
  - Business and professional offices, banks and fiduciary institutions.
  - Restaurants and eating places, but not diner-type.
  - Radio and electrical repairing.
- Business offices, shops or stores similar to those listed herein in type of services or goods sold, in number of persons or cars to be attracted to the premises or in effect upon adjacent areas in more restricted use zones.
- Municipal buildings, parks and playgrounds.

#### Permitted Accessory Uses:

- Signs in accordance with § 242-29.
- Fences.
- Other customary accessory uses and buildings such as detached garages, yard utility buildings and off-street open parking, provided that such uses are incidental to the principal use and do not constitute another principal use.

#### Conditional Uses:

- Philanthropic and eleemosynary uses.

#### Requirements:

- Minimum lot size: 20,000 square feet.
- Minimum lot width: 100 feet.
- Minimum lot depth: 150 feet.
- Minimum front yard setback: 25 feet (without front yard parking); otherwise, 100 feet.
- Minimum side yard setback: height of building or 20 feet, whichever is greater.
- Minimum rear yard setback: height of building or 25 feet, whichever is greater.
- Maximum building height: 35 feet.
- Maximum lot coverage: 65%.

### 3.5.3 B-2 – Highway Business Zone

#### Permitted Uses

- Same as specified in the B-1 Zone, subject to all requirements of that zone.
- Baking, laundry, printing, upholstering and similar businesses of no more objectionable character.
- Funeral homes
- Business offices and distributing establishments and other uses similar to those listed herein in type of services or goods sold, in number or persons or cars to be attracted to the premises, or in effect upon adjacent areas in more restricted use zones.

#### Conditional Uses:

- Public utility installation and public utility garages.
- Public garages and gas stations.
- Motels and hotels.
- Philanthropic and eleemosynary uses.
- Diners, refreshment establishments, assembly halls, theaters, bowling alleys and other similar commercial recreational activities, provided that they are carried on within a building.
- Schools for profit.
- Animal hospitals.

#### Requirements:

- Minimum lot size
  - Interior: 20,000 square feet.
  - Corner: 22,000 square feet.
- Minimum lot width
  - Interior: 100 feet.
  - Corner: 125 feet.
- Minimum lot depth: 100 feet.
- Minimum front yard setback: 50 feet.
- Minimum side yard setback
  - Principal building: 15 feet.

- Accessory building: six feet or 1/2 the height of the accessory building, whichever is greater.
- Minimum rear yard setback.
  - Principal building: 15 feet.
  - Accessory building: six feet or 1/2 the height of the accessory building, whichever is greater.
- Maximum building height.
  - Principal building: the lesser of 35 feet or 2 1/2 stories.
  - Accessory building: 18 feet.
- Maximum lot coverage: 65%.

### 3.5.4 R-1 – Single-Family Residential Zone

#### Permitted Uses:

- Single-family detached dwellings.
- Such municipal buildings, parks, playgrounds or other municipal facilities as are deemed necessary and appropriate by the governing body.
- Temporary buildings for uses incidental to construction work, provided that such buildings are removed upon completion or abandonment of the construction work.

#### Permitted Accessory Uses:

- Home gardening
- Signs in accordance with § 242-29, Signs
- Home occupations in a single-family detached dwelling in accordance with § 242-31.
- Professional offices in residential zone in a single-family detached dwelling in accordance with § 242-32.
- Private swimming pools.
- Fences.
- Private piers and boathouses and docks in accordance with § 242-30.
- Other customary accessory uses and buildings, such as detached garages, yard utility buildings and off-street open parking, provided that such uses are incidental to the principal use and do not include any activity commonly conducted as a business.
- Temporary housing to be located on a property wherein the principal structure has been destroyed or damaged by a fire or other catastrophe, subject to the following conditions:  
[Added 12-20-1991 by Ord. No. 43-91]
  - Adequate provision for water supply shall be provided.
  - Adequate provision for sewage shall be provided.
  - Adequate provision for electric and other utility service shall be provided.
  - Adequate area on the site to accommodate the temporary housing shall be provided.
  - The occupants shall be the same as the ones of the principal structure.
  - Such temporary housing shall be removed within a maximum period of nine months or upon the completion of the restoration of the principal structure, whichever is less.

Conditional Uses:

- Public utility installation.
- Hospitals
- Churches or places of worship and religious instruction.
- Country clubs and community centers.
- Outdoor recreation facilities.

Requirements:

- Minimum lot size
  - Interior: 15,000 square feet.
- Minimum lot width
  - Interior: 120 feet.
  - Corner: 145 feet.
- Minimum lot depth: 100 feet.
- Minimum front yard setback: 40 feet.
- Minimum side yard setback.
  - Principal building: 15 feet.
  - Accessory building: 15 feet.
- Minimum rear yard setback.
  - Principal building: 20 feet.
  - Accessory building: six feet or 1/2 the height of the accessory building, whichever is greater. No accessory building in a rear yard shall be closer to any side lot line than six feet or half the height of the accessory use, whichever is greater.
- Maximum building height.
  - Principal building: the lesser of 35 feet or 2 1/2 stories.
  - Accessory building: 18 feet.
- Maximum lot coverage: 25%.
- Maximum building footprint coverage: 15%.
- Any lot within the R-1 zone containing 14,999 square feet or less shall comply with the following building footprint coverage and lot coverage standards:
  - Maximum building footprint coverage: 20%
  - Maximum lot coverage: 35%

## 4 Goals and Objective of Redevelopment Designation

### 4.1 Goals of the Redevelopment Designation

The ultimate goal of the Hopatcong Business Corridor Redevelopment Study Area Redevelopment Designation, and subsequent Redevelopment Plan, is to transform underutilized, underdeveloped, substandard, functionally obsolete, and dilapidated properties located within the Study Area into economically and socially productive uses contributing to the general welfare of the Borough of Hopatcong via increased tax retable's and the improvement of blighted properties. The Hopatcong Business Corridor Redevelopment Study Area designation will provide a 'tool' to attract private development and redevelopment in the Borough of Hopatcong, Business Corridor. The Redevelopment designation will provide the basis of the redevelopment plan, which establishes the goals and objectives of the municipality and outlines the actions to be taken to accomplish these goals and objectives. Please see Section 4.3 below for the powers of a municipality for a Redevelopment Zone once a redevelopment plan is adopted by the governing body.

Note that redevelopment planning is in accordance with the final mapping and the restrictions listed in the Highlands Resource Analysis (see Appendix D).

### 4.2 Objectives of Redevelopment Design

The objectives of the Hopatcong Business Corridor Study Area are as follows:

- To eliminate those conditions that caused these properties to be designated an “area in need of redevelopment.” Specifically, the goal is to upgrade and/or remove structures and infrastructure that are substandard, functionally obsolete, and dilapidated.
- To strengthen existing commercial uses and to encourage a mix of uses that provide employment, retail opportunities, services, and entertainment as well as residential options.
- To encourage new mixed-use development within the Hopatcong Business Corridor.
- To encourage the re-use of vacant properties, underutilized properties, substandard properties, or underdeveloped properties.

### 4.3 Redevelopment Plan

Per the LRHL, Section 40A:12A-8., Effectuation of redevelopment plan:

“Upon the adoption of a redevelopment plan pursuant to section 7 of P.L. 1992, c.79 (C.40A:12A-7), the municipality or redevelopment entity designated by the governing body may proceed with the clearance, replanning, development and redevelopment of the area designated in that plan. In order to carry out and effectuate the purposes of this act and the terms of the redevelopment plan, the municipality or designated redevelopment entity may:

- Undertake redevelopment projects, and for this purpose issue bonds in accordance with the provisions of section 29 of P.L. 1992, c.79 (C.40A:12A-29).
- Acquire property pursuant to subsection i. of section 22 of P.L.1992, c.79 (C.40A:12A-22).



- Acquire, by condemnation, any land or building which is necessary for the redevelopment project, pursuant to the provisions of the "Eminent Domain Act of 1971," P.L. 1971, c.361 (C.20:3-1 et seq.).
- Clear any area owned or acquired and install, construct or reconstruct streets, facilities, utilities, and site improvements essential to the preparation of sites for use in accordance with the redevelopment plan.
- Prepare or arrange by contract for the provision of professional services and the preparation of plans by registered architects, licensed professional engineers or planners, or other consultants for the carrying out of redevelopment projects.
- Arrange or contract with public agencies or redevelopers for the planning, replanning, construction, or undertaking of any project or redevelopment work, or any part thereof; negotiate and collect revenue from a redeveloper to defray the costs of the redevelopment entity, including where applicable the costs incurred in conjunction with bonds, notes or other obligations issued by the redevelopment entity, and to secure payment of such revenue; as part of any such arrangement or contract, provide for extension of credit, or making of loans, to redevelopers to finance any project or redevelopment work, or upon a finding that the project or redevelopment work would not be undertaken but for the provision of financial assistance, or would not be undertaken in its intended scope without the provision of financial assistance, provide as part of an arrangement or contract for capital grants to redevelopers; and arrange or contract with public agencies or redevelopers for the opening, grading or closing of streets, roads, roadways, alleys, or other places or for the furnishing of facilities or for the acquisition by such agency of property options or property rights or for the furnishing of property or services in connection with a redevelopment area.
- Lease or convey property or improvements to any other party pursuant to this section, without public bidding and at such prices and upon such terms as it deems reasonable, provided that the lease or conveyance is made in conjunction with a redevelopment plan, notwithstanding the provisions of any law, rule, or regulation to the contrary.
- Enter upon any building or property in any redevelopment area in order to conduct investigations or make surveys, sounding or test borings necessary to carry out the purposes of this act.
- Arrange or contract with a public agency for the relocation, pursuant to the "Relocation Assistance Law of 1967," P.L. 1967, c.79 (C.52:31B-1 et seq.) and the "Relocation Assistance Act," P.L. 1971, c.362 (C.20:4-1 et seq.), of residents, industry or commerce displaced from a redevelopment area.
- Make, consistent with the redevelopment plan: (1) plans for carrying out a program of voluntary repair and rehabilitation of buildings and improvements; and (2) plans for the enforcement of laws, codes, and regulations relating to the use and occupancy of buildings and improvements, and to the compulsory repair, rehabilitation, demolition, or removal of buildings and improvements.
- Request that the planning board recommend, and governing body designate particular areas as being in need of redevelopment or rehabilitation in accordance with the provisions of this act and make recommendations for the redevelopment or rehabilitation of such areas.
- Study the recommendations of the planning board or governing body for redevelopment of the area.
- Publish and disseminate information concerning any redevelopment area, plan, or project.
- Do all things necessary or convenient to carry out its powers.

P.L. 1992,c.79,s.8

## 5 Relevant Planning Studies

### 5.1 Hopatcong Borough Master Plan

The current Borough of Hopatcong Master Plan was adopted by the Hopatcong Borough Planning Board pursuant to Article 3 of the New Jersey Municipal Land Use Law (MLUL) (N.J.S.A. 40:55D-28) on June 17, 1997. A Master Plan Reexamination Report was adopted on October 7, 2008 and April 3, 2014. The 2014 Master Plan Reexamination Report identifies Land Use as a primary objective.

The following major problems and objectives relating to Land Use were identified as changes to the Borough of Hopatcong Master Plan to be adopted:

- Provide adequate opportunity for non-residential development
- Pursue sources of funding for housing rehabilitation
- Evaluate the commercial services available to the residents of the Borough
- Promote sustainable development practices through mixed-use development in designated areas.

The designation of the Hopatcong Business Corridor Redevelopment Study Area as being in need of redevelopment will support the Sustainable Economic Development Plan, and support the Town Center designation of the Borough of Hopatcong.

### 5.2 State Development and Redevelopment Plan

The 2001 State Development and Redevelopment Plan (State Plan) Policy Maps designate the Hopatcong Business Corridor Redevelopment Study Area (and all of Hopatcong) as a designated Town Center, which is one of the “Smart Growth planning Areas” designed to accommodate future growth. Town Centers are traditional Centers of commerce or government throughout New Jersey, with diverse residential neighborhoods served by a mixed-use Core offering locally oriented goods and services. Although the Hopatcong Business Corridor Redevelopment Study Area is located within the PA-5 Environmentally Sensitive Planning Area, the State Plan identifies the accommodation of growth in Centers within the PA-5 as a pertinent goal.

### 5.3 Highlands Resource Analysis for the Hopatcong Business Corridor

The Borough of Hopatcong is located in the Highlands Region as designated by the Highlands Water Protection and Planning Act (Highlands Act). Hopatcong Borough includes both Highlands Planning and Preservation Areas. The Preservation Area is located in the northern portion of the Borough and along the western boundary, consisting of 2,615 acres, or 33% of the Borough. The Planning Area encompasses the remaining 5,333 acres, or 67%, of the Borough. The Borough of Hopatcong wishes to determine whether the targeted property within the Hopatcong business corridor qualifies as an Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law (NJSA 40:12A-1 et seq., herein referred to as the LRHL).

The New Jersey Highlands Council determined that in order to consider a redevelopment designation within the Hopatcong business corridor, an analysis of Highlands Resources and

Resource Areas of the area must be conducted. This report was conducted in 2021 and completed in early 2022.

The results of this report were amended limits of the Hopatcong Business Corridor Redevelopment Study Area limits that are presented in this Area in need of Redevelopment Designation Report.

Note that redevelopment planning is in accordance with the final mapping and the restrictions listed in the Highlands Resource Analysis (see Appendix D).

## 6 Applicability with Required Area in Need of Redevelopment Criteria

### 6.1 Applicability with Required Area In Need of Redevelopment Criteria

This evaluation was based on the analysis of the Hopatcong Business Corridor Redevelopment Study Area's existing land uses, site layout, and physical characteristics conducted using tax records, physical inspection of the area, review of aerial photographs, Master Plan studies, maps, and other municipal records. The deeming of an area to be in need of redevelopment is an area wide determination. As such, the statutory charge for a positive determination of redevelopment eligibility requires a demonstration, on an area wide basis verses an individual lot basis, that underutilization or physical deterioration by the presence of improvements which are dilapidated, obsolete, faulty in terms of arrangement, or in any way deleterious to the welfare of the community. An area is also eligible for declaration where it can be demonstrated that said declaration would advance smart growth planning through consistency with the intent and policy objectives enumerated under the New Jersey State Development and Redevelopment Plan (SDRP) for the planning area within which the study area is situated.

It is recommended that the Hopatcong Borough Land Use Board and Borough Council determine that the entire Hopatcong Business Corridor Redevelopment Study Area is an area of redevelopment based on the following findings:

- Criteria H. can be applied to the entire Hopatcong Business Corridor Redevelopment Study Area as a whole. It states, "The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation." The entire River Styx Redevelopment Study Area as a whole is located within a Smart Growth Area (Designated Town Center) as classified by the State Plan (SDRP). Declaring the study area to be in need of redevelopment would advance the overarching themes of the Designated Town Center and Smart Growth Planning Principles. Therefore, this report concludes that the principles of smart growth are advanced such that the threshold for satisfaction of criteria 'h' is reached for the entirety of the Hopatcong Business Corridor Redevelopment Study Area.
- Criteria A. can be applied to thirty-eight (38) of the sixty-five (65) properties in the Hopatcong Business Corridor Redevelopment Study Area, due to substandard, unsafe, unsanitary, dilapidated, or obsolescent characteristics.

- Criteria B. can be applied to two (2) of the sixty-five (65) properties in the Hopatcong Business Corridor Redevelopment Study Area due to discontinued use on the property. In particular, many commercial and retail establishments have fallen into so great a state of disrepair that they are untenable
  
- Criteria D. can be applied to forty-one (41) of the sixty-five (65) properties in the Hopatcong Business Corridor Redevelopment Study Area. Dilapidated improvements (poor site maintenance, buildings deterioration, severe surface course deterioration of parking lots, dilapidated fencing, substandard facilities), faulty design (outdated or obsolete building design, ill-defined circulation within parking lots, parking in the front yard, excessive land coverage, inadequate screening), and deleterious land use (haphazardly parked cars, accumulation of trash and debris, pre-existing conformities) have dampened the development potential of the area. Properties within the Hopatcong Business Corridor Study Area meet Criteria D because the buildings are in excess of 50 years of age and therefore likely possess conditions of obsolescence, obsolete layout, outdated facilities, or faulty arrangement or design. Numerous properties in the Hopatcong Business Corridor Redevelopment Study Area were considered meeting Criteria D conditions because they are nonconforming uses. Please see Appendix 'C' for a complete Photo Log of the Hopatcong Business Corridor Redevelopment Study Area with representative photos of the aforementioned conditions.
  
- As specified above, fifty (50) properties which reflects 37.5 acres (66%, less road right-of-ways) in the Hopatcong Business Corridor Redevelopment Study Area meet one or more of the statutory criteria, other than Criteria H, needed to make an area in need of redevelopment determination.
  
- Only fifteen (15) of the sixty-five (65) properties in the Hopatcong Business Corridor Redevelopment Study Area exhibit none of the statutory criteria except for Criteria H.

## 7 Conclusions

### 7.1 Conclusion

Based upon the criteria set forth, relating to stagnant and less than fully productive use of land, lack of proper utilization, faulty arrangement, impediments to private development, deleterious land uses, in addition to the SDRP's promotion of redevelopment activity within defended Centers, this investigation concludes that a lawful basis existing for declaring Block 10702, Lot 1; Block 10703, Lots 1 & 2; Block 10704, Lot 1; Block 10705, Lots 2 & 4; Block 10707, Lots 7 & 8; Block 10708, Lots 3, 4, 6, & 11; Block 10601, Lots 1, 2, 4, 5, 8, 9, 10, 11, 12, 13, 15, 16, 19, & 20; Block 10001, Lots 3 & 6; Block 10701, Lots 3, 5, 6, 7, 8, 9 & 10; Block 30325, Lot 1; Block 30327, Lots 1 & 9; Block 30320, Lots 5 & 6; Block 30313, Lots 1, 3 & 5; Block 30306, Lots 1, 5, 7 & 9; Block 30319, Lots 3, 7, 10 & 11; Block 30318, Lot 2; Block 30315, Lots 1 & 2; Block 10901, Lots 40 & 41 are in need of redevelopment.

It is, therefore, recommended that the Hopatcong Borough Land Use Board, Borough Council, and Governing Body take the action necessary, after public notice and hearing, to make said determination according to law based upon Criteria 'A', 'B', 'D', and 'H'.

## **A. Hopatcong Borough Resolution**

**HOPATCONG BOROUGH**

**RESOLUTION 2022-172**

**RESOLUTION OF THE GOVERNING BODY FOR THE BOROUGH OF HOPATCONG AUTHORIZING THE  
BOROUGH PLANNER TO DRAFT A REDEVELOPMENT PLAN FOR THE HOPATCONG BOROUGH  
"HOPATCONG BUSINESS CORRIDOR"**

**WHEREAS**, the Borough is focused in the efforts to stimulate development in the area of the Lakeside Boulevard Business Corridor extending from Brooklyn-Stanhope Road to approximately Stone Avenue; the Hopatchung Road Business Corridor extending from Chincoppee Avenue to Block 3030, Lot 5; Block 10901, Lots 40 & 21 and Block 30315, Lots 1 & 2, and

**WHEREAS**, there has been some development, but the pace of development and development interest has slowed, and

**WHEREAS**, the Borough Council wishes to explore all of the potential options to foster development in the area, and


**WHEREAS**, the Borough Planner has experience with redevelopment concepts, and

**WHEREAS**, the Borough Planner will pursue any and all Grant opportunities to cover to help cover the cost of the redevelopment study and recommendations;

**NOW, THEREFOR, BE IT RESOLVED** by the Mayor and Council of the Borough of Hopatcong that the Borough Planner is directed to draft and produce for the council's consideration a redevelopment plan for the Lakeside Boulevard Business Corridor and the Hopatchung Road Business Corridor area of the Borough of Hopatcong.

XX

**CERTIFICATION:** I hereby certify the foregoing to be a true and correct copy of a resolution duly adopted by the Mayor and Council of the Borough of Hopatcong, New Jersey, at a meeting held on December 21, 2022.

  
Valerie A. Egan, Borough Clerk

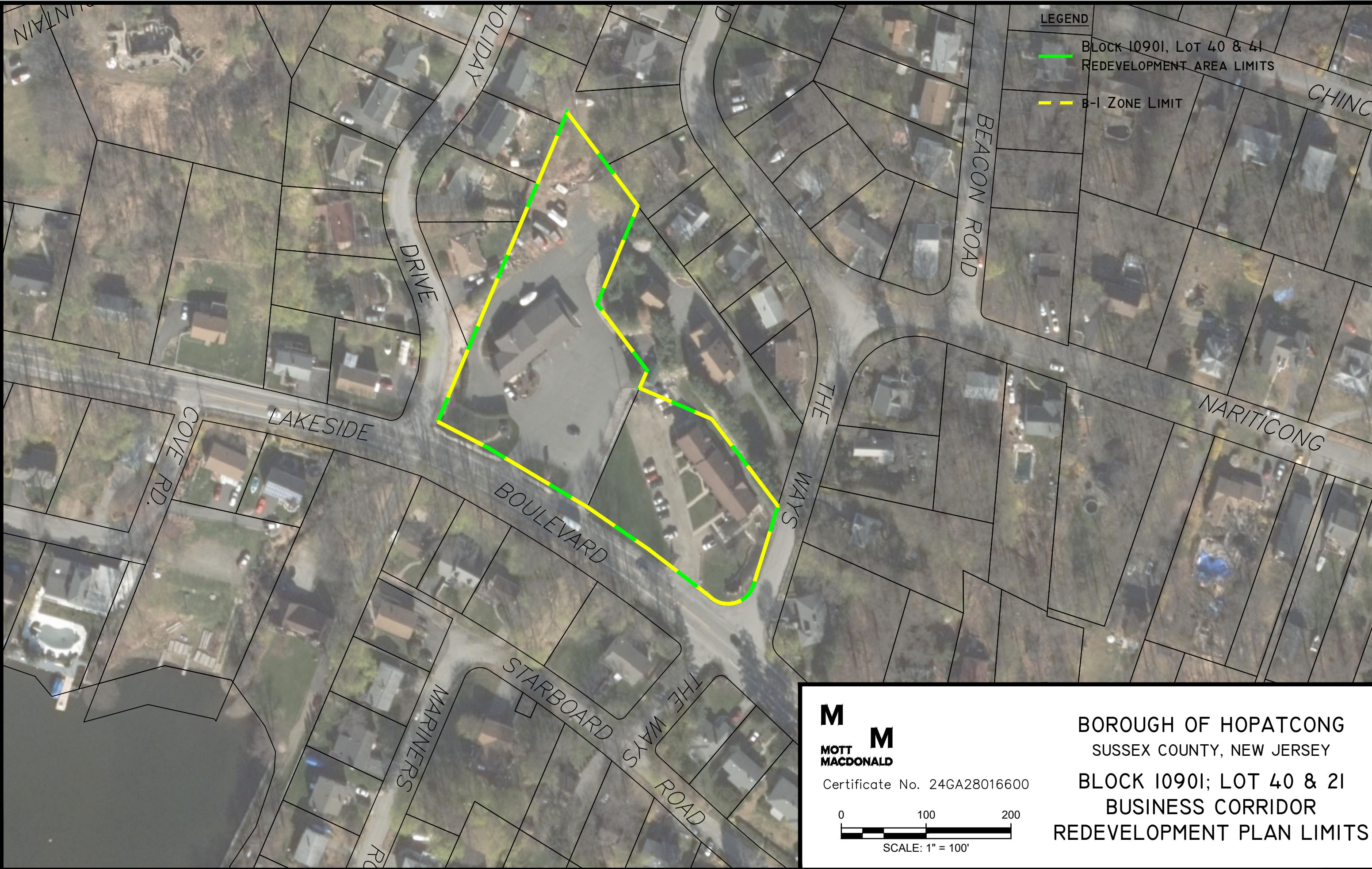


## **B. Maps of Study Area**

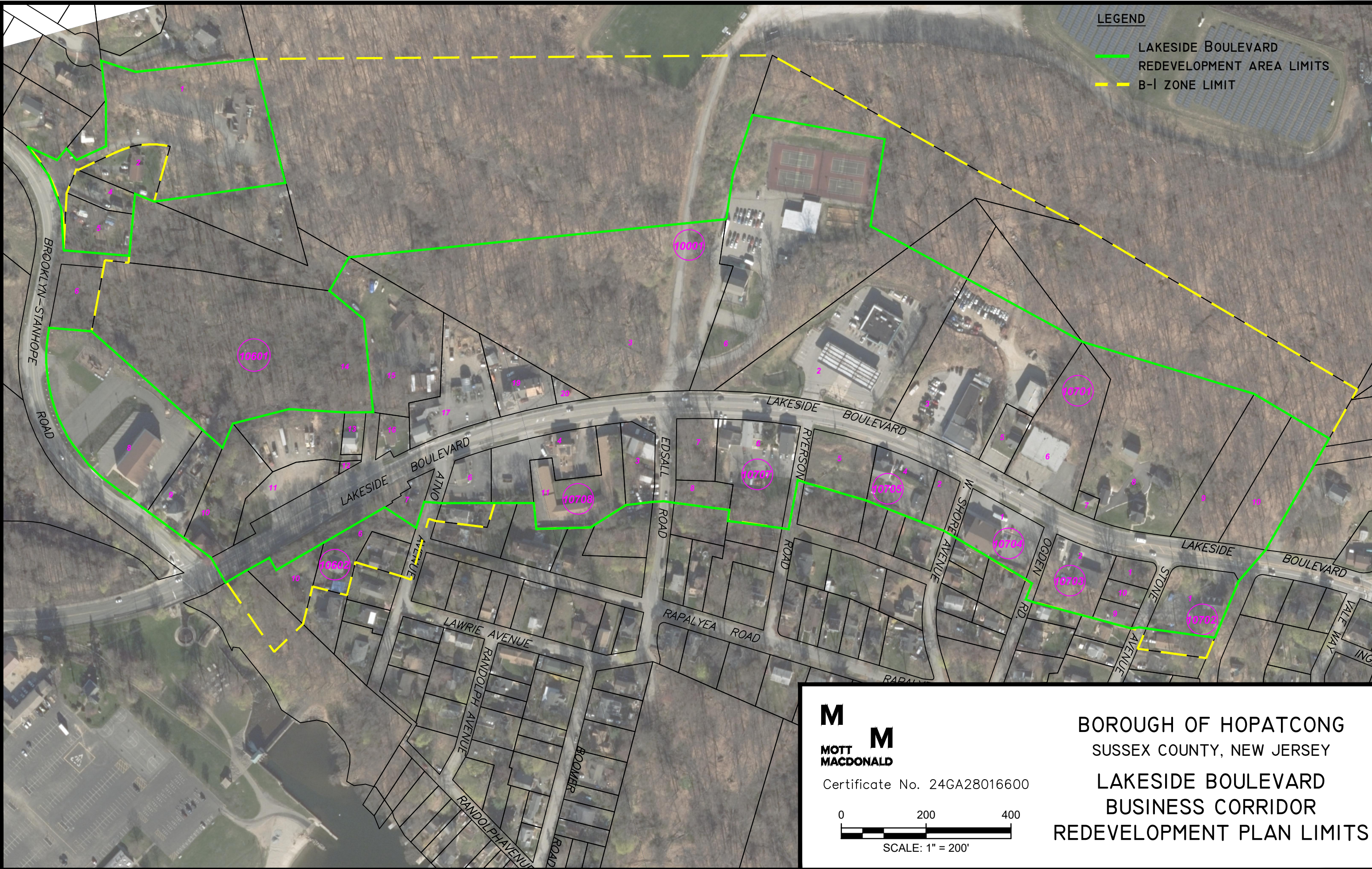














## C. Redevelopment Area Photo Log

# Photo Log



**Block 10701, Lot 2**



**M**  
**M**  
**MOTT**  
**MACDONALD**

**Redevelopment Study Area**  
**Determination of Need**  
**Hopatcong Business Corridor**  
**Hopatcong Borough, Sussex County**

# Photo Log



**Block 10701, Lot 3**  
Obsolescent Characteristics  
Surface Course Deterioration





# Photo Log



**Block 10701, Lot 5**  
Zoning not Consistent  
Obsolescent Characteristics

**Block 10701, Lot 6**  
Obsolescent Characteristics





# Photo Log



**Block 10001, Lot 6**  
Underutilized  
Obsolescent Characteristics



**M**  
**M**  
MOTT  
MACDONALD

**Redevelopment Study Area**  
**Determination of Need**  
**Hopatcong Business Corridor**  
**Hopatcong Borough, Sussex County**



# Photo Log



**Block 10001, Lot 3**  
Underutilized  
Vacant Property  
Undeveloped





# Photo Log



**Block 10601, Lot 19**  
Obsolescent Characteristics



**Block 10601, Lot 20**  
Parking Lot  
Surface Course Deterioration

**M**  
**M**  
MOTT  
MACDONALD

Redevelopment Study Area  
Determination of Need  
Hopatcong Business Corridor  
Hopatcong Borough, Sussex County



# Photo Log



Block 10601, Lot 17





# Photo Log



**Block 10601, Lot 16**  
Zoning not Consistent  
Obsolescent Characteristics



**Block 10601, Lot 13**  
Zoning not Consistent



# Photo Log



**Block 10601, Lot 12**  
Underutilized  
Obsolescent Characteristics



**Block 10601, Lot 11**  
Potential for Redevelopment  
Parking Lot  
Surface Course Deterioration

**M**  
**M**  
MOTT  
MACDONALD

**Redevelopment Study Area**  
**Determination of Need**  
**Hopatcong Business Corridor**  
**Hopatcong Borough, Sussex County**



# Photo Log



**Block 10601, Lot 15**  
Zoning not Consistent  
Obsolescent Characteristics



**Block 10601, Lot 9**  
Zoning not Consistent  
Obsolescent Characteristics



# Photo Log



**Block 10601, Lot 8**

Underutilized





# Photo Log



**Block 10601, Lot 10**

Zoning not Consistent

Obsolescent Characteristics

Dilapidated Improvements

Poor Site Maintenance

**M**  
**M**  
**MOTT**  
**MACDONALD**

**Redevelopment Study Area**

**Determination of Need**

**Hopatcong Business Corridor**

**Hopatcong Borough, Sussex County**



# Photo Log



**Block 10702, Lot 1**  
Obsolescent Characteristics



**Block 10703, Lot 1**  
Vacant Lot  
Undeveloped  
Underutilized



# Photo Log



**Block 10703, Lot 9**  
Zoning not Consistent



**Block 10703, Lot 10**  
Zoning not Consistent



# Photo Log



**Block 10703, Lot 2**  
Obsolescent Characteristics





# Photo Log



**Block 10704, Lot 1**  
Potential for Redevelopment  
Underutilized  
Obsolescent Characteristics





# Photo Log



**Block 10705, Lot 2**

Zoning not consistent

Underutilized

Surface Course Deterioration





# Photo Log



**Block 10705, Lot 4**  
Redeveloped  
Example of Redevelopment



# Photo Log



**Block 10705, Lot 5**  
Zoning not Consistent



**M**  
**M**  
MOTT  
MACDONALD

**Redevelopment Study Area**  
**Determination of Need**  
**Hopatcong Business Corridor**  
**Hopatcong Borough, Sussex County**



# Photo Log



**Block 10707, Lot 6**  
Redeveloped  
Example of Potential Redevelopment





# Photo Log



**Block 10707, Lot 7**

Vacant Property

Undeveloped

Underutilized



**Block 10707, Lot 8**

Vacant Property

Undeveloped

Underutilized



# Photo Log



**Block 10708, Lot 3**  
Obsolescent Characteristics



# Photo Log



**Block 10708, Lot 11**  
Substandard  
Discontinued Use  
Poor Site Maintenance  
Dilapidated Characteristics



**M**  
**M**  
**MOTT**  
**MACDONALD**

**Redevelopment Study Area**  
**Determination of Need**  
**Hopatcong Business Corridor**  
**Hopatcong Borough, Sussex County**



# Photo Log



**Block 10708, Lot 4**

Potential for Redevelopment

Underutilized

Obsolescent Characteristics

Discontinued Use



**M**

**MOTT  
MACDONALD**

**M**

**Redevelopment Study Area**

**Determination of Need**

**Hopatcong Business Corridor**

**Hopatcong Borough, Sussex County**

# Photo Log



**Block 10708, Lot 6**  
Potential for Redevelopment  
Obsolescent Characteristics





# Photo Log



**Block 10602, Lot 7**  
Zoning not Consistent





# Photo Log



## **Block 10701 Lot 10**

Vacant Property

Undeveloped

Underutilized



## **Block 10701 Lot 9**

Vacant Property

Undeveloped

Underutilized



# Photo Log



**Block 10701 Lot 8**  
Zoning not Consistent



**Block 10701 Lot 7**  
Zoning not Consistent



# Photo Log



**Block 10601 Lot 5**  
Obsolescent Characteristics  
Zoning not Consistent

**Block 10601 Lot 4**  
Obsolescent Characteristics  
Zoning not Consistent





# Photo Log



**Block 10601 Lot 2**  
Obsolescent Characteristics  
Zoning not Consistent



**Block 10601 Lot 1**  
Zoning not Consistent  
Obsolescent Characteristics  
Poor Site Maintenance



# Photo Log



**Block 30325, Lot 1**  
Obsolescent Characteristics  
Underutilized



# Photo Log



**Block 30327, Lot 1**  
Obsolescent Characteristics



**Block 30327, Lot 9**  
Obsolescent Characteristics



# Photo Log



**Block 30320, Lot 6**  
Obsolescent Characteristics



**M**  
**M**  
**MOTT**  
**MACDONALD**

**Redevelopment Study Area**  
**Determination of Need**  
**Hopatcong Business Corridor**  
**Hopatcong Borough, Sussex County**



# Photo Log



**Block 30320, Lot 5**  
Obsolescent Characteristics





# Photo Log



**Block 30313, Lot 5**  
Underutilized





# Photo Log



**Block 30313, Lot 3**  
Obsolescent Characteristics



# Photo Log



**Block 30313, Lot 1**  
Obsolescent Characteristics





# Photo Log



**Block 30306, Lot 5**  
Underutilized  
Obsolescent Characteristics

**Block 30306, Lot 7**  
Obsolescent Characteristics



**Redevelopment Study Area**  
**Determination of Need**  
**Hopatcong Business Corridor**  
**Hopatcong Borough, Sussex County**



# Photo Log



**Block 30306, Lot 9**

Vacant Lot

Underutilized

Undeveloped



**M**  
**M**  
**MOTT**  
**MACDONALD**

**Redevelopment Study Area**  
**Determination of Need**  
**Hopatcong Business Corridor**  
**Hopatcong Borough, Sussex County**



# Photo Log



**Block 30306, Lot 1**  
Obsolescent Characteristics



**M**  
**M**  
MOTT  
MACDONALD

**Redevelopment Study Area**  
**Determination of Need**  
**Hopatcong Business Corridor**  
**Hopatcong Borough, Sussex County**

# Photo Log



Block 30319, Lot 1



**M**  
**M**  
MOTT  
MACDONALD

Redevelopment Study Area  
Determination of Need  
Hopatcong Business Corridor  
Hopatcong Borough, Sussex County



# Photo Log



**Block 30319, Lot 7**  
Underutilized  
Obsolescent Characteristics

**Block 30319, Lot 3**



**M**  
**M**  
MOTT  
MACDONALD

**Redevelopment Study Area**  
**Determination of Need**  
**Hopatcong Business Corridor**  
**Hopatcong Borough, Sussex County**



# Photo Log



**Block 30319, Lot 10**  
Obsolescent Characteristics



**Block 30319, Lot 11**  
Obsolescent Characteristics



# Photo Log



**Block 30318, Lot 2**  
Underutilized  
Obsolescent Characteristics





# Photo Log



**Block 30318, Lot 1**



**Block 30315, Lot 2**

Undeveloped

Underutilized

**M**

**MOTT  
MACDONALD**

**M**

**Redevelopment Study Area**

**Determination of Need**

**Hopatcong Business Corridor**

**Hopatcong Borough, Sussex County**



# Photo Log



**Block 30315, Lot 1**  
Obsolescent Characteristics  
Underutilized  
Potential for Redevelopment  
Surface Course Deterioration



**M**  
**M**  
MOTT  
MACDONALD

**Redevelopment Study Area**  
**Determination of Need**  
**Hopatcong Business Corridor**  
**Hopatcong Borough, Sussex County**

# Photo Log



**Block 10901, Lot 41**  
Underutilized  
Obsolescent Characteristics



**M**  
**M**  
MOTT  
MACDONALD

**Redevelopment Study Area**  
**Determination of Need**  
**Hopatcong Business Corridor**  
**Hopatcong Borough, Sussex County**



# Photo Log



**Block 10901, Lot 41 (cont.)**

Obsolescent Characteristics





# Photo Log



**Block 10901, Lot 40**  
Underutilized  
Obsolescent Characteristics



**M**  
**M**  
MOTT  
MACDONALD

**Redevelopment Study Area**  
**Determination of Need**  
**Hopatcong Business Corridor**  
**Hopatcong Borough, Sussex County**



# Photo Log



**Block 10901, Lot 40**  
Underutilized  
Obsolescent Characteristics



## **D. Hopatcong Business Highlands Resource Analysis**





# **Highlands Resource Analysis for the Hopatcong Business Corridor**

April 2021





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# **Highlands Resource Analysis for the Hopatcong Business Corridor**

April 2021

# Issue and revision record

Revision	Date	Originator	Checker	Approver	Description
0	4/8/21	SJA	DJH	JKR	Draft Issued for Review
1	10/29//21	SJA	DJH	JKR	Revised per Highlands Comments
2	2/18/2022	SJA	DJH	JKR	Revised Draft Issued
3	4/13/2022	SJA	DJH	JKR	Revised per Mayor
4	12/8/2022	SJA	DJH	JKR	Issued FINAL


**Document reference:** 507393101-010 | 1 | A

**Information class:** Standard

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# 1 Background

The Borough of Hopatcong wishes to determine whether the targeted property within the Hopatcong business corridor qualifies as an Area in Need of Redevelopment pursuant to the Local Redevelopment and Housing Law (NJSA 40:12A-1 et seq., herein referred to as the LRHL).

The Borough of Hopatcong is located in the Highlands Region as designated by the Highlands Water Protection and Planning Act (Highlands Act). Hopatcong Borough includes both Highlands Planning and Preservation Areas. The Preservation Area is located in the northern portion of the Borough and along the western boundary, consisting of 2,615 acres, or 33% of the Borough. The Planning Area encompasses the remaining 5,333 acres, or 67%, of the Borough.

The New Jersey Highlands Council determined that in order to consider a redevelopment designation within the Hopatcong business corridor, an analysis of Highlands Resources and Resource Areas of the area must be conducted. This report has been created to meet that requirement.

## 2 Study Area

The study area for the Hopatcong business corridor is broken up into four distinct areas as follows:

- Lakeside Boulevard Business Corridor
- Hopatchung Road Business Corridor
- Block 10901, Lots 40 & 41
- Block 30315, Lots 1 & 2

### 2.1 Lakeside Boulevard Business Corridor

The Lakeside Boulevard Business Corridor incorporates all parcels with frontage along Lakeside Boulevard from the municipal boundary of Hopatcong Borough at Brooklyn-Stanhope Road to Block 10702, Lot 1 which is just passed the intersection on Stone Avenue

The following properties are included within this study area:

- Block 10602, Lots 6, 7 & 10
- Block 10708, Lots 3, 4, 6, & 11
- Block 10707, Lots 6, 7, & 8
- Block 10705, Lots 2, 4, & 5
- Block 10704, Lot 1
- Block 10703, Lots 1, 2, 9, & 10
- Block 10702, Lot 1
- Block 10601, Lots 1, 2, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20
- Block 10001, Lots 3 (partial) & 6
- Block 10701, Lots 2, 3, 5, 6, 7, 8, 9, & 10

The existing conditions of this corridor are largely developed, commercial properties. There are several existing residential properties, however. This corridor is served by both public water and public sewer.

### 2.2 Hopatchung Road Business Corridor

The Hopatcong Road Business Corridor incorporates all parcels with frontage along Hopatchung Road from the Chincoppee Avenue to Block 30306, Lot 5 which is near the Bell Avenue intersection. A portion of this study area also includes parcels with frontage on River Styx Road from Hopatchung Road to the Hopatcong Borough Department of Public Works (DPW) garage.

The following properties are included within this study area:

- Block 30327, Lot 1 & 9
- Block 30320, Lot 5 & 6
- Block 30313, Lot 1, 3, & 5
- Block 30325, Lot 1
- Block 30319, Lots 1, 3, 7, 10, 11
- Block 30318, Lots 1 & 2
- Block 30306, Lots 1, 5, 7 & 9



The existing conditions of this corridor are largely developed, commercial properties. There are several municipal buildings within this area including Borough Town Hall, the DPW, and a firehouse. This corridor is served by both public water and public sewer.

### **2.3 Block 10901, Lots 40 & 41**

Block 10901, Lots 40 & 41 consists of two developed parcels with frontage along Lakeside Boulevard bound between Holiday Drive and The Ways.

Lot 40 is currently developed with a commercial business. Lot 41 is currently developed with an extended stay hotel.

Both parcels are served by both public water and public sewer.

### **2.4 Block 30315, Lots 1 & 2**

Block 30315, Lots 1 & 2 consists of two parcels with frontage along River Styx Road bound between Lilchester Road (partially an unimproved right of way) and Durban Avenue.

Lot 1 is currently developed with an auto repair business. Lot 2 is currently an undeveloped wooded parcel.

Both parcels are served by both public water and public sewer.

Mapping of the proposed redevelopment areas overlain can be found in Appendix A of this report.

### 3 Scope of Work

The purpose of a Highlands Resource analysis is to review the potential designated redevelopment zones and potentially limit the zones to areas that can accommodate the development/redevelopment sought, while avoiding/minimizing resource incursions to the maximum extent feasible.

While the potential designated redevelopment zones are located with the designated Highlands Center, the Highlands center planning process requires that resources be considered and addressed appropriately. This means that portions of the Center may even be designated as “Highlands Environmental Resources,” and are intended for preservation/open space or for minimal development.

This Highlands Resource analysis is being conducted prior to the redevelopment study. Based on the results of this Highlands Resource analysis, the redevelopment zone limits may be modified before proceeding with the redevelopment designation.

The Highlands Resource analysis will also consider the provisions of the Highlands Model Highlands Land Use Ordinance (LUO). The Model LUO synthesizes the Highlands Regional Master Plan (RMP) with respect to Highlands resource issues and the municipal protections sought in review of development applications.

Furthermore, the Highlands Recourse analysis will consider the provisions of the Highlands Redevelopment Area Designation procedures. This will identify areas in which redevelopment shall be encouraged in order to promote the economic well-being of the municipality, provided that the redevelopment conforms with the goals of the Highlands.

The Highlands Resource Analysis will focus on the following areas as they relate to properties within the Hopatcong business corridor:

1. Highlands Zones and Sub Zones – Not applicable to Highlands Center
2. Highlands Resource and Special Protection Areas
  - a. Forest Resource Areas
  - b. Highlands Open Waters
  - c. Riparian Areas
  - d. Steep Slope Protection Area
  - e. Critical Habitat
  - f. Lake Management Area
  - g. Prime Ground Water Recharge Areas
  - h. Wellhead Protection Areas
  - i. Highlands Historic, Cultural and Archaeological Resources
  - j. Carbonate Rock Areas – Not applicable to Study Areas
  - k. Highlands Special Environmental Zone – Not applicable to Study Areas
  - l. Agricultural Resource Area – Not applicable to Study Areas
  - m. Highlands Scenic Resources – Not applicable to Study Areas

Mapping of the proposed redevelopment areas overlain with Highlands Council resource layers in Appendix B of this report.



## 4 Analysis of Highlands Resources

As previously noted, the purpose of a Highlands Resource analysis is to review the potential designated redevelopment zones and potentially limit the zones to areas that can accommodate. An analysis of each applicable Highlands Resource is below.

### 4.1 Forest Resource Areas

Per the Highlands Environmental Resource Inventory of April 2012, Hopatcong contains 4,825 acres of Forest Resource Areas (2,210 acres Planning Area and 2,615 acres Preservation Area), however the Forest Resource Areas do not fall within any of the four study areas.

As such, forest resource areas have not been reviewed in accordance with the Highlands Model Highlands Land Use Ordinance (LUO).

It should be noted however that there are provisions in the LUO that apply to the Total Forest Area and has been included within this review.

All portions of the Highlands Area identified by the Highlands Council as containing forest appear as Total Forest Area and includes forested portions of lands designated as Forest Resource Area.

Clear-cutting is prohibited in any forested portion of the Highlands Area, whether delineated as Total Forest Area or Forest Resource Area.

The standards governing Total Forest Area per the LUO include:

Any forest disturbance shall be permitted only upon a finding by the reviewing board (or other applicable municipal authority) that the following requirements have been satisfactorily addressed:

- A. Demonstration that the proposed disturbance can neither be avoided nor reduced in extent, while adequately providing for a proposed use;
- B. Incorporation of Low Impact Development techniques appropriate to the activity or development project proposed;
- C. For any proposed disturbance of one half (½) acre or more, other than that associated with the maintenance of a legally pre-existing use or structure (expressly excluding the expansion of any such use or structure), submission, approval and implementation of a Forest Mitigation Plan designed to minimize the extent of such disturbance, protect forest areas adjacent or proximate to the disturbance area, and mitigate for loss of trees or other forest vegetation removed during the course of such disturbance; and
- D. Notwithstanding the preceding provisions, in the case of any proposed disturbance that by definition constitutes deforestation, submission, approval and implementation of a Forest Mitigation Plan designed to minimize the extent of deforestation, protect forest areas to remain, and restore or mitigate for forest area loss.

### 4.2 Highlands Open Waters

Highlands Open Waters are defined as all mapped rivers, lakes, streams and wetlands that are adjacent to and hydraulically interconnected with a river or stream as identified in the Highlands Open Water Inventory. Per the Highlands Environmental Resource Inventory of April 2012, Hopatcong Borough includes miles of streams (20 miles in the Planning Area and 15 miles in the Preservation Area), 1,588 acres of wetlands, lakes, and ponds (1,189 acres Planning Area and 399 acres Preservation Area), 4,489 acres of open water protection areas (2,829

acres Planning Area and 1,660 acres Preservation Area), and 3,496 acres of riparian areas (2,395 acres Planning Area and 1,101 acres Preservation Area).

The Highlands Regional Master Plan (RMP) requires a 300-foot protection area buffer around all Highlands Open Waters. Highlands Open Waters buffers provide or contribute to key functioning values including, but are not limited to, habitat, stormwater and flood water retention and filtration, water quality protection, temperature moderation, aquatic ecosystem integrity and channel integrity.

A portion of the Lakeside Boulevard Business Corridor is impacted by Highlands Open Water Buffers (300-ft). The impacted parcels include the following:

Entire Lot Impacted:

- Block 10601, Lots 4, 5, 6, 8, & 9
- Block 10602, Lot 10

Lot Partially Impacted:

- Block 10601, Lots 2, 10, 11, 14 & 15
- Block 10602, Lot 6

In accordance with the provisions of the Highlands Model Highlands Land Use Ordinance (LUO), Highlands Open Waters buffers shall be maintained in their undisturbed or pre-existing condition, *unless a disturbance is approved in accordance with the following provisions:*

- A. **Pre-existing Structures or Improvements.** Any lawfully pre-existing structure or improvement located within a Highlands Open Waters protection buffer area as of the effective date of this Ordinance may remain and be maintained or rehabilitated, provided that the existing area of disturbance attributed to or associated with such structure or improvement shall not be increased.
- B. **Agricultural & Horticultural Land Uses.** For purposes of this section, existing agricultural and horticultural uses, whether or not under active management or operation, shall not be included in any assessment of “previously disturbed” buffer areas with regard to proposals for non-agricultural development.
- C. **Approvals Subject to Outside Agency Approvals.** Approval of any application involving the disturbance of a Highlands Open Waters buffer pursuant to this section shall not be construed to relieve the applicant from the applicable rules, regulations or legal requirements of any other agency having jurisdiction over such buffers, including but not limited to: the NJDEP (e.g., Freshwater Wetland Rules, N.J.A.C. 7:7, Stormwater Management Rules, N.J.A.C. 7:8, Flood Hazard Area Rules, N.J.A.C. 7:13, NJPDES Rules, N.J.A.C. 7:14A); a Soil Conservation District pursuant to its authority under New Jersey Soil Erosion and Sediment Control Act Rules, N.J.A.C. 2:90; or any county or other regional entity having authority pursuant to a Regional Stormwater Plan adopted by NJDEP under N.J.A.C. 7:8 and N.J.A.C. 7:15.
- D. **Municipal Stormwater Management Requirements.** Where the provisions of this section are in conflict with the provisions of an adopted municipal stormwater management ordinance, the more restrictive of the two shall apply.
- E. **Stream Corridor Protection/Restoration Plan.** Where the provisions of this section are in conflict with the provisions of an adopted Stream Corridor Protection/Restoration Plan, the provisions of the adopted Plan shall override.

**Note:** Hopatcong Borough does not have an adopted Stream Corridor Protection/Restoration Plan

- F. **Protection Buffer Expansion.** The provisions of this section shall not be construed to preclude the imposition of a wider protection buffer requirement where site-specific analysis and evaluation by a qualified



professional indicates that such expansion is essential to the protection of Highlands Open Waters, associated Riparian Areas, or the habitat of water or wetlands-dependent species (particularly in the case of rare, threatened or endangered species) located therein.

- G. **Preservation Area Standards.** Any disturbance of a Highlands Open Water buffer proposed in connection with a Major Highlands Development shall be authorized and regulated only by the NJDEP in accordance with NJDEP Preservation Area Rules (N.J.A.C. 7:38) and all other applicable requirements.

**Note:** The study areas are wholly within Highlands Planning Areas, not Preservation Areas.

- H. **Planning Area Standards.** Disturbance is prohibited within all Highlands Open Waters and adjacent 300-foot buffers except for linear development, which shall be permitted only provided that there is no feasible alternative for the linear development outside the Highlands Open Waters or Highlands Open Water buffer. The provisions of this subsection shall apply until and unless overridden by ordinance provisions adopted pursuant to a Highlands Council-approved Stream Corridor Protection and Mitigation Plan.

1. To address the “no feasible alternative for linear development” standard, the applicant shall demonstrate that there is no other location, design or configuration for the proposed linear development that would reduce or eliminate the disturbance. For proposed linear development that would provide access to an otherwise developable lot, the applicant shall, in addition, show that:
  - a) The proposed linear development is the only point of access for roadways or utilities to an otherwise developable lot; and
  - b) Shared driveways are used to the maximum extent possible to access multiple lots.
2. An alternative shall not be excluded from consideration under this subsection merely because it includes or requires an area not owned by the applicant that could reasonably be obtained, utilized, expanded or managed in order to fulfill the basic purpose of the proposed linear development.
3. The reviewing municipal authority shall not approve any application pursuant to this subsection if, after review of the information provided to support an approval, it finds that there is a reasonable alternative to the proposed linear development.

### 4.3 Riparian Areas

Riparian Areas are hydrologically connected to surface water through overland surface runoff, hydric soils, wetlands, or subsurface flow. They serve as an interface between surface water bodies and terrestrial ecosystems. Riparian areas in the Highlands Region were defined and mapped by the Highlands Council using hydrologic properties of land cover, soil, and evidence of periodic inundation or saturation. Riparian areas include the integration of Highlands Open Waters with their associated flood prone areas, riparian soils, and wildlife corridors.

Per the Highlands Environmental Resource Inventory of April 2012, Hopatcong Borough includes 3,496 acres of riparian areas (2,395 acres Planning Area and 1,101 acres Preservation Area).

A portion of the Lakeside Boulevard Business Corridor is impacted by Riparian Areas. The impacted parcels include the following:

Entire Lot Impacted:

- Block 10602, Lot 10

Lot Partially Impacted:

- Block 10601, Lots 8, 9, 10 & 11
- Block 10602, Lot 6

In accordance with the provisions of the Highlands Model Highlands Land Use Ordinance (LUO), disturbance of any portion of a Highlands Riparian Area is prohibited except for linear development, which shall be permitted only provided that there is no feasible alternative for the linear development outside of the Riparian Area. All provisions of the Highlands Open Waters Buffer Standards (listed in section 4.2 above) shall apply with regard to the “no feasible alternative” standard.

These provisions shall apply until and unless Riparian Area disturbances are otherwise authorized under implementing ordinance provisions adopted pursuant to a Highlands Council-approved Stream Corridor Protection and Mitigation Plan.

A Highlands Council-approved Stream Corridor Protection and Mitigation Plan has not been adopted for any of the study areas.

#### 4.4 Steep Slope Protection Area

Steep slopes within the Highlands Region play an important ecological, recreational, scenic, and functional role. Steep slopes and rocky ridgelines provide specialized habitats that are home to rare plant and animal species. Areas of steep slope provide popular recreational opportunities including hiking, climbing and wildlife observation. The Highlands Council spatially examined slopes in the Highlands Region using 2007 Light Detection and Ranging (LiDAR) elevation data. These grades were established as steep slope protection areas:

- **Severely Constrained Slopes.** All lands having slopes of 20% or greater and lands within Riparian Areas having slopes of 10% and greater.
- **Moderately Constrained Slopes.** All forested non-Riparian Area lands having a slope of 15% to less than 20%.
- **Constrained Slopes.** All non-forested, non-Riparian Area lands having a slope of 15% to less than 20% and exhibiting one or more of the following characteristics: a) highly susceptible to erosion; b) shallow depth to bedrock; or c) a Soil Capability Class indicative of wet or stony soils.
- **Limited Constrained Slopes.** All non-forested, non-Riparian Area lands having a slope of 15% to less than 20%, which are not highly susceptible to erosion, and do not have a shallow depth to bedrock or a Soil Capability Class indicative of wet or stony soils.

In accordance with the provisions of the Highlands Model Highlands Land Use Ordinance (LUO), the following standards shall apply to development within steep slope areas:

- A. **Severely and Moderately Constrained Slopes.** Disturbance of Severely Constrained and Moderately Constrained Slopes is prohibited, with the exception of that required in connection with a linear development. Such linear development, however, shall be permitted only in the event that there is no feasible alternative for such development outside of the Severely Constrained or Moderately Constrained Slopes.
  1. To address the “no feasible alternative for linear development” standard, the applicant shall demonstrate that there is no other location, design or configuration for the proposed linear development that would reduce or eliminate the disturbance of Severely Constrained or Moderately Constrained Slopes. For proposed linear development that would provide access to an otherwise developable lot, the applicant shall in addition, show that:



- a) The proposed linear development is the only point of access for roadways or utilities to an otherwise developable lot; and
    - b) Shared driveways are used to the maximum extent possible to access multiple lots.
  2. An alternative shall not be excluded from consideration under this subsection merely because it includes or requires an area not owned by the applicant that could reasonably be obtained, utilized, expanded, or managed in order to fulfill the basic purpose of the proposed linear development.
  3. The reviewing municipal authority shall not approve any application pursuant to this subsection if, after review of the information submitted to support an approval, it finds that there is a reasonable alternative to the proposed linear development.
- B. **Constrained or Limited Constrained Slopes.** Disturbance shall be permitted only upon a finding by the reviewing board or other applicable municipal authority that the application includes or satisfactorily addresses each of the requirements following:
1. Demonstration that the proposed steep slope disturbance can neither be avoided nor reduced in extent, while adequately providing for the proposed use.
  2. Incorporation of Low Impact Development techniques (pursuant to § 7.2) appropriate to both the proposed activity and the steep slope environment, designed to reduce the extent of disturbance areas, stabilize areas that are disturbed, provide for stormwater management, and protect adjacent areas during site construction.
  3. Development layout shall be designed to:
    - a) Minimize the need for landform grading and retaining structures;
    - b) Incorporate a cluster development format, where feasible, to minimize the extent of development on steep slopes; and
    - c) Disturb steep slopes (where such disturbance cannot be avoided) having the minimum potential for slope instability.
  4. Site design shall:
    - a) Incorporate stabilization techniques that emphasize bioengineering;
    - b) Ensure minimized soil loss during and after construction through steep slope-appropriate soil erosion and sediment control techniques;
    - c) Prevent direct discharge of stormwater into Highlands Open Waters features;
    - d) Provide for control of stormwater velocity and volume such that no net increase in runoff rates occurs between pre- and post-conditions; and
    - e) Provide for maximum protection of existing trees, woodlands and surrounding natural vegetated areas.

Per the Highlands Environmental Resource Inventory of April 2012, Hopatcong includes 362 acres of Moderately Constrained Slopes (196 acres Planning Area and 166 Preservation Area) and 2,445 acres of Severely Constrained Slopes (1,538 acres Planning Area and 907 Preservation Area).

A portion of the Lakeside Boulevard Business Corridor is impacted by Steep Slope Areas. The impacted parcels with slopes greater than both 15% and 20% include the following:

- Block 10602, Lots 6, 7 & 10
- Block 10707, Lots 7, & 8
- Block 10705, Lots 2, 4, & 5
- Block 10704, Lot 1
- Block 10703, Lots 1, 2, 9, & 10
- Block 10702, Lot 1
- Block 10601, Lots 1, 2, 8, 9, 10, 13, 14, 15, 17, 19, 20
- Block 10001, Lots 3 (partial) & 6
- Block 10701, Lots 2, 3, 5, 6, 7, 8, 9, & 10

#### 4.5 Critical Habitat

Critical wildlife habitats are habitats of animal species identified as endangered, threatened, of special concern, or of regional conservation priority in the Highlands Region. The Highlands Council utilized NJDEP's Endangered and Nongame Species Program Landscape Project data to delineate suitable critical wildlife habitat for species of concern within the Highlands Region.

Per the Highlands Environmental Resource Inventory of April 2012, the Borough contains 4,976 acres of Critical Wildlife Habitat (2,657 acres Planning Area and 2,319 acres Preservation Area) suitable to support populations of rare, threatened, and endangered species.

A portion of the Lakeside Boulevard Business Corridor is impacted by Critical Habitat Areas. The impacted parcels include the following:

Lot Partially Impacted:

- Block 10602, Lots 10
- Block 10707, Lots 6, 7, & 8
- Block 10601, Lots 1, 6, 8, 10, 14, & 15
- Block 10001, Lots 3 & 6
- Block 10701, Lots 2, 3, 6, 8, 9, & 10

A portion of the Block 10901, Lots 40 & 41 area is impacted by Steep Slope Areas. The impacted parcel include the following:

- Block 10901, Lot 41

A portion of the Hopatchung Road Business Corridor is impacted by Steep Slope Areas. The impacted parcel include the following:

- Block 30325, Lot 1

In accordance with the provisions of the Highlands Model Highlands Land Use Ordinance (LUO), upon Borough adoption of a Habitat Conservation and Management Plan, which, inclusive of any accompanying ordinances, rules or regulations, shall be approved by the Highlands Council, all applications proposing disturbance of a Critical Habitat area shall be filed, reviewed and considered in accordance with the provisions and criteria provided therein.

**Note:** Hopatcong Borough does not have an adopted Habitat Conservation and Management Plan.



## 4.6 Lake Management Area

The Lake Management Area is that area around lakes which includes tiers of lake management appropriate to management strategies that help protect lake water quality and community value from the impacts of present and future development. The management of lands surrounding lakes is an important issue for the Highlands Region. Overdeveloped, damaged and poorly managed shoreland areas can result in the degradation of water quality, harm the lake ecosystem, decrease natural aesthetic values, and cause an overall loss of property values for lake communities. Lakes can be harmed by pollutant sources in the watershed area draining to them. Polluted lakes can, in turn, damage downstream streams and rivers.

Per the Highlands Environmental Resource Inventory of April 2012, there are 977 acres of lakes of greater than ten acres in size (all within the Planning Area) within Hopatcong. Approximately 1,636 acres of land fall within the Lake Management Area (1,561 acres Planning Area and 75 acres Preservation Area).

A portion of the Lakeside Boulevard Business Corridor is impacted by Lake Management Areas. The impacted parcels include the following:

Entire Lot Impacted:

- Block 10602, Lots 6, 7 & 10
- Block 10708, Lots 4, 6 & 11
- Block 10601, Lots 6, 8, 9, 10, 11, 12, 13, 14, 16, 17, 19 & 20

Lot Partially Impacted:

- Block 10708, Lot 3
- Block 10601, Lots 1, 5 & 15

The entire Block 10901, Lots 40 & 41 study area falls within a Lake Management Area.

In accordance with the provisions of the Highlands Model Highlands Land Use Ordinance (LUO), the following standards shall apply to development within the following Lake Management Areas:

### Shoreland Protection Tier

The Shoreland Protection Tier encompasses the lands surrounding a Lake Management Area lake that lie within 300 feet of its shoreline. As such, these lands coincide with and are defined as Highlands Open Waters buffers. All provisions applicable to Highlands Open Waters buffers as provided therein, shall apply fully to the Shoreland Protection Tier of any lake in the Lake Management Area.

### Water Quality Management Tier

Any application proposing a disturbance within the Water Quality Management Tier shall be authorized only provided the reviewing board or other applicable municipal authority finds that the proposal protects lake water quality, by implementation of the requirements of this subsection. The Water Quality Management Tier consists of all lands draining into a Highlands lake that lie within 1,000 feet of its shoreline, subsuming the whole of the Shoreland Protection Tier. As such, these provisions shall not be construed to waive or obviate the requirements above concerning Highlands Open Waters buffers.

- A. **Water Quality Protection Requirements.** To prevent or minimize continuous pollutant sources that can contribute pollutants overland or through ground water to the lake from greater distances than the Shoreland Protection Tier, the following measures shall be incorporated into all development proposals:

1. All disturbed parcels shall be provided with landscape or garden elements which retain stormwater, minimizing the potential for increases in the volume, time of concentration, or concentrated flow of runoff from the property. Such elements shall be designed to ensure to the maximum extent feasible, that during larger storms, water is released through overland sheet flow across a vegetated, naturally landscaped area.
  2. All new development shall direct runoff from roofs, driveways and patios into landscape or garden elements which retain and filter stormwater, or to infiltration basins, trenches or other such appropriate stormwater management devices.
  3. Stormwater management plans shall be designed to direct runoff away from the shoreline and to avoid stormwater discharges directly to the lake to the maximum extent feasible.
  4. Stormwater shall be directed to a stormwater treatment train that cleans and reduces the rate of runoff to the maximum extent possible. Stormwater treatment trains shall maximize the use of swales with natural vegetation, infiltration mechanisms or constructed wetlands, and discharge through a constructed wetland or other channel that maximizes aeration and cleaning of water to the maximum extent feasible.
  5. The discharge of stormwater shall be through sheet flow, where feasible, which may require the construction of an outlet that disperses the water over a substantial distance at a constant elevation so that water sheet flows over the top.
- B. **Approvals Subject to Outside Agency Approvals.** Nothing herein shall be construed to relieve the applicant from the applicable rules, regulations and design requirements of any other agency having jurisdiction, including but not limited to the NJDEP (e.g., Freshwater Wetland Rules, N.J.A.C. 7:7, Stormwater Management Rules, N.J.A.C. 7:8, Flood Hazard Area Rules, N.J.A.C. 7:13, NJPDES Rules, N.J.A.C. 7:14A), a Soil Conservation District acting pursuant to Soil Erosion & Sediment Control Act Rules (N.J.A.C. 2:90), or any county or other regional entity having authority pursuant to an adopted Regional Stormwater Plan.

#### 4.7 Prime Ground Water Recharge Areas

The Highlands Council defines Prime Ground Water Recharge Areas as those lands within a HUC14 subwatershed that most efficiently provide 40 percent of total drought recharge volume for that HUC14 subwatershed, as defined using a GSR-32 analysis available based upon the 2002 land use/land cover and 1964-1966 drought of record precipitation.

Per the Highlands Environmental Resource Inventory of April 2012, Hopatcong contains 1,259 acres of Prime Ground Water Recharge Areas (553 acres Planning Area and 706 acres Preservation Area).

A portion of the Lakeside Boulevard Business Corridor is impacted by Prime Ground Water Recharge Areas. The impacted parcels include the following:

Entire Lot Impacted:

- Block 10701, Lot 10

Lot Partially Impacted:

- Block 10602, Lots 10
- Block 10707, Lots 6, 7, & 8
- Block 10601, Lots 1, 6, 8, 10, 14, & 15
- Block 10001, Lots 3 & 6
- Block 10701, Lots 2, 3, 6, 8, & 9

A portion of the Hopatchung Road Business Corridor is impacted by Prime Ground Water Recharge Areas. The impacted parcels include the following:



Lot Partially Impacted:

- Block 30325, Lot 1
- Block 30306, Lot 9

In accordance with the provisions of the Highlands Model Highlands Land Use Ordinance (LUO), the following standards shall apply to development within Prime Ground Water Recharge Areas:

Disturbance of Prime Ground Water Recharge Area (PGWRA) by any regulated development shall be permitted only upon a finding by the reviewing board or other applicable municipal authority that the proposal complies with the provisions of this subsection.

- A. **Avoidance.** The proposed disturbance cannot be avoided. Development shall not occur in Prime Ground Water Recharge Areas unless either, the entirety of the subject property is located within a Prime Ground Water Recharge Area and thus cannot be avoided, or the disturbance represents the only viable alternate means to avoid Critical Habitat, Highlands Open Waters buffers, Moderately Constrained Steep Slopes, or Severely Constrained Steep Slopes, to the extent that these resources are also present upon the subject property.
- B. **Minimization.** The proposed disturbance cannot be minimized. Where total avoidance is not feasible, total recharge area disruption (i.e., alteration of natural recharge patterns or volumes) shall not exceed 15% of the Prime Ground Water Recharge Area located within the affected parcels, placed where feasible on those parts of the PGWRA having the lowest relative recharge rates and the least potential for aquifer recharge based upon site analysis.
- C. **Low Impact Development.** The proposal incorporates Low Impact Development practices. Low Impact Development practices shall be used in the design of the development proposal to reduce total recharge disruption to the minimum feasible, within the 15% cap.
- D. **Mitigation.** The proposal includes a PGWRA Mitigation Plan. Any development application involving disturbance of a Prime Ground Water Recharge Area shall be accompanied by a mitigation plan, providing for an equivalent of 125% of pre-construction recharge volumes for that portion of the Prime Ground Water Recharge Area that will be disturbed. The recharge mitigation shall occur within the following areas, in order of priority: (1) the same development site to the maximum extent feasible; (2) the same HUC14 subwatershed; or (3) where no feasible option exists in the same HUC14 subwatershed, an interrelated HUC14 subwatershed approved by the Highlands Council.

#### 4.8 Wellhead Protection Areas

Residents of Hopatcong rely on both ground water supplies as well as public water supply for drinking water. To protect the health, safety and welfare of Hopatcong residents, to ensure a supply of safe and healthful drinking water, and to protect the ground water resources that provide water to potable water supply wells are the primary goals of the Borough of Hopatcong. Wellhead Protection Areas (WHPAs) are mapped areas that delineate the horizontal extent of ground water captured by pumping at a specific rate. Once a well is located on the New Jersey Department of Environmental Protection's Geographic Information System database, a WHPA is mapped based upon time of travel, which is the amount of time it will take for ground water to flow to the well.

##### Public Community Wells

All four study areas are within a Wellhead Protection Area for Community Public Wells.

## Public Non-Community Wells

The Lakeside Boulevard Business Corridor is entirely within a Wellhead Protection Area for Non-Community Public Wells.

In accordance with the provisions of the Highlands Model Highlands Land Use Ordinance (LUO), the following standards shall apply to potential contaminant sources within wellhead protection areaS:

Where any permitted use or structure classified as a Major Potential Contaminant Source (PCS) is proposed to be located or expanded within a Tier 1 Wellhead Protection Area, the standards below shall apply. These standards shall also apply to any Major PCS proposed to be located or expanded in:

- a) any Carbonate Rock Area containing or having potential to develop karst features;
- b) any area discharging surface water into a Carbonate Rock Area determined to contain or have potential to develop karst features; and
- c) any portion of a Prime Ground Water Recharge Area. These conditions shall not be construed to waive or obviate any rules, regulations, or other requirements pertinent to such uses that may derive from outside agencies having jurisdiction, such as the NJDEP.

- A. **Best Management Practices.** All Major PCS facilities shall be designed in a manner that prevents the unintentional discharge of toxic or hazardous pollutants to ground water, surface water bodies, or the land surface, from all internal and external areas, including loading, storage, and transfer areas, in accordance with the provisions of this section.
  - 1. All portions or areas of a facility in which hazardous substances or hazardous wastes are stored, processed, manufactured or transferred outdoors, shall be designed so that the discharges of hazardous substances will be prevented from overflowing, draining, or leaching into the ground water or surface waters.
  - 2. Containers in which regulated substances are stored must be clearly and visibly labeled and must be kept closed and sealed when material is not being transferred from one container to another.
  - 3. Wherever hazardous substances are stored, processed, manufactured or transferred outdoors, the design features shall include secondary containment and/or diversionary structures which may include but are not limited to any one or a combination of the following:
    - a) Containers, dikes, berms or retaining walls sufficiently impermeable to contain spilled hazardous substances, for the duration of a spill event.
    - b) Curbing.
    - c) Gutter, culverts and other drainage systems.
    - d) Weirs, booms and other barriers.
    - e) Lined diversion ponds, lined lagoons and lined retention basins, holding tanks, sumps, slop tanks and other collecting systems.
    - f) Drip pans.
  - 4. Secondary containment and/or diversionary systems, structure or equipment must meet the following standards:



- a) The system must block all routes by which spilled hazardous substances could be expected to flow, migrate, or escape into the ground water or surface waters.
  - b) The system must have sufficient capacity to contain or divert the largest probable single discharge that could occur within the containment area, plus an additional capacity to compensate for any anticipated normal accumulation of rainwater.
  - c) In order to prevent the discharge of hazardous substances into ground water, all components of the system shall be made of or lined with impermeable materials sufficient to contain the substance for the duration of a spill event. Such material or liner must be maintained in an impermeable condition.
  - d) No manufacturing area, processing area, transfer area, dike storage area, or other storage area, or secondary containment/diversion system appurtenant thereto shall drain into a watercourse, or into a ditch, sewer, pipe or storm drain that leads directly or indirectly into a surface or subsurface disposal area, unless provision has been made to intercept and treat any spilled hazardous substances in an NJDEP approved industrial wastewater treatment or pre-treatment facility, or other NJDEP approved facility.
  - e) Outdoor storage of regulated substances in regulated containers and the containment structure must include a cover to minimize accumulation of water in the containment area and contact between precipitation and storage container(s).
5. Catchment basins, lagoons and other containment areas that may contain hazardous substances shall not be located in a manner that would subject them to flooding by natural waterways.
  6. Stormwater shall be managed so as to prevent contamination of ground water, and so as to be in accordance with applicable laws and regulations of the state of New Jersey, and of the municipality.
  7. All transfers of petroleum from delivery trucks and storage containers over five gallons in capacity shall be conducted over an impervious surface having a positive limiting barrier (e.g. berm, lip) at its perimeter
- B. **Compliance Mechanisms.** Any of the following permits and authorizations shall be considered equivalent to the best management practices of this Ordinance. As applicable to the PCS involved, these may also be submitted in lieu of an Operations and Contingency Plan, as otherwise required under subsection § 6.9.3.C, following.
1. A NJPDES permit approved by NJDEP pursuant to N.J.A.C. 7:14A;
  2. An underground storage tank approved by NJDEP under N.J.A.C. 7:14B;
  3. A Discharge Prevention, Containment and Countermeasure Plan (DPCC) approved by NJDEP pursuant to N.J.A.C. 7:1E;
  4. A hazardous waste remedial action approved by NJDEP pursuant to N.J.A.C. 7:26B, 26C, 26D or 26E, or by the United State Environmental Protection Agency pursuant to the Resource Conservation Recovery Act (RCRA) or the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA);
  5. A hazardous waste facility approved by NJDEP pursuant to N.J.A.C. 26G;
  6. Approval by the SCD of a Farm Conservation Plan or Resource System Management Plan pursuant to N.J.A.C. 2:92, (see § 6.10.4 below and APPENDIX E);
  7. A solid waste facility approved by NJDEP pursuant to N.J.A.C. 26H; and

8. A high-density Animal Waste Management Plan, an Animal Waste Management Plan, or a Comprehensive Nutrient Management Plan, as appropriate, developed pursuant to N.J.A.C. 2:91.
- C. **Operations and Contingency Plans.** Unless one of the permits or approvals listed at § 6.9.3 B.1-8 above is provided, or the applicant certifies that no potential contaminants will be stored, discharged, manufactured or used on-site, as a condition of approval of any application involving a Major PCS, the applicant shall prepare and obtain approval of an Operations and Contingency Plan in accordance with the requirements herein. No Certificate of Occupancy or Approval (as appropriate) for the development shall be issued until or unless the qualified professional authorized to administer these provisions verifies that the Operations and Contingency Plan has been approved and is on file with the appropriate entities.
- D. **Approval of Operations & Contingency Plans.** The proposed Operations and Contingency Plan shall be submitted to the Board of Health (or equivalent acting authority), Fire Department, Police Departments and Office of Emergency Management, as applicable. These agencies shall review and make any appropriate recommendations for approval or modifications of the Operations and Contingency Plan. The applicant shall incorporate the recommendations to produce a final document, for review by the designated municipal professional and each of the participating agencies. The designated municipal professional shall coordinate the agencies' responses to ensure that the final Plan addresses all concerns of substance. Upon approval by the designated municipal professional, the Plan shall be filed with all applicable entities and put into effect as indicated therein. In the event of any irreconcilable issue in developing or finalizing the Plan, it shall be provided as proposed, to the reviewing Board, along with the recommendations of the designated professional, the participating agencies, and the applicant and applicant's agents and professionals. A decision by the reviewing Board shall be final.
- E. **Required Content of Operations & Contingency Plans.** An Operations and Contingency Plan shall be developed, where required under this Ordinance, for each Major PCS or group thereof (where multiple sources exist within a single facility owned and operated by a single entity) and shall address the following elements. The Operations and Contingency Plan must demonstrate that the potential for a significant discharge is the lowest technologically feasible:
1. Documentation of the applicable Major Potential Contaminant Sources existing and proposed for the site;
  2. Types and quantities of hazardous substances or wastes that may be used, discharged or stored on site;
  3. Means used to prevent the spillage, leakage or discharge of such materials;
  4. Means to be used to contain or remedy accidental spillage, leakage, discharge or migration of such materials from the site directly or indirectly into ground water;
  5. At a minimum, utilize best management practices as defined by § 6.9.3 and as specified by NJDEP and the United States Environmental Protection Agency, including but not limited to the regulations and guidance in the following areas: Discharge Prevention Containment and Countermeasures [N.J.A.C. 7:1E-4.2 (or most current)], Spill Prevention Control and Countermeasures [40 CFR 112.3 et seq.(or most current)], Stormwater and Non-point Source Pollution Control Best Management Practices Manual [NJDEP, April 2004 (or most current)].
  6. Specific training of facility personnel to contain or remedy accidental spillage, leakage, discharge or migration of such materials from the site directly or indirectly into ground water, or surface water bodies or the land surface that provide recharge to the underlying aquifer.
  7. Procedures including a contact list and phone numbers for notifying the appropriate administrative authorities, including but not limited to NJDEP, the local fire and police, local office of emergency management and the Board of Health, regarding any spillage or discharge of such materials; and



8. Demonstration that the proposed facility is designed to employ best management practices to the maximum extent feasible.
- F. **Confidentiality Protections.** Any information included in an Operations and Contingency Plan which constitutes proprietary commercial or financial information, or is otherwise protected from disclosure under 7 CFR Part 205.501 and 205.504 or the Open Public Records Act, N.J.S.A. 47:1A-1 et seq., shall be held confidential by all local entities participating in its review or implementation, subject to the limitations set forth therein.

#### 4.9 Highlands Historic, Cultural and Archaeological Resources

The preservation and protection of historic, cultural and archaeological resources within the Highlands Region is a goal of the RMP.

There is one historical site within the four study areas. This site is located on Block 10701, Lot 7. It is the site of the former Old Stone Jail Complex (SHPO ID#2603). Both Block 10707, Lot 7 & 8 are listed are historic properties in the Lakeside Boulevard Business Corridor.

In accordance with the provisions of the Highlands Model Highlands Land Use Ordinance (LUO), the municipality is to develop standards for provisions and criteria applicable to review of development applications involving or potentially affecting sites/districts listed in the Highlands Historic, Cultural and Archaeological Resources Inventory.

**Note:** Hopatcong Borough does not have an adopted Historic, Cultural & Archaeological Resource standards.

## 5 Conclusions

Based on the detailed analysis of the potential impacts to Highlands Resources within the redevelopment Areas, Hopatcong Borough proposes the following mitigation efforts and determination of developability to impacted Highlands Resource areas:

### 5.1 Highlands Open Waters

As noted in Section 4 of this report, a portion of the Lakeside Boulevard Business Corridor is impacted by Highlands Open Water Buffers (300-ft).

In accordance with the objectives of the Highlands Master Plan, all applications for approval through local development review and Highlands Project Review include the identification and mapping of Highlands Open Waters.

In order to mitigate the potential impacts to Highlands Open Waters, and in accordance with the Highlands Regional Master Plan, proposed development within all Highlands Open Waters buffers conforms through local development review and Highlands Project Review with the buffer requirements of N.J.A.C. 7:8 (Stormwater Management Rules), N.J.A.C. 7:13 (Flood Hazard Area Rules), and N.J.A.C. 7:7 (Freshwater Wetland Rules), a Soil Conservation District pursuant to its authority under New Jersey Soil Erosion and Sediment Control Act Rules, N.J.A.C. 2:90, and with any applicable requirements of a Regional Stormwater Plan adopted pursuant to N.J.A.C. 7:8 (Stormwater Management Rules).

In accordance with the provisions of the Highlands Model Highlands Land Use Ordinance (LUO), approval of any application involving the disturbance of a Highlands Open Waters buffers must be subject to all the above outside agency approvals, as well as the requirements of the Municipal Stormwater Management plan, if applicable.

Furthermore, in accordance with the LUO, disturbance is prohibited within all Highlands Open Waters and adjacent 300-foot buffers except for linear development, which shall be permitted only provided that there is no feasible alternative for the linear development outside the Highlands Open Waters or Highlands Open Water buffer.

Note that the Highlands Open Water buffer requirements do not apply to already-disturbed areas. Examples of parcels within the Lakeside Boulevard Business Corridor where the Highlands Open Water Buffer requirement will not apply due to previous disturbances include Block 10601, Lots 4 & 5. These are developed with single family residential homes at the present time.

### 5.2 Riparian Areas

As noted in Section 4 of this report, a portion of the Lakeside Boulevard Business Corridor is impacted by Riparian Areas.

In accordance with the objectives of the Highlands Master Plan, all applications for approval through local development review and Highlands Project Review include the identification and mapping of Riparian Areas.

In order to mitigate the potential impacts to Riparian Areas, and in accordance with the Highlands Regional Master Plan, proposed development within all Highlands Open Waters buffers conforms through local development review and Highlands Project Review with the buffer requirements of N.J.A.C. 7:8 (Stormwater Management Rules), N.J.A.C. 7:13 (Flood Hazard Area Rules), and N.J.A.C. 7:7 (Freshwater Wetland Rules), a Soil Conservation District pursuant to its authority under New Jersey Soil Erosion and Sediment Control Act Rules, N.J.A.C. 2:90, and with any applicable requirements of a Regional Stormwater Plan adopted pursuant to N.J.A.C. 7:8 (Stormwater Management Rules).



In accordance with the provisions of the Highlands Model Highlands Land Use Ordinance (LUO), disturbance of any portion of a Highlands Riparian Area is prohibited except for linear development, which shall be permitted only provided that there is no feasible alternative for the linear development outside of the Riparian Area.

### 5.3 Steep Slope Protection Area

As noted in Section 4 of this report, a portion of the Lakeside Boulevard Business Corridor is impacted by Steep Slope Protection Areas.

In accordance with the objectives of the Highlands Master Plan, and with Hopatcong Borough Code Section 242-10 for Critical Areas, applications for development must include topographic information identifying the location of any Steep and critical slope areas on the parcel proposed for development.

In accordance with the provisions of the Highlands Model Highlands Land Use Ordinance (LUO), disturbance to constrained or limited constrained slopes shall be permitted only upon a finding by the reviewing board or other applicable municipal authority that the application includes or satisfactorily addresses each of the requirements following:

The Borough regulates all disturbances of steep and critical slopes of more than 2,500 square feet (prohibited), and disturbances of steep and critical slopes which are greater than 10% of the lot area but less than 2,500 square feet under Code Section 242-10 for Critical Areas. Note that the Borough's ordinance defines critical slope areas as any slope having a grade of 25% or more and steep slope areas as any slope having a grade of 15% to 25%.

Exceeding these limitations requires a variance from the Borough's Land Use Board. Applicants requesting a steep slope variance must provide justification for relief, as well as a plan for stabilization of slopes during and after construction. Low impact best development practices are preferred methods for land disturbances of steep slopes. Demonstrating that steep slope disturbance has been minimized to the maximum extent practicable is a requirement when requesting a variance from the Land Use Board.

In accordance with the provisions of the Highlands Model Highlands Land Use Ordinance (LUO), disturbance of Severely Constrained and Moderately Constrained Slopes is prohibited, with the exception of that required in connection with a linear development. Such linear development, however, shall be permitted only in the event that there is no feasible alternative for such development outside of the Severely Constrained or Moderately Constrained Slopes.

The Lakeside Boulevard Business Corridor has been revised to remove (therefore protecting) most of the steep slope areas, particularly the (Highlands-defined) severe steep slope areas. The steep slope areas within the Lakeside Boulevard Business Corridor that remain are subject to review/approval under the Borough's ordinance and the Highlands development standards for constrained/limited constrained slopes.

### 5.4 Critical Habitat

As noted in Section 4 of this report, a portion of the Lakeside Boulevard Business Corridor is impacted by Critical Habitat Areas.

Most of the critical habitat area overlaps with the steep slope protection areas identified above. A large portion of the critical habitat areas also overlaps with known areas of Freshwater Wetlands.

In order to mitigate the potential impacts to Critical Habitats, development must conform to local development regulations, including Borough Code Section 242-10 for Critical Areas, and the requirements of N.J.A.C. 7:8 (Stormwater Management Rules), N.J.A.C. 7:13 (Flood Hazard Area Rules), and N.J.A.C. 7:7 (Freshwater Wetland Rules), and with any applicable requirements of a Regional Stormwater Plan adopted pursuant to N.J.A.C. 7:8 (Stormwater Management Rules).

Compliance with NJDEP's Endangered and Nongame Species Program or Natural Heritage Program is required as well.

In accordance with the provisions of the Highlands Model Highlands Land Use Ordinance (LUO), disturbance, protection of Critical Habitat is essential to the well-being of a wide variety of plants and animals making up the unique ecosystems of the Highlands Area. Such protection is vital to the survival of numerous rare, threatened and endangered species. Protection of Critical Habitat is in the interest of the Borough and the Highlands Region, as a whole, not only for its contributions to ecosystem stability and biodiversity, but for its role in the health and stability of the human environment, and its contributions to aesthetic values. As such, protection of critical habitats should be maximized to the extent practicable on each development project.

## 5.5 Lake Management Area

As noted in Section 4 of this report, a portion of the Lakeside Boulevard Business Corridor and Block 10901, Lots 40 & 41 are impacted by Lake Management Areas.

In accordance with the Highlands Regional Master Plan, and in order to mitigate the potential impacts to Lake Management Areas, the Borough proposes to establish and implement management strategies to help protect lake water quality and ecosystem values from the impacts of present and future development for all lakes. The Borough would impose enhanced groundwater quality standards on redevelopment projects within the Lakeside Boulevard Business Corridor and Lots 40 & 41 to achieve this goal. This will help to prevent or minimize continuous pollutant sources that can contribute pollutants overland or through ground water to the lake.

Furthermore, in accordance with the provisions of the Highlands Model Highlands Land Use Ordinance (LUO):

1. The Shoreland Protection Tier encompasses the lands surrounding a Lake Management Area lake that lie within 300 feet of its shoreline. As such, these lands coincide with and are defined as Highlands Open Waters buffers. All provisions applicable to Highlands Open Waters buffers as provided therein, shall apply fully to the Shoreland Protection Tier of any lake in the Lake Management Area.
2. The Water Quality Management Tier consists of all lands draining into a Highlands lake that lie within 1,000 feet of its shoreline, subsuming the whole of the Shoreland Protection Tier. Water Quality Management Tier disturbance shall be authorized only when the reviewing board or other applicable municipal authority finds that the proposal protects lake water quality, by implementation of the requirements of Highlands Model Highlands Land Use Ordinance (LUO).

## 5.6 Prime Ground Water Recharge Areas

As noted in Section 4 of this report, a portion of the Lakeside Boulevard Business Corridor and a portion of the Hopatchung Road Business Corridor is impacted by Prime Ground Water Recharge Areas.

In order to mitigate the potential impacts to Prime Ground Water Recharge Areas, development must conform to local development regulations, including Borough Code Section 242-10 for Critical Areas, and the requirements of N.J.A.C. 7:8 (Stormwater Management Rules), N.J.A.C. 7:13 (Flood Hazard Area Rules), and N.J.A.C. 7:7 (Freshwater Wetland Rules), and with any applicable requirements of a Regional Stormwater Plan adopted pursuant to N.J.A.C. 7:8 (Stormwater Management Rules).

Furthermore, in accordance with the Highlands Regional Master Plan low impact development and other Best Management Practices, technical guidelines and procedures must be utilized to protect, restore and enhance Prime Ground Water Recharge Areas, to maximize the protection of natural ground water recharge and to minimize the need for engineered recharge methods for the purpose of complying with N.J.A.C. 7:8 (Stormwater Management Rules).



Impact's to Prime Ground Water Recharge Areas can also identify and implement opportunities for the restoration or enhancement of recharge in Prime Ground Water Recharge Areas and other lands through the retrofit or rehabilitation of stormwater recharge facilities, land management improvements, reforestation, etc, as is practicable on the individual site.

In accordance with the provisions of the Highlands Model Highlands Land Use Ordinance (LUO), disturbance of Prime Ground Water Recharge Area (PGWRA) by any regulated development shall be permitted only upon a finding by the reviewing board, or other applicable municipal authority, that the proposal complies with the following:

- A. **Avoidance.** The proposed disturbance cannot be avoided. Development shall not occur in Prime Ground Water Recharge Areas unless either, the entirety of the subject property is located within a Prime Ground Water Recharge Area and thus cannot be avoided, or the disturbance represents the only viable alternate means to avoid Critical Habitat, Highlands Open Waters buffers, Moderately Constrained Steep Slopes, or Severely Constrained Steep Slopes, to the extent that these resources are also present upon the subject property.
- B. **Minimization.** The proposed disturbance cannot be minimized. Where total avoidance is not feasible, total recharge area disruption (i.e., alteration of natural recharge patterns or volumes) shall not exceed 15% of the Prime Ground Water Recharge Area located within the affected parcels, placed where feasible on those parts of the PGWRA having the lowest relative recharge rates and the least potential for aquifer recharge based upon site analysis.
- C. **Low Impact Development.** The proposal incorporates Low Impact Development practices. Low Impact Development practices (see § 7.2) shall be used in the design of the development proposal to reduce total recharge disruption to the minimum feasible, within the 15% cap.
- D. **Mitigation.** The proposal includes a PGWRA Mitigation Plan. Any development application involving disturbance of a Prime Ground Water Recharge Area shall be accompanied by a mitigation plan, providing for an equivalent of 125% of pre-construction recharge volumes for that portion of the Prime Ground Water Recharge Area that will be disturbed. The recharge mitigation shall occur within the following areas, in order of priority: (1) the same development site to the maximum extent feasible; (2) the same HUC14 subwatershed; or (3) where no feasible option exists in the same HUC14 subwatershed, an interrelated HUC14 subwatershed approved by the Highlands Council.

Highlands rules limit intrusions within Prime Groundwater Recharge Areas (PGWRAs) to 15% of that designated on a property. Should conflicts arise, the Borough may consider the option of designating "Municipally-Important Groundwater Recharge Areas," which would replace PGWRA's municipal-wide. This would essentially allow for designation of alternate areas in the Borough of Hopatcong (e.g., on already-preserved lands) that provide an equal measure of recharge.

## 5.7 Wellhead Protection Areas

As noted in Section 4 of this report, all four study areas are within a Wellhead Protection Area for Community Public Wells. Additionally, the Lakeside Boulevard Business Corridor is entirely within a Wellhead Protection Area for Non-Community Public Wells.

As identified in the Highlands Regional Master Plan, new land uses are prohibited that have a significant potential to result in the discharge of pathogens (including but not limited to septic systems and engineered stormwater infiltration from surfaces with significant potential for contact with pathogenic contaminants) to ground water or to the land surface within a designated Tier 1 Wellhead Protection Area, such that they may degrade or contribute to the degradation of ground water quality. New land uses are prohibited that have a significant potential to result in the discharge of persistent organic chemicals (including but not limited to discharges of industrial or other non-sanitary wastewater effluent) to ground water or to the land surface within a designated Tier 2 Wellhead Protection Area, such that they may degrade or contribute to the degradation of ground water quality. New land

uses in a Tier 3 Wellhead Protection Area must ensure that pollutant discharges to ground water are either regulated pursuant to a NJPDES permit or meet the Land Use Capability Zone requirement for septic system yields without clustering. Where a new land use in Tier 3 includes the storage or use of persistent organic chemicals and other toxic substances but does not propose a discharge of such substances, the land use must include measures to minimize the potential for discharge, and to respond to any discharge that does occur.

In accordance with the provisions of the Highlands Model Highlands Land Use Ordinance (LUO), where any permitted use or structure classified as a Major Potential Contaminant Source (PCS) is proposed to be located or expanded within a Tier 1 Wellhead Protection Area, additional standards shall apply. These standards shall also apply to any Major PCS proposed to be located or expanded in:

- a) any Carbonate Rock Area containing or having potential to develop karst features;
- b) any area discharging surface water into a Carbonate Rock Area determined to contain or have potential to develop karst features; and
- c) any portion of a Prime Ground Water Recharge Area.

## 5.8 Highlands Historic, Cultural and Archaeological Resources

As noted in Section 4 of this report, there is one historical site within the four study areas. This site is located on Block 10701, Lot 7. It is the site of the former Old Stone Jail Complex (SHPO ID#2603). Both Block 10707, Lot 7 & 8 are listed as historic properties in the Lakeside Boulevard Business Corridor.

In accordance with the provisions of the Highlands Model Highlands Land Use Ordinance (LUO), preservation of these resources is in the interest of the citizens of the Borough the surrounding region, the State of New Jersey, and in many instances, the nation as a whole.

The historic resources on Block 10707, Lot 7 & 8 are included within the Lakeside Boulevard Business Corridor. Future redevelopment plans of these parcels will need to make provisions to incorporate these historic districts and sites. Ideally within these future redevelopment plans, these historic areas and sites would be fully preserved public historic structures/sites.

## 5.9 Total Forest Areas

In accordance with the provisions of the Highlands Model Highlands Land Use Ordinance (LUO), approval of any application involving the disturbance of total forest areas, clearing cutting is strictly prohibited.

Furthermore, in accordance with the LUO, proposed disturbances must be shown to be unavoidable and minimized in extent. Consideration must be given to the incorporation of Low Impact Development techniques. For any proposed disturbance of one half ( $\frac{1}{2}$ ) acre or more, other than that associated with the maintenance of a legally pre-existing use or structure (expressly excluding the expansion of any such use or structure), submission, approval and implementation of a Forest Mitigation Plan designed to minimize the extent of such disturbance, protect forest areas adjacent or proximate to the disturbance area, and mitigate for loss of trees or other forest vegetation removed during the course of such disturbance must be provided.

## 5.10 Lakeside Boulevard Business Corridor Developability

The Lakeside Boulevard Business Corridor holds the lowest potential for redevelopment as the parcels within this study area are largely undeveloped, have a low percentage of impervious coverage, and present conflicts with Highlands resources.

The Lakeside Boulevard Business Corridor presents conflicts with the following Highlands Resources:



1. Highlands Open Waters Buffers
  - a. The southern section of the study area, as it nears the municipal border with Roxbury and the State park is largely impacted by Highlands Open Water Buffers, however a large portion of this area is exempt from the Highlands Open Water buffer requirements because they are already-disturbed areas.
2. Highlands Riparian Zones
  - a. The southern section of the study area, as it nears the municipal border with Roxbury and the State park is largely impacted by Highlands Riparian zones.
3. Steep Slopes
  - a. The study area is significantly impacted by steep slopes in the existing undeveloped areas. Steep slopes are most prominent on Block 10001, Lot 3 & 6; the rear of Block 10701, Lot 3, 6 8, 9 & 10.
4. Critical Habitats
  - a. All existing, undeveloped portions of the study area, are delineated as critical habitats. Note that properties including single family homes are not delineated as critical habitats.
5. Lake Management Area
  - a. The southern section of the study area, as it nears the municipal border with Roxbury and the State park is largely impacted by Lake Management areas.
6. Prime Groundwater Recharge Area
  - a. All existing, undeveloped portions of the study area, are delineated as prime groundwater recharge areas. Note that properties including single family homes are not delineated as prime groundwater recharge areas, nor the steep slope portion of Block 10001, Lot 3 & 6.
7. Wellhead Protection Area
  - a. The entire study area falls within a Wellhead Protection Area,
8. Highlands Historic Resources
  - a. Block 10707, Lot 7 & 8 are listed are historic properties

The Highlands Council may identify an area as appropriate for redevelopment if the area has at least 70% of its total area covered with lawfully existing impervious surface, as that term is defined in the Highlands Act, N.J.S.A. 13:20-3. A delineation and calculation of the existing impervious surface supporting the minimum 70% calculation was conducted as part of this report and incorporated into the proposed revised limits of the area in need of redevelopment

As such, the Borough proposes to modify the limits of the Lakeside Boulevard Business Corridor as follows:

- The Borough proposes to include portions of parcels that have at least 70% total area covered with lawfully existing impervious surface, as that term is defined in the Highlands Act, N.J.S.A. 13:20-3. A delineation and calculation of the existing impervious surface supporting the minimum 70% calculation was conducted as part of this report and incorporated into the proposed revised limits of the area in need of redevelopment.
- Removing the undeveloped portions of the Lakeside Boulevard Business Corridor that do not have existing impervious coverage will remove areas that are also impacted by:
  - Steep Slopes
  - Critical Habitat
  - Prime Groundwater Recharge Area
- Removal of parcels within delineated Highlands Open Water Buffers from the study area (Block 10601, Lot 6 to be removed; Lot 1, 2, 4, & 5 to remain as they are previously disturbed). Linear development adjacent to these lots (such as curbing, sidewalks) would be allowable, however.
- Removal of parcels within delineated Highlands Riparian Areas from the study area. Linear development adjacent to these lots (such as curbing, sidewalks) would be allowable, however.

The resulting redevelopment area will then be limited to the existing developed parcels and portions thereof, with frontage on Lakeside Boulevard (and cross streets).

Additionally, the Borough proposes the following applicable restrictions within this redefined redevelopment areas

- Lake Management Areas must be designed to prevent or minimize continuous pollutant sources that can contribute pollutants overland or through ground water
  - Redevelopment within a Lake Management Area shall be in strict accordance with the Highlands Model Highlands Land Use Ordinance (LUO) for Water Quality Protection Requirements
- Limits on Steep Slope Disturbance
  - Limits on Steep Slope Disturbance should be in strict accordance with the Highlands Model Highlands Land Use Ordinance (LUO).
  - The Lakeside Boulevard Business Corridor has been revised to remove severe steep slope areas. The steep slope areas within the Lakeside Boulevard Business Corridor that remain are subject to review/approval under the Borough's ordinance and the Highlands development standards for constrained/limited constrained slopes.
- Limits on Potential Contaminant Sources in Wellhead Protection Areas
  - Limits on potential contaminant sources should be in strict accordance with the Highlands Model Highlands Land Use Ordinance (LUO).

### 5.11 Hopatchung Road Business Corridor Developability

The Hopatcong Road Business Corridor holds potential for redevelopment as the parcels within this study area are largely developed, include large impervious areas, and present limited conflicts with Highlands resources.

The Highlands Council may identify an area as appropriate for redevelopment if the area has at least 70% of its total area covered with lawfully existing impervious surface, as that term is defined in the Highlands Act, N.J.S.A. 13:20-3. A delineation and calculation of the existing impervious surface supporting the minimum 70% calculation was conducted as part of this report and incorporated into the proposed revised limits of the area in need of redevelopment

The Hopatchung Road Business Corridor presents conflicts with the following Highlands Resources:

9. Prime Groundwater Recharge Area
  - a. A portion of Block 30325, Lot 1 falls within a Prime Groundwater Recharge Area. This parcel is the existing Borough municipal building and police station. No redevelopment for the Borough municipal building and/or police station is anticipated and therefore the Prime Groundwater Recharge Area not effected.
10. Steep Slopes
  - a. A portion of Block 30325, Lot 1 contains steep slopes. This parcel is the existing Borough municipal building and police station.
  - b. A portion of Block 30318, Lot 2 contains steep slopes. This parcel is the existing Borough Department of Public Works (DPW) site. Steep slopes are located between the existing DPW building and the roadway of River Styx Road. This area is currently maintained grass and stabilized.
  - c. A portion of Block 30318, Lot 1 contains steep slopes. This parcel is an existing single-family dwelling. A bank of steep slopes is located in the rear of the property.
11. Wellhead Protection Area
  - a. The entire study area falls within a Wellhead Protection Area, approximately half within a Tier 3 and half within a Tier 2 protection area. A very small piece of Block 30313, Lot 3 is within a Tier 1 protection area.



As such, the Borough does not propose to modify the limits of the Hopatchung Road Business Corridor in any way. The Borough does however propose the following applicable restrictions within this redevelopment areas

- Limits on Steep Slope Disturbance
  - Limits on Steep Slope Disturbance should be in strict accordance with the Highlands Model Highlands Land Use Ordinance (LUO).
- Limits on Potential Contaminant Sources in Wellhead Protection Areas
  - Limits on potential contaminant sources should be in strict accordance with the Highlands Model Highlands Land Use Ordinance (LUO).

## 5.12 Block 10901, Lots 40 & 41 Developability

Block 10901, Lots 40 & 41 hold potential for redevelopment as the two parcels within this study area are significantly developed, include large impervious areas, and present limited conflicts with Highlands resources.

The Highlands Council may identify an area as appropriate for redevelopment if the area has at least 70% of its total area covered with lawfully existing impervious surface, as that term is defined in the Highlands Act, N.J.S.A. 13:20-3. A delineation and calculation of the existing impervious surface supporting the minimum 70% calculation was conducted as part of this report and incorporated into the proposed revised limits of the area in need of redevelopment

The Block 10901, Lots 40 & 41 study area presents conflicts with the following Highlands Resources:

1. Lake Management Area
  - a. The entire study area falls within a Lake Management Area. The study area does not lie within 300 feet of the shoreline of a lake but is within 1,000 feet of the lake therefore they are within the Water Quality Management Tier.
2. Steep Slopes
  - a. A small portion of Lots 40 and Lot 41 are noted as Steep Slopes, however the mapping seems to incorrectly designate the structure on Lot 41 as steep slopes. Field verification would need to be done to confirm.
3. Wellhead Protection Area
  - a. The entire study area falls within a Tier 3 Wellhead Protection Area.

As such, the Borough does not propose to modify the limits of the Block 10901, Lots 40 & 41 in any way. The Borough does however propose the following applicable restrictions within this redevelopment area:

- Lake Management Areas must be designed to prevent or minimize continuous pollutant sources that can contribute pollutants overland or through ground water
  - Redevelopment within a Lake Management Area shall be in strict accordance with the Highlands Model Highlands Land Use Ordinance (LUO) for Water Quality Protection Requirements
- Limits on Steep Slope Disturbance
  - Limits on Steep Slope Disturbance should be in strict accordance with the Highlands Model Highlands Land Use Ordinance (LUO).
- Limits on Potential Contaminant Sources in Wellhead Protection Areas
  - Limits on potential contaminant sources should be in strict accordance with the Highlands Model Highlands Land Use Ordinance (LUO).

### 5.13 Block 30315, Lots 1 & 2 Developability

Block 30315, Lots 1 & 2 hold potential for redevelopment as the two parcels within this study area are mostly developed, include large impervious areas, and present very limited conflicts with Highlands resources.

The Highlands Council may identify an area as appropriate for redevelopment if the area has at least 70% of its total area covered with lawfully existing impervious surface, as that term is defined in the Highlands Act, N.J.S.A. 13:20-3. A delineation and calculation of the existing impervious surface supporting the minimum 70% calculation was conducted as part of this report and incorporated into the proposed revised limits of the area in need of redevelopment

The Block 30315, Lots 1 & 2 study area presents conflicts with the following Highlands Resources:

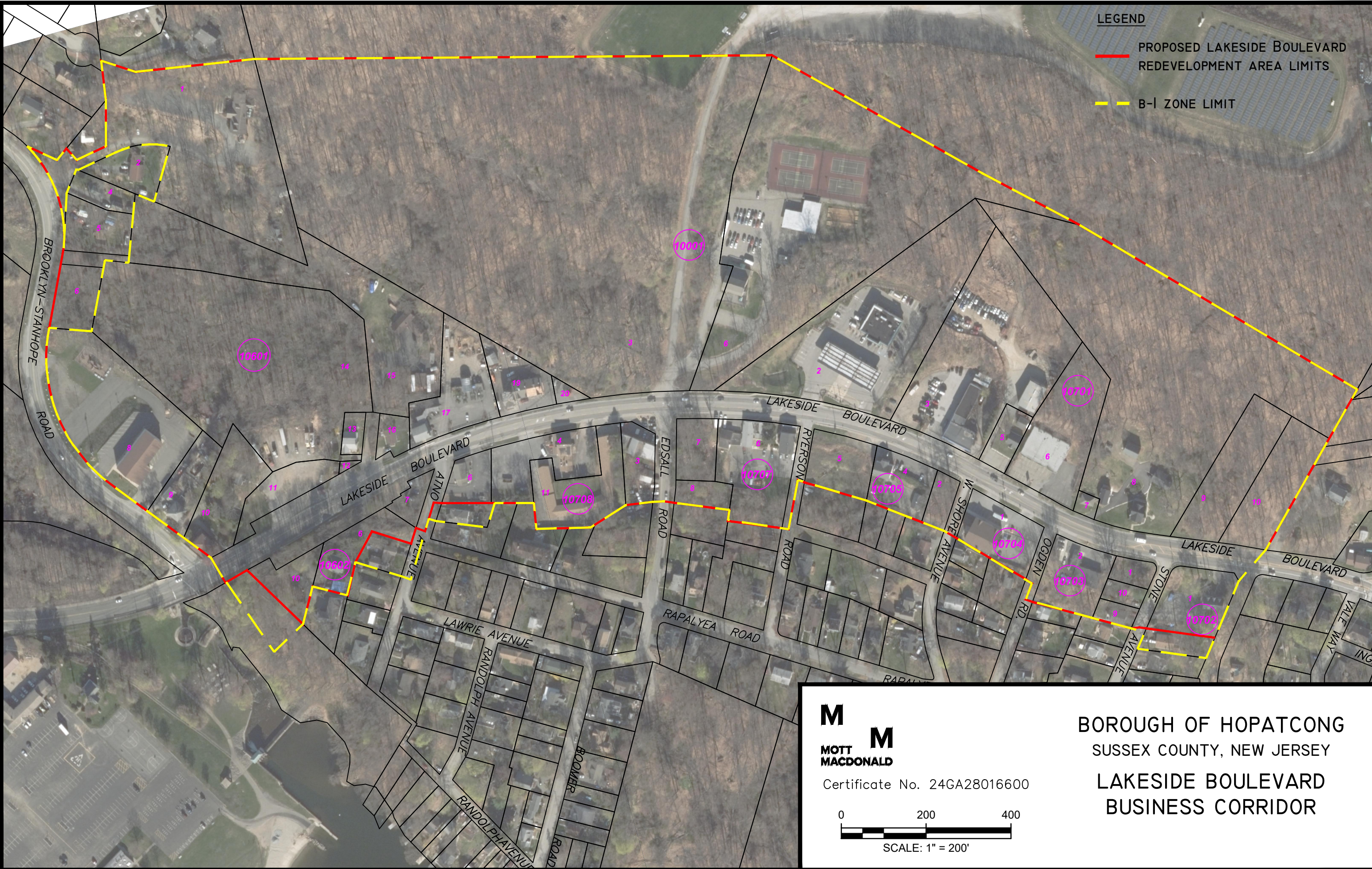
1. Steep Slopes
  - a. A portion of Block 30325, Lot 1 contains steep slopes, however the area of steep slopes is so small it is almost negligible.
2. Wellhead Protection Area
  - a. The entire study area falls within a Wellhead Protection Area, approximately 90% within a Tier 2 protection area, and the remainder in a Tier 3 protection area

As such, the Borough does not propose to modify the limits of the Block 30315, Lots 1 & 2 in any way. The Borough does however propose the following applicable restrictions within this redevelopment area:

- Limits on Steep Slope Disturbance
  - Limits on Steep Slope Disturbance should be in strict accordance with the Highlands Model Highlands Land Use Ordinance (LUO).
- Limits on Potential Contaminant Sources in Wellhead Protection Areas
  - Limits on potential contaminant sources should be in strict accordance with the Highlands Model Highlands Land Use Ordinance (LUO).

## **A. Proposed Area in Need of Redevelopment**





**LEGEND**

PROPOSED LAKESIDE BOULEVARD  
REDEVELOPMENT AREA LIMITS

B-I ZONE LIMIT

**M**

**MOTT**

**MACDONALD**

Certificate No. 24GA28016600

0 200 400

SCALE: 1" = 200'

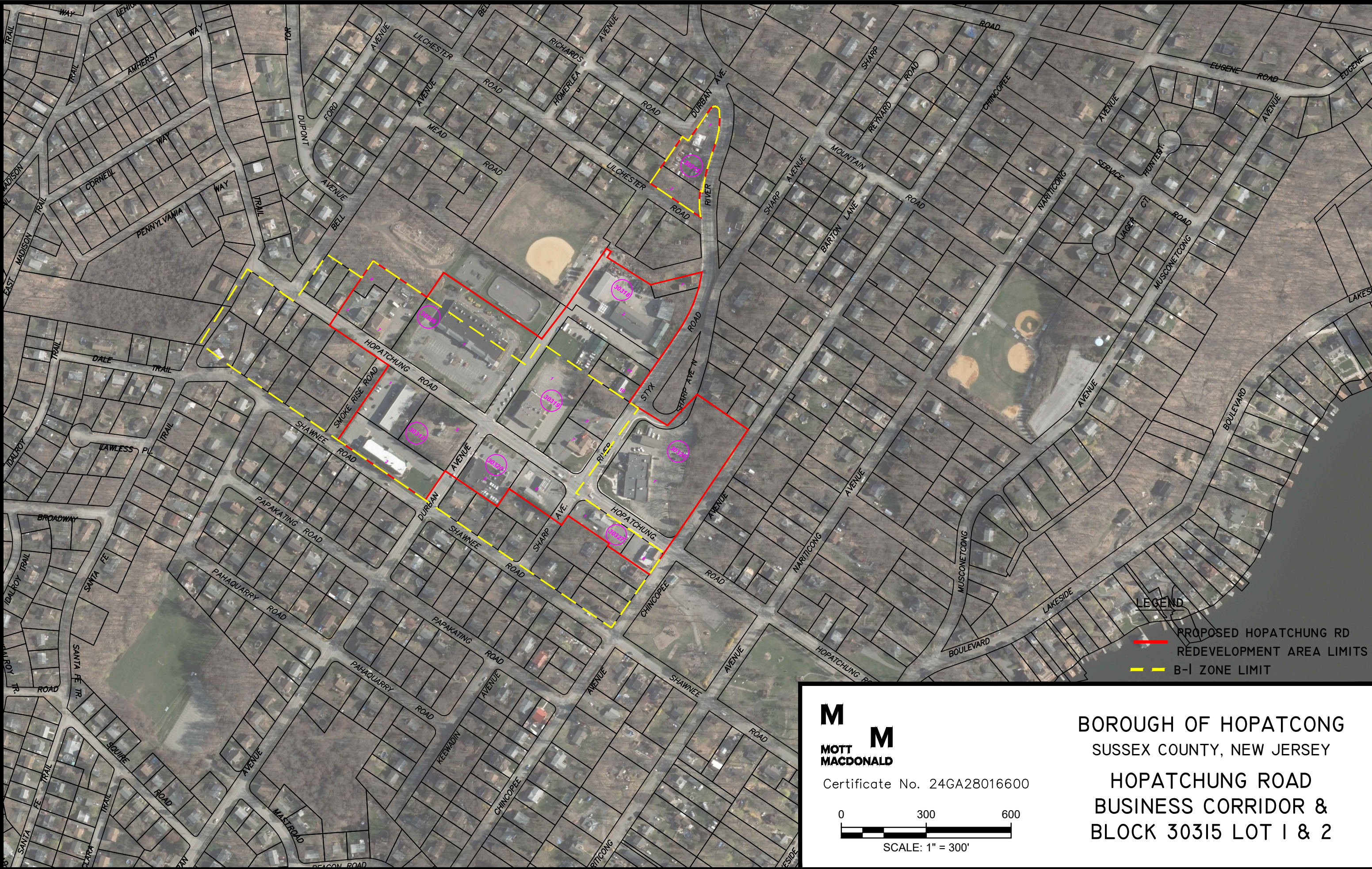
**BOROUGH OF HOPATCONG**

SUSSEX COUNTY, NEW JERSEY

**LAKESIDE BOULEVARD**

**BUSINESS CORRIDOR**





**LEGEND**

— PROPOSED HOPATCHUNG RD

— REDEVELOPMENT AREA LIMITS

--- B-I ZONE LIMIT

**M M**  
**MOTT MACDONALD**

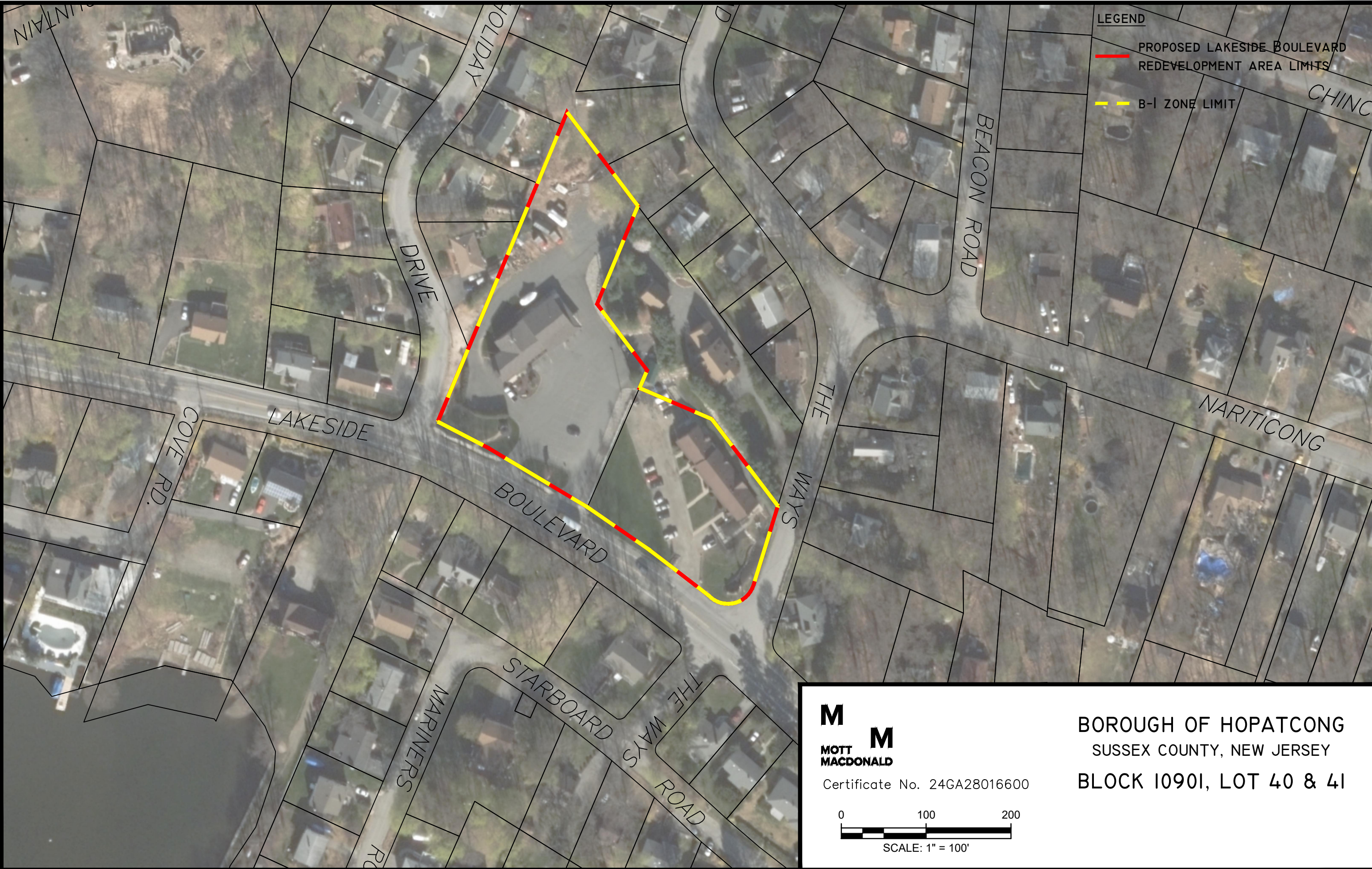
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BOROUGH OF HOPATCHUNG  
SUSSEX COUNTY, NEW JERSEY

HOPATCHUNG ROAD  
BUSINESS CORRIDOR &  
BLOCK 30315 LOT 1 & 2

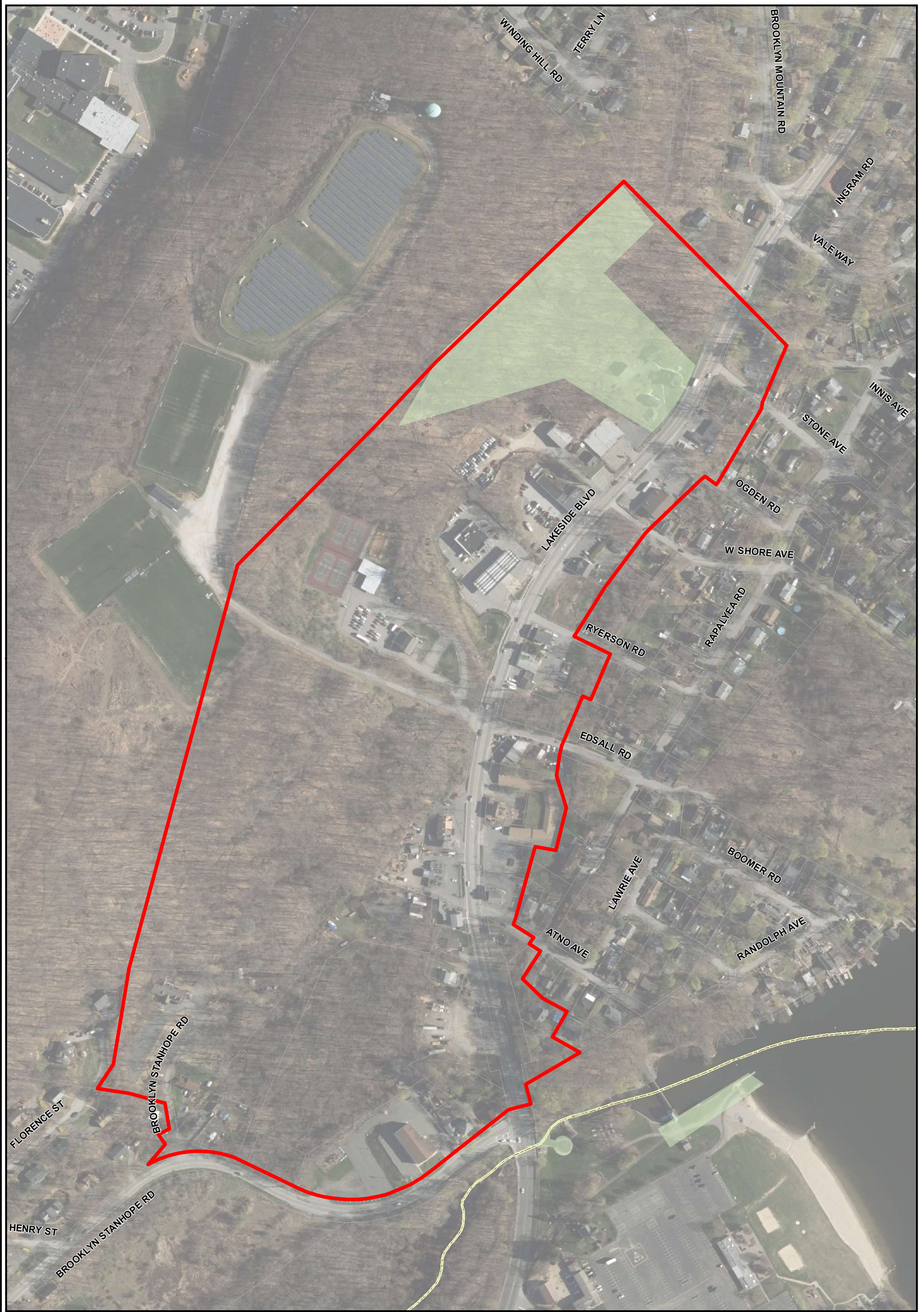






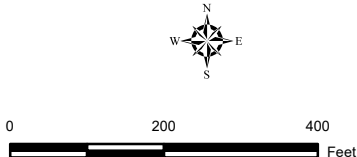
## **B. Highlands Resource Analysis Mapping**





**Legend:**

- Lakeside Boulevard Business Corridor
- Highlands Historic Properties
- Municipal Boundary
- Parcel Boundary



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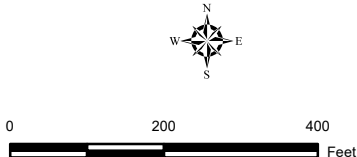
<div><div>M</div><div>M</div><div>MOTT MACDONALD</div></div> <div>412 Mount Kemble Ave Suite G22 Morristown, NJ 07960</div>	BOROUGH OF HOPATCONG SUSSEX COUNTY, NEW JERSEY Highlands Resource Analysis for the Hopatcong Business Corridor				
	Designed	Drawn SJA	Checked	Approved	Date 4/8/2021





Legend:

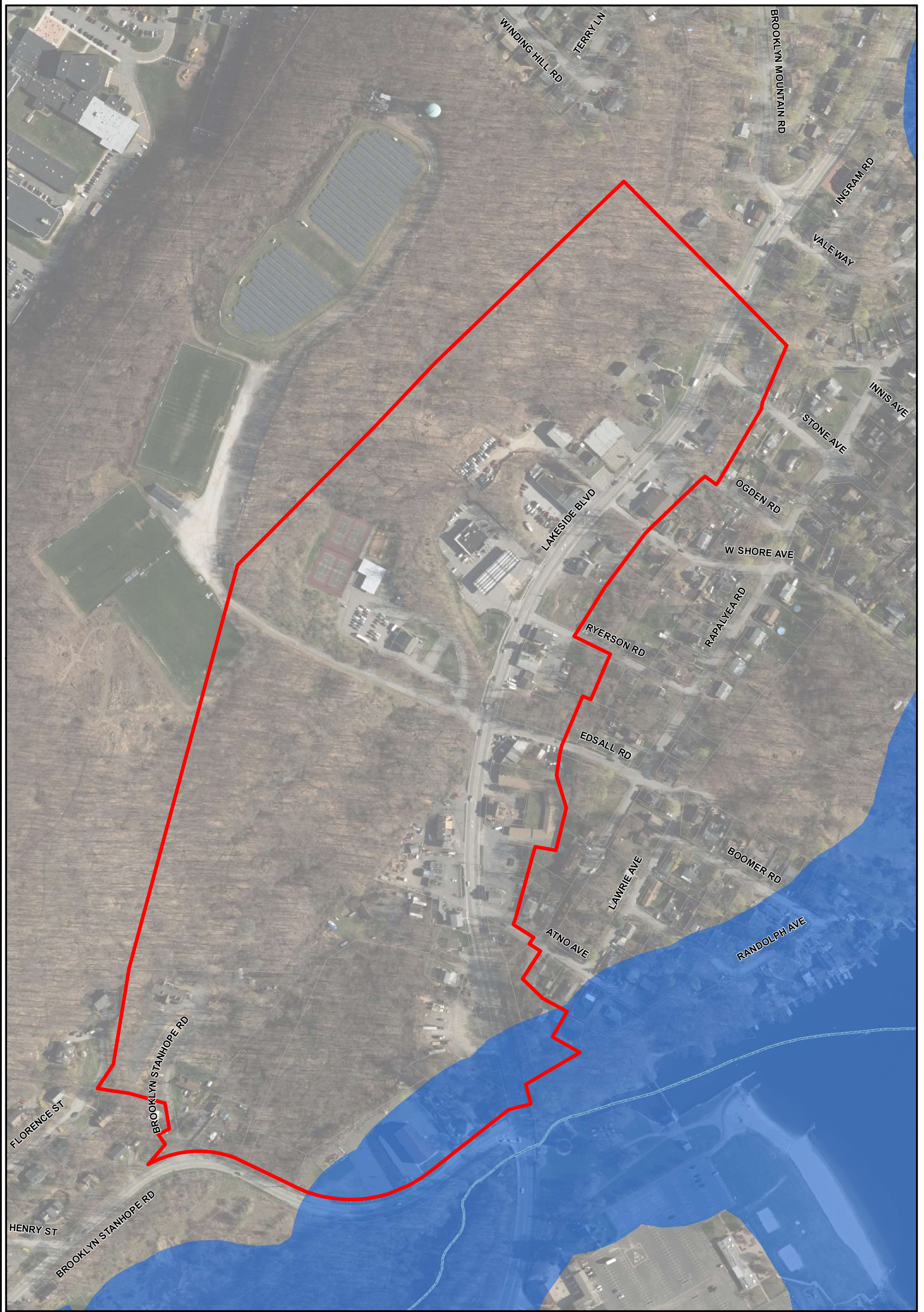
- Lakeside Boulevard Business Corridor
- Highlands Open Water Buffers (300ft)
- Municipal Boundary
- Parcel Boundary



Map Document: (P:\GIS\Clients\Hopatcong\MXD\Hopatcong\GISViewer\_Highlands.mxd)  
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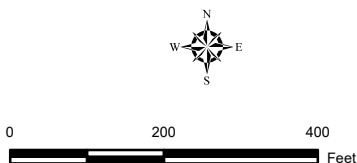
<div><div>M</div><div>M</div><div>MOTT MACDONALD</div></div>	BOROUGH OF HOPATCONG SUSSEX COUNTY, NEW JERSEY Highlands Resource Analysis for the Hopatcong Business Corridor				
	Designed	Drawn SJA	Checked	Approved	Date 4/8/2021
412 Mount Kemble Ave Suite G22 Morristown, NJ 07960					





**Legend:**

- Lakeside Boulevard Business Corridor
- Highlands Riparian Area
- Municipal Boundary
- Parcel Boundary



Map Document: (P:\GIS\Clients\Hopatcong\MXD\Hopatcong\GISViewer\_Highlands.mxd) 4/8/2021 3:11:15 PM ANE66198

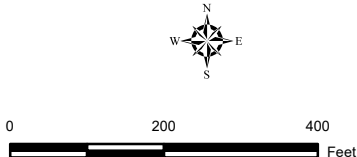
<div><div>M</div><div>M</div><div>MOTT MACDONALD</div></div> <div>412 Mount Kemble Ave Suite G22 Morristown, NJ 07960</div>	<div>BOROUGH OF HOPATCONG</div> <div>SUSSEX COUNTY, NEW JERSEY</div> <div>Highlands Resource Analysis for the Hopatcong Business Corridor</div>				
	Designed	Drawn SJA	Checked	Approved	Date 4/8/2021





**Legend:**

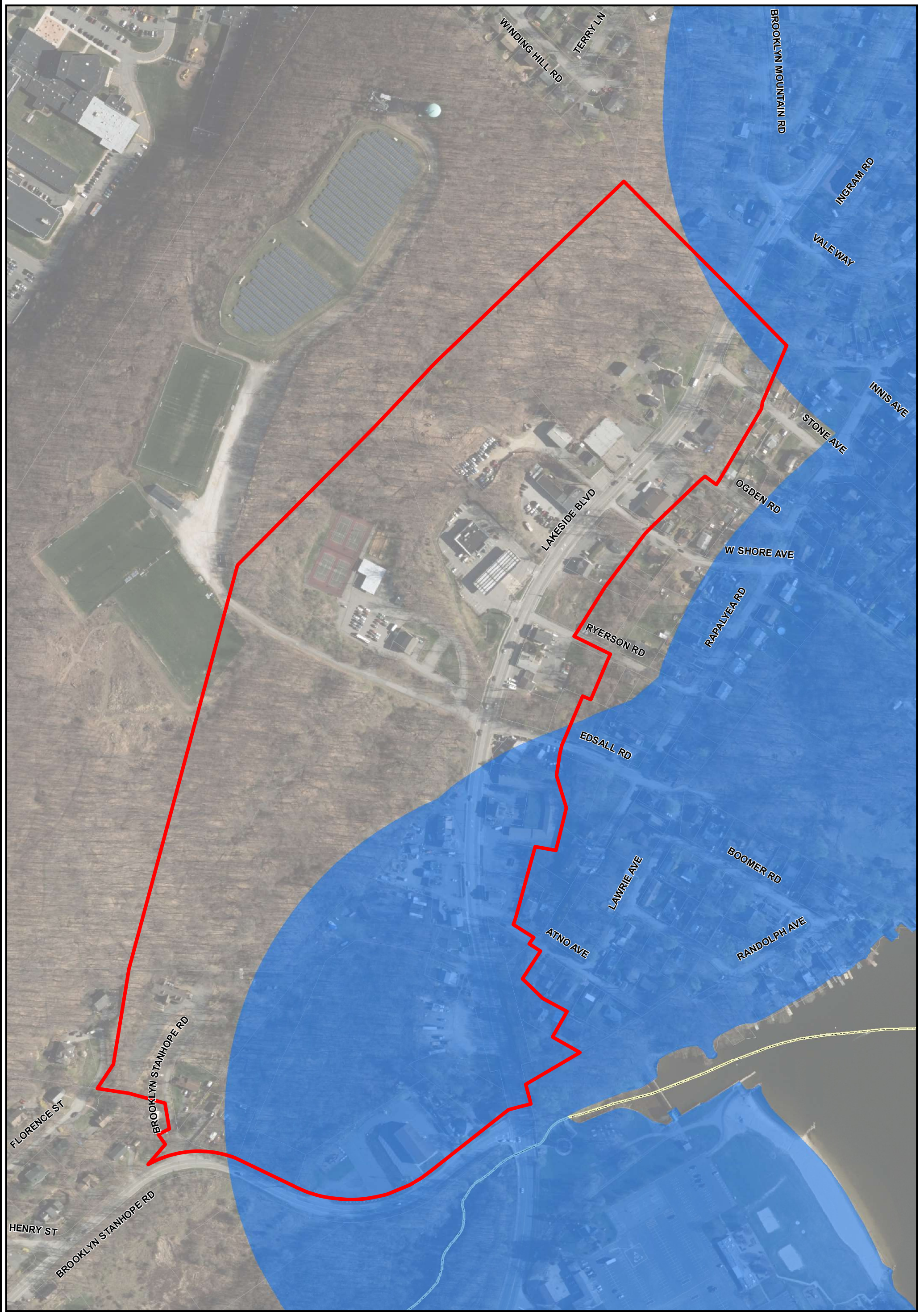
- Lakeside Boulevard Business Corridor
- Highlands Critical Wildlife Habitat
- Municipal Boundary
- Parcel Boundary



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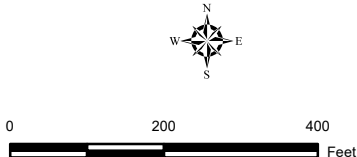
<div><div>M</div><div>M</div><div>MOTT MACDONALD</div></div>	BOROUGH OF HOPATCONG SUSSEX COUNTY, NEW JERSEY Highlands Resource Analysis for the Hopatcong Business Corridor				
	Designed	Drawn SJA	Checked	Approved	Date 4/8/2021
412 Mount Kemble Ave Suite G22 Morristown, NJ 07960					





**Legend:**

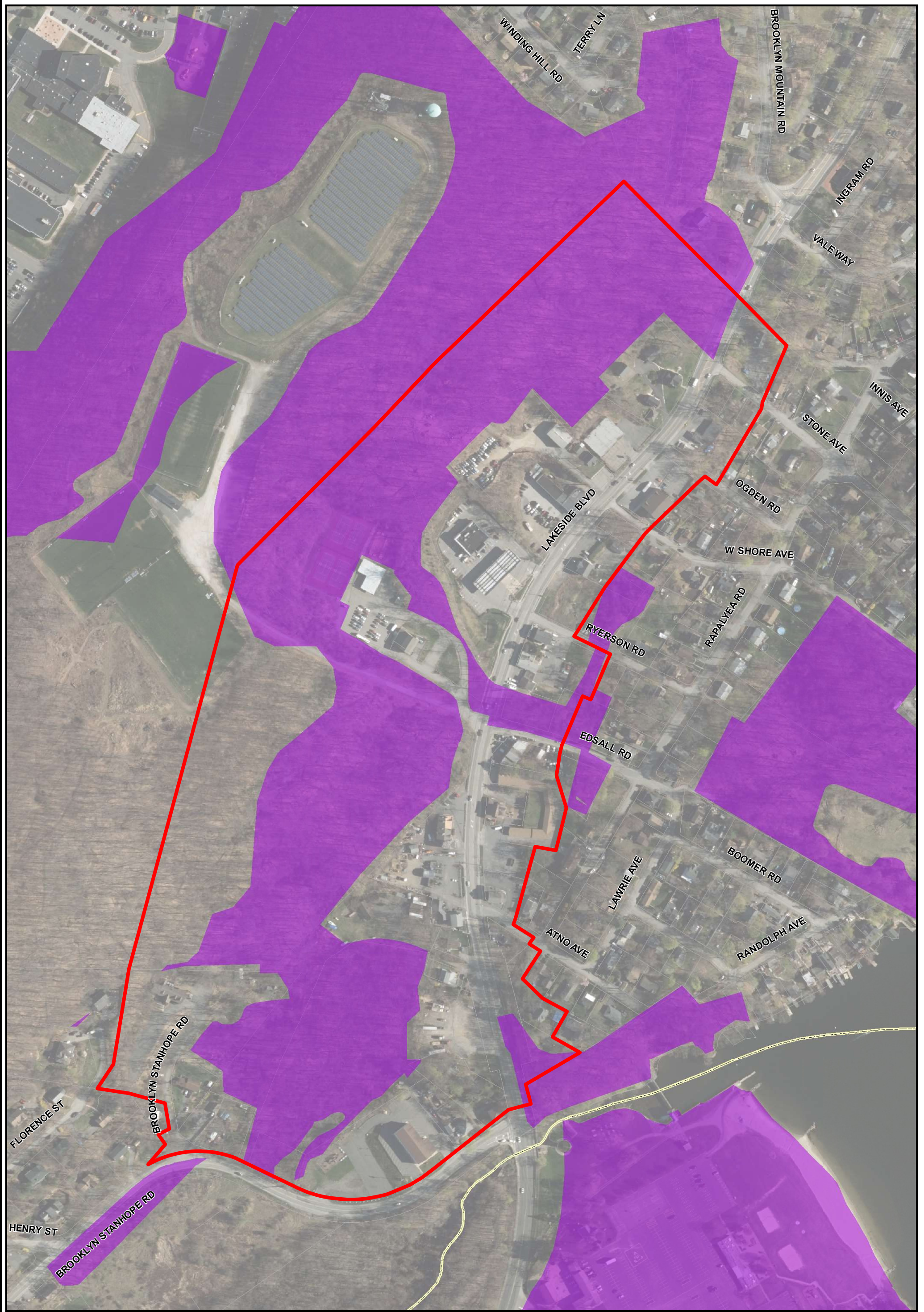
- Lakeside Boulevard Business Corridor
- Highlands Lake Management Area
- Municipal Boundary
- Parcel Boundary



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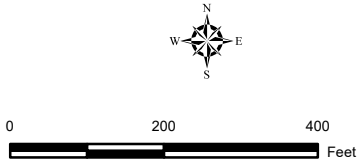
<div>M M</div> <div>MOTT MACDONALD</div>		BOROUGH OF HOPATCONG SUSSEX COUNTY, NEW JERSEY Highlands Resource Analysis for the Hopatcong Business Corridor				
412 Mount Kemble Ave Suite G22 Morristown, NJ 07960	Designed	Drawn SJA	Checked	Approved	Date 4/8/2021	





Legend:

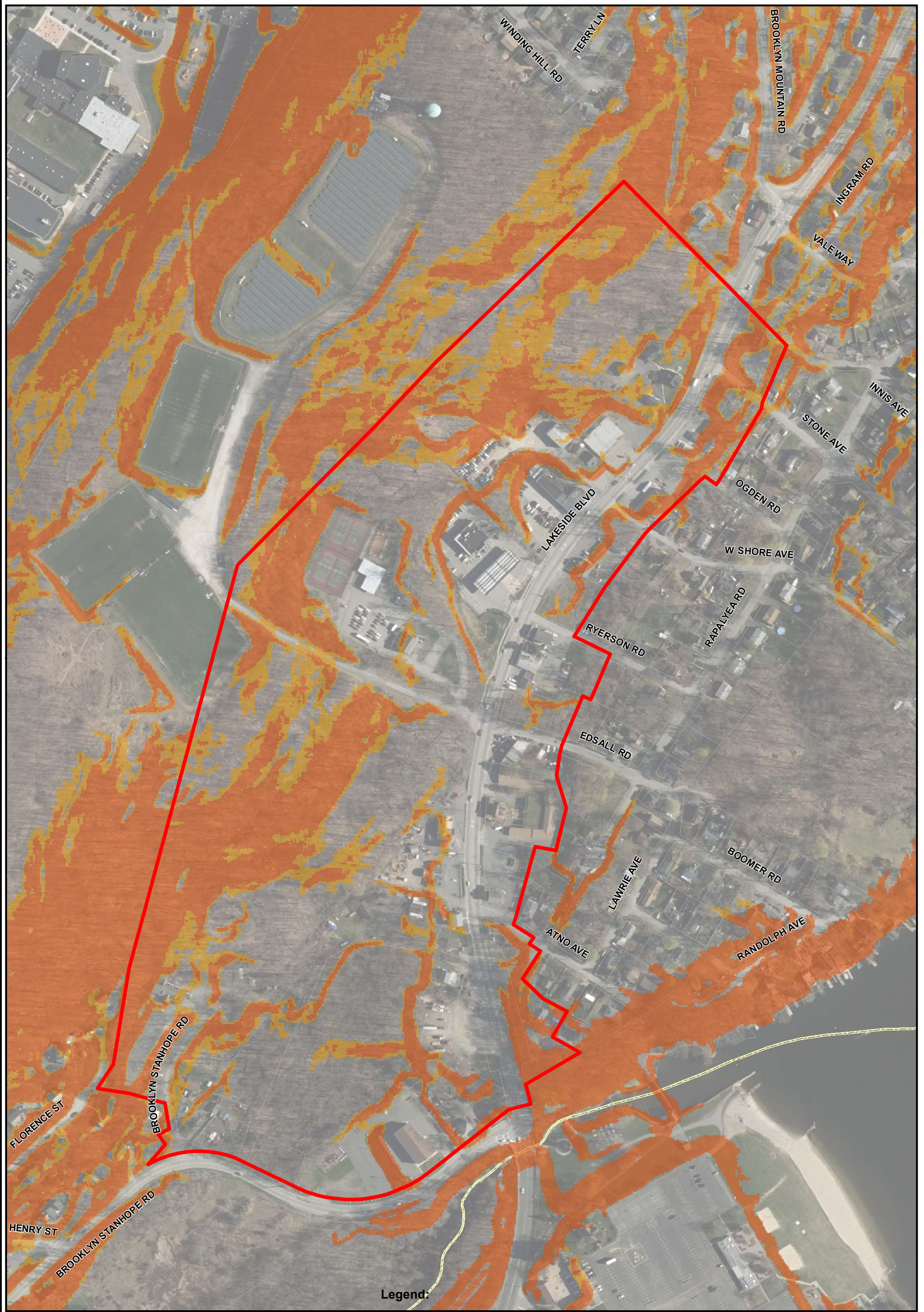
- Lakeside Boulevard Business Corridor
- Highlands Prime Groundwater Recharge Areas
- Municipal Boundary
- Parcel Boundary



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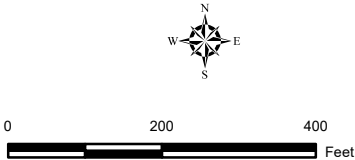
<div><div>M</div><div>M</div><div>MOTT MACDONALD</div></div>	BOROUGH OF HOPATCONG SUSSEX COUNTY, NEW JERSEY Highlands Resource Analysis for the Hopatcong Business Corridor			
	Designed	Drawn SJA	Checked	Approved
412 Mount Kemble Ave Suite G22 Morristown, NJ 07960				





Legend:

- Lakeside Boulevard Business Corridor
- Moderate Slopes
- Highlands Steep Slope Prection Areas
- Severe Slopes
- Municipal Boundary
- Parcel Boundary



Map Document: P:\GIS\Clients\Hopatcong\MXD\Hopatcong\GISViewer\_Highlands.mxd  
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<b>M</b> <b>MOTT</b> <b>MACDONALD</b>	BOROUGH OF HOPATCONG SUSSEX COUNTY, NEW JERSEY Highlands Resource Analysis for the Hopatcong Business Corridor				
	412 Mount Kemble Ave Suite G22 Morristown, NJ 07960	Designed	Drawn SJA	Checked	Approved
					Date 4/8/2021





**Legend:**

— Lakeside Boulevard Business Corridor

**Well Head Protection Areas (Public Non-Community Wells)**

— Tier 1

— Tier 2

— Tier 3

— Municipal Boundary

— Parcel Boundary

Map Document: (P:\GIS\Clients\Hopatcong\MXD\Hopatcong\GISViewer\_Highlands.mxd)  
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0 200 400 Feet

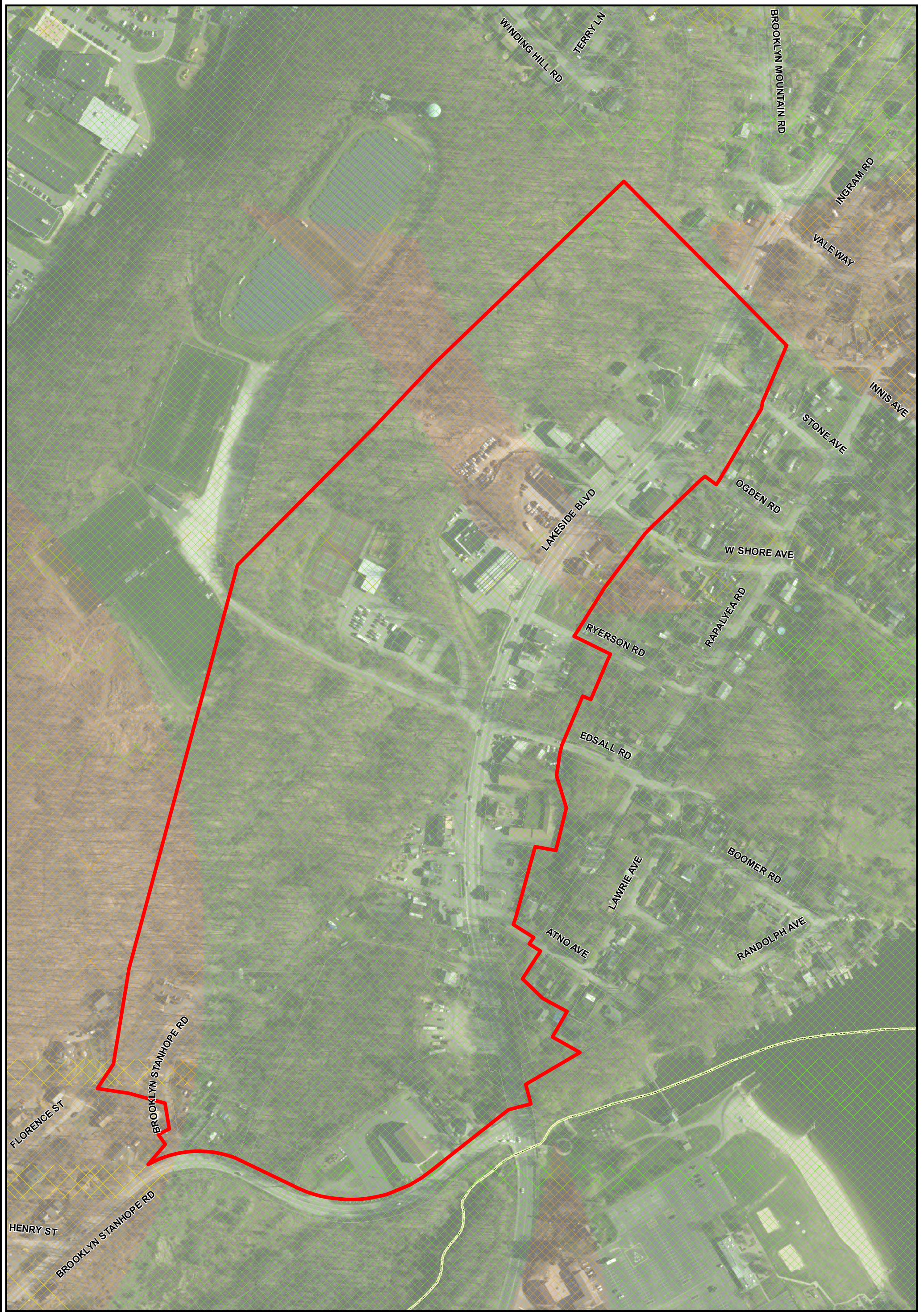
**M**  
**MOTT**  
**MACDONALD**

412 Mount Kemble Ave  
Suite G22  
Morristown, NJ 07960

BOROUGH OF HOPATCONG  
SUSSEX COUNTY, NEW JERSEY  
Highlands Resource Analysis for  
the Hopatcong Business Corridor

Designed	Drawn	Checked	Approved	Date
	SJA			4/8/2021





**Legend:**

— Lakeside Boulevard Business Corridor

**Well Head Protection Areas (Public Community Supply Wells)**

✖ Tier 1

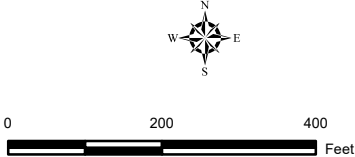
✖ Tier 2

✖ Tier 3

  Municipal Boundary

  Parcel Boundary

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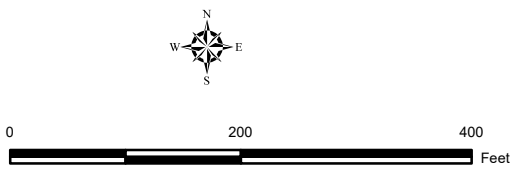


<div style="text-align: center;"> <b>M M</b>  <b>MOTT MACDONALD</b> </div>		BOROUGH OF HOPATCONG SUSSEX COUNTY, NEW JERSEY Highlands Resource Analysis for the Hopatcong Business Corridor				
412 Mount Kemble Ave Suite G22 Morristown, NJ 07960		Designed	Drawn SJA	Checked	Approved	Date 4/8/2021





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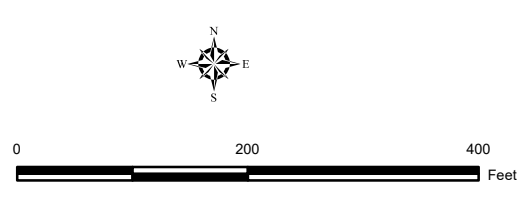
- Legend:**
- Block 30315 Business Corridor
  - Hopatchung Road Business Corridor
  - Highlands Open Water Buffers (300ft)
  - Municipal Boundary
  - Parcel Boundary

<div>M M</div> <div>MOTT MACDONALD</div>		BOROUGH OF HOPATCONG SUSSEX COUNTY, NEW JERSEY Highlands Resource Analysis for the Hopatcong Business Corridor				
412 Mount Kemble Ave Suite G22 Morristown, NJ 07960		Designed	Drawn SJA	Checked	Approved	Date 4/9/2021





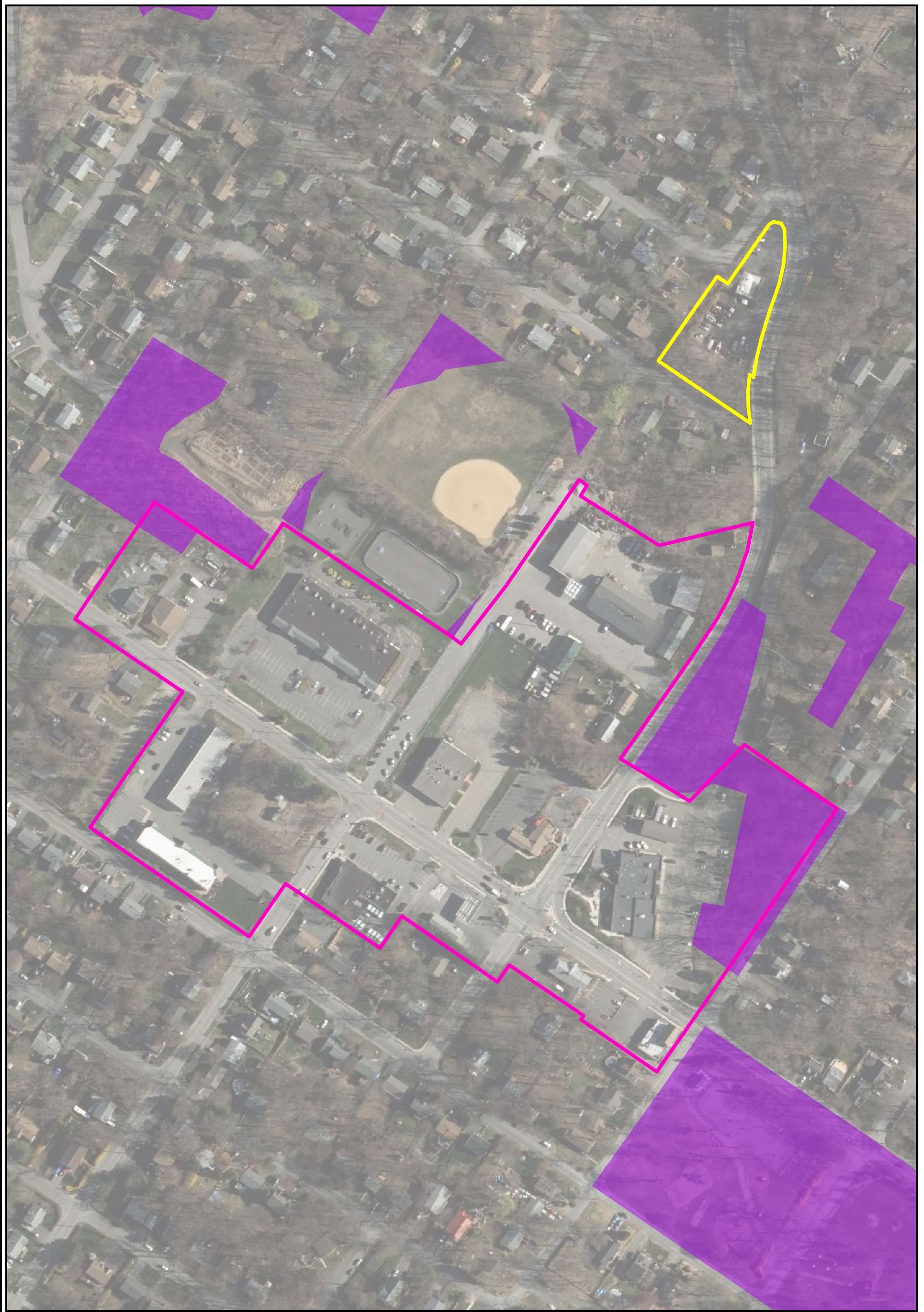
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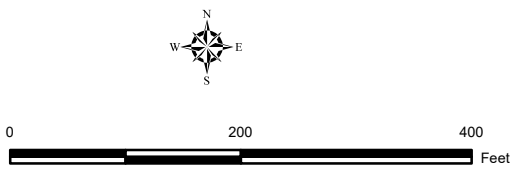
- Legend:**
- Block 30315 Business Corridor
  - Hopatchung Road Business Corridor
  - Highlands Lake Management Area
  - Municipal Boundary
  - Parcel Boundary

<div><div>M</div><div>M</div><div>MOTT MACDONALD</div></div>	BOROUGH OF HOPATCONG SUSSEX COUNTY, NEW JERSEY Highlands Resource Analysis for the Hopatcong Business Corridor			
	Designed	Drawn SJA	Checked	Approved
412 Mount Kemble Ave Suite G22 Morristown, NJ 07960				





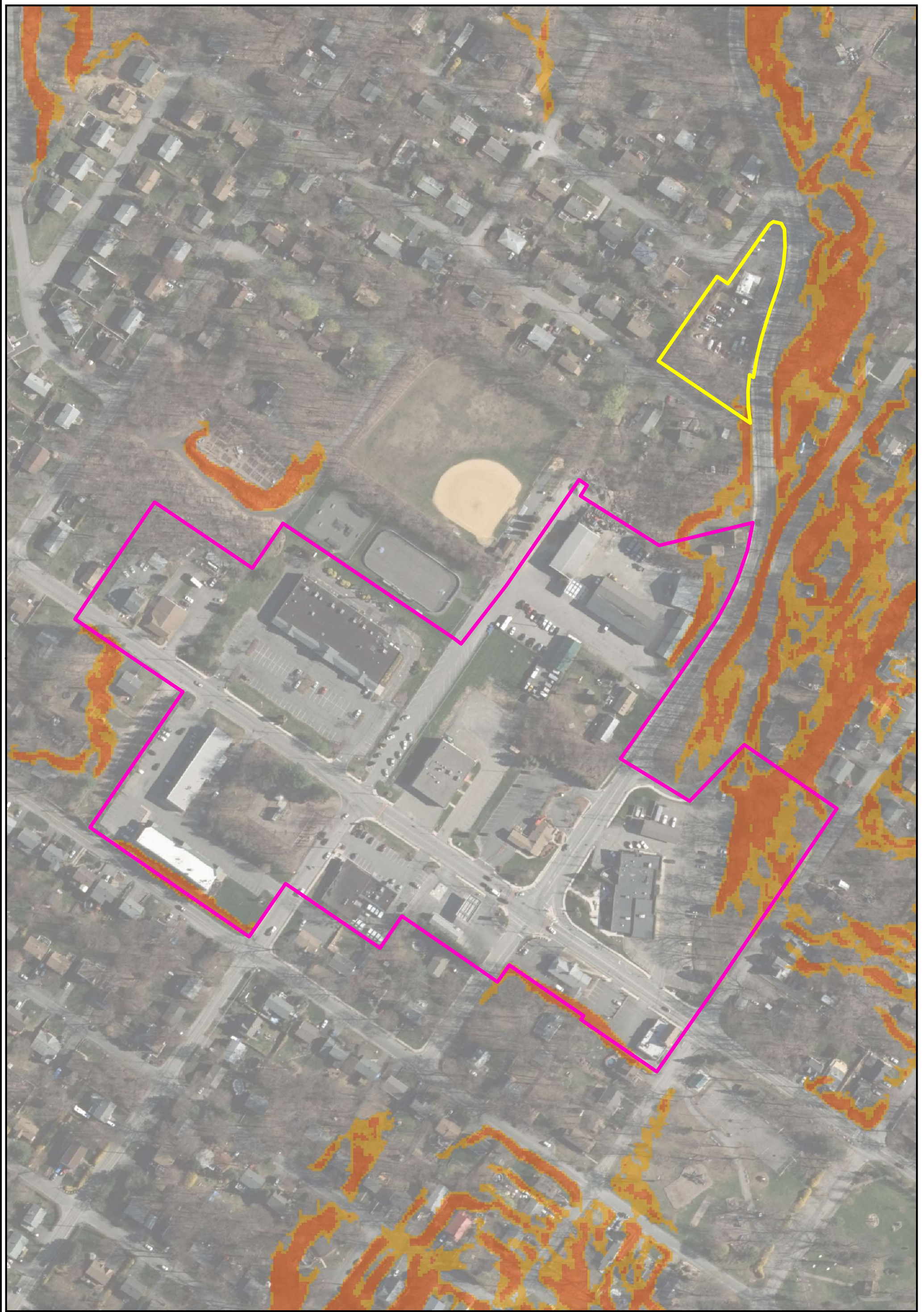
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4/9/2021 9:18:42 AM ANE66196



- Legend:**
- Block 30315 Business Corridor
  - Hopatchung Road Business Corridor
  - Highlands Prime Groundwater Recharge Areas
  - Municipal Boundary
  - Parcel Boundary

<div>M</div> <div>M</div> <div>MOTT MACDONALD</div>		BOROUGH OF HOPATCHUNG SUSSEX COUNTY, NEW JERSEY Highlands Resource Analysis for the Hopatchung Business Corridor				
412 Mount Kemble Ave Suite G22 Morristown, NJ 07960		Designed	Drawn SJA	Checked	Approved	Date 4/9/2021





Legend:

- Block 30315 Business Corridor
- Hopatchung Road Business Corridor
- Moderate Slopes
- Highlands Steep Slope Prection Areas
- Severe Slopes
- Municipal Boundary
- Parcel Boundary

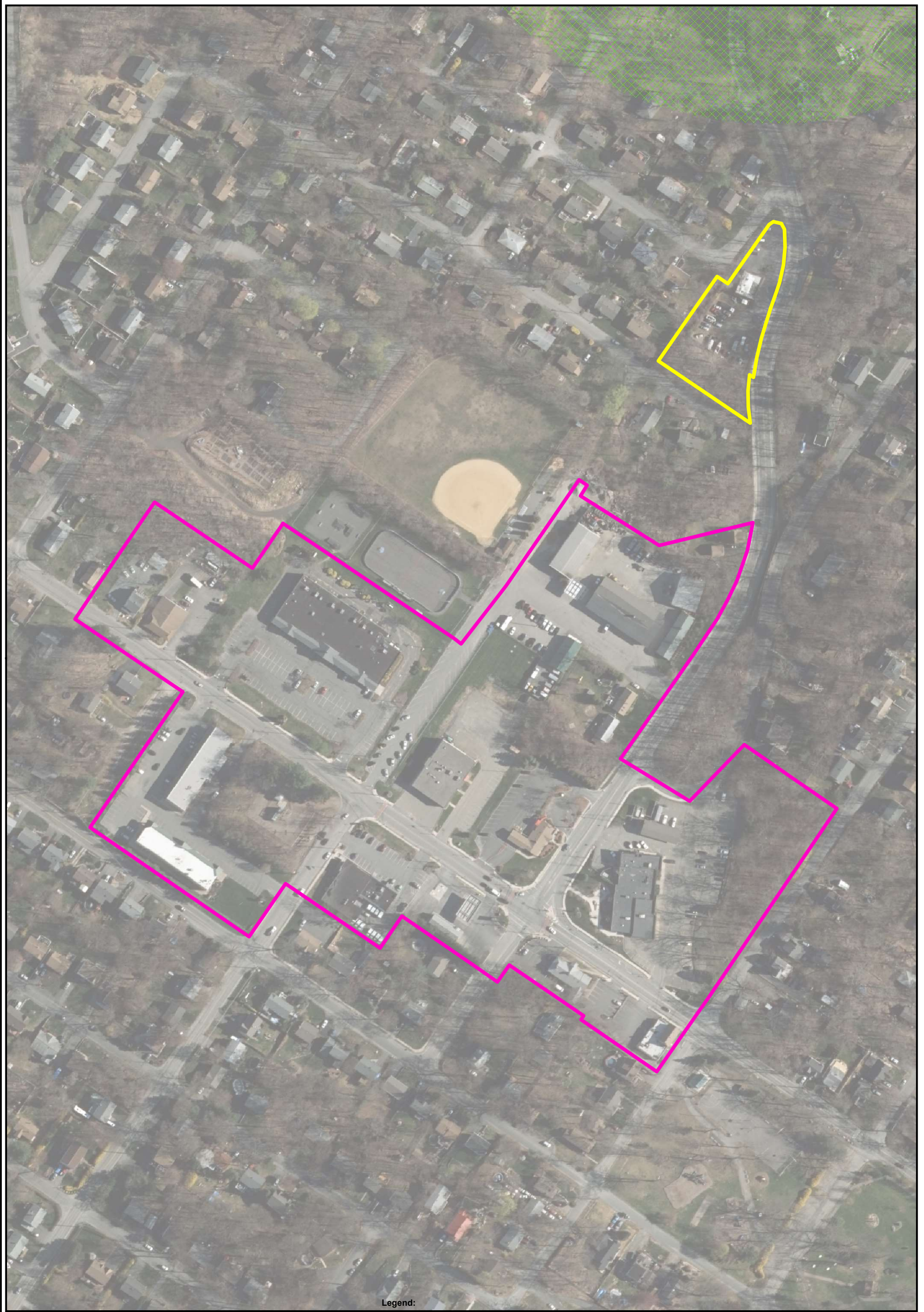
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0 200 400  
Feet

<div>M M</div> <div>MOTT MACDONALD</div>		BOROUGH OF HOPATCONG SUSSEX COUNTY, NEW JERSEY Highlands Resource Analysis for the Hopatcong Business Corridor			
412 Mount Kemble Ave Suite G22 Morristown, NJ 07960	Designed	Drawn SJA	Checked	Approved	Date 4/9/2021





**Legend:**

Block 30315 Business Corridor

Hopatchung Road Business Corridor

**Well Head Protection Areas (Public Non-Community Wells)**

Tier 1

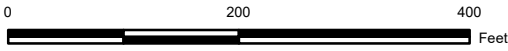
Tier 2

Tier 3

Municipal Boundary

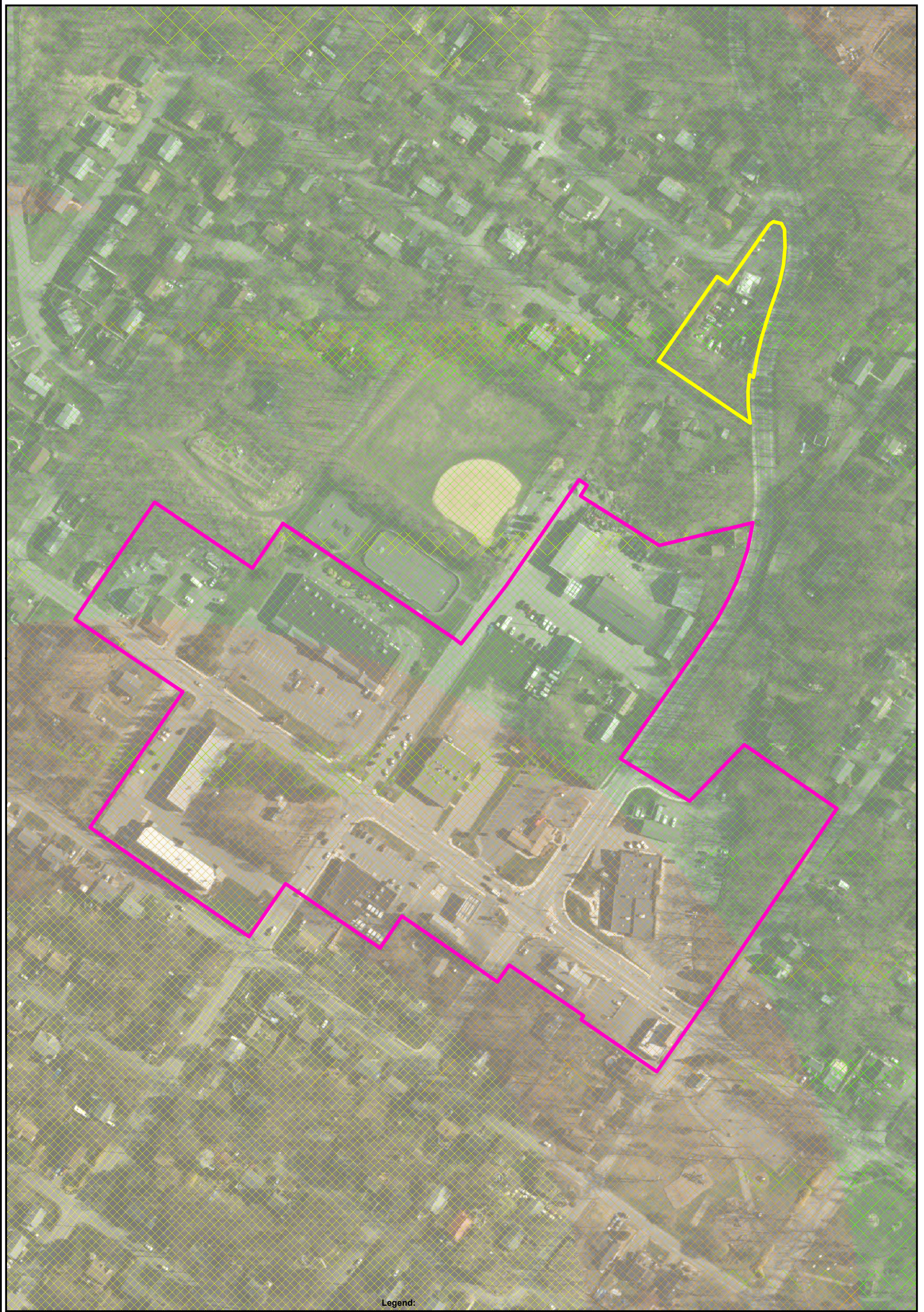
Parcel Boundary

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<div><div>M</div><div>M</div><div>MOTT MACDONALD</div></div>		BOROUGH OF HOPATCONG SUSSEX COUNTY, NEW JERSEY Highlands Resource Analysis for the Hopatcong Business Corridor			
412 Mount Kemble Ave Suite G22 Morristown, NJ 07960	Designed	Drawn SJA	Checked	Approved	Date 4/9/2021





Legend:

Block 30315 Business Corridor

Hopatchung Road Business Corridor

Well Head Protection Areas (Public Community Supply Wells)

Tier 1

Tier 2

Tier 3

Municipal Boundary

Parcel Boundary

Map Document: (P:\GIS\Clients\Hopatcong\MXD\HopatcongGIS\viewer\_Highlands\_2.mxd)  
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0 200 400 Feet

**M**  
**MOTT**  
**MACDONALD**

412 Mount Kemble Ave  
Suite G22  
Morristown, NJ 07960

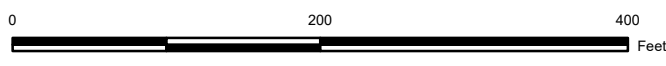
BOROUGH OF HOPATCONG  
SUSSEX COUNTY, NEW JERSEY  
Highlands Resource Analysis for  
the Hopatcong Business Corridor

Designed	Drawn SJA	Checked	Approved	Date 4/9/2021
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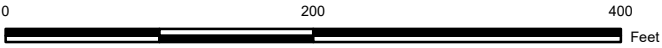
- Legend:**
- Block 10901 Business Corridor
  - Highlands Open Water Buffers (300ft)
  - Municipal Boundary
  - Parcel Boundary

<div><div>M</div><div>M</div><div>MOTT MACDONALD</div></div>	<div>BOROUGH OF HOPATCONG SUSSEX COUNTY, NEW JERSEY Highlands Resource Analysis for the Hopatcong Business Corridor</div>				
<div>412 Mount Kemble Ave Suite G22 Morristown, NJ 07960</div>	Designed	Drawn SJA	Checked	Approved	Date 4/9/2021





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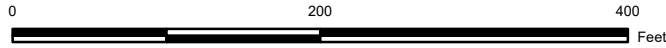
- Legend:**
- Block 10901 Business Corridor
  - Highlands Riparian Area
  - Municipal Boundary
  - Parcel Boundary

<div>M</div> <div>M</div> <div>MOTT MACDONALD</div>		BOROUGH OF HOPATCONG SUSSEX COUNTY, NEW JERSEY Highlands Resource Analysis for the Hopatcong Business Corridor			
412 Mount Kemble Ave Suite G22 Morristown, NJ 07960	Designed	Drawn SJA	Checked	Approved	Date 4/9/2021





Map Document: (P:\GIS\Clients\Hopatcong\MXD\Hopatcong\GIS\viewer\_Highlands\_3.mxd)  
4/9/2021 9:31:43 AM ANE66196



- Legend:**
- Block 10901 Business Corridor
  - Highlands Critical Wildlife Habitat
  - Municipal Boundary
  - Parcel Boundary

<div><div>M</div><div>M</div><div>MOTT MACDONALD</div></div>	BOROUGH OF HOPATCONG SUSSEX COUNTY, NEW JERSEY Highlands Resource Analysis for the Hopatcong Business Corridor				
	Designed	Drawn SJA	Checked	Approved	Date 4/9/2021
412 Mount Kemble Ave Suite G22 Morristown, NJ 07960					





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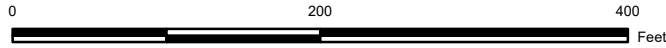
- Legend:**
- Block 10901 Business Corridor
  - Highlands Lake Management Area
  - Municipal Boundary
  - Parcel Boundary

<div><div>M</div><div>M</div><div>MOTT MACDONALD</div></div>		BOROUGH OF HOPATCONG SUSSEX COUNTY, NEW JERSEY Highlands Resource Analysis for the Hopatcong Business Corridor			
412 Mount Kemble Ave Suite G22 Morristown, NJ 07960	Designed	Drawn SJA	Checked	Approved	Date 4/9/2021





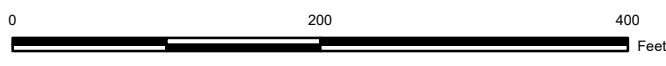
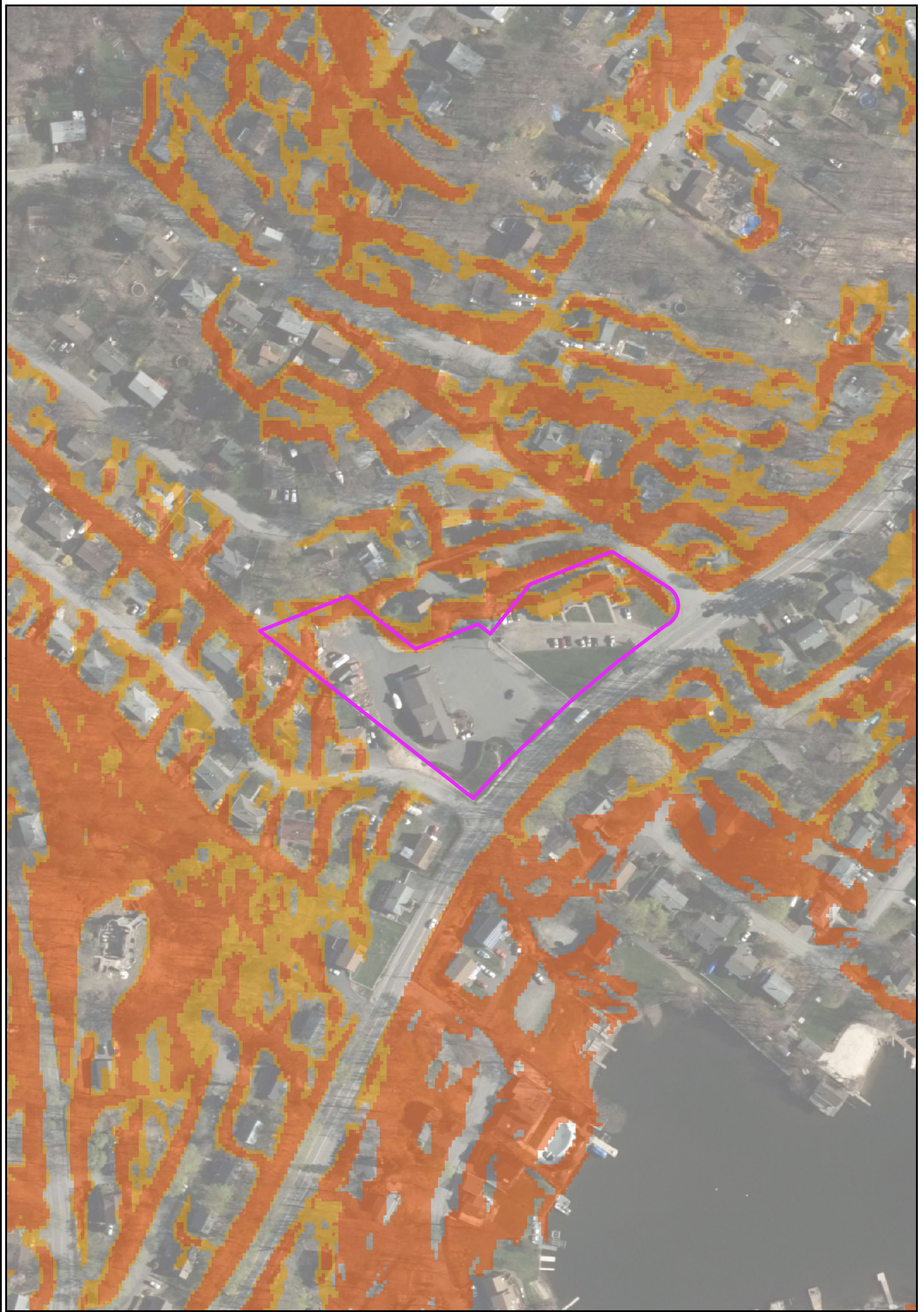
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- Legend:**
- Block 10901 Business Corridor
  - Highlands Prime Groundwater Recharge Areas
  - Municipal Boundary
  - Parcel Boundary

<b>M</b> <b>MOTT</b> <b>MACDONALD</b>	BOROUGH OF HOPATCONG SUSSEX COUNTY, NEW JERSEY Highlands Resource Analysis for the Hopatcong Business Corridor				
	Designed	Drawn SJA	Checked	Approved	Date 4/9/2021
412 Mount Kemble Ave Suite G22 Morristown, NJ 07960					





- Legend:**
- Block 10901 Business Corridor
  - Moderate Slopes
  - Highlands Steep Slope Prection Areas**
  - Severe Slopes
  - Municipal Boundary
  - Parcel Boundary


Map Document: (P:\GIS\Clients\Hopatcong\MXD\Hopatcong\GIS\viewer\_Highlands\_3.mxd)  
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<div>M</div> <div>M</div> <div>MOTT MACDONALD</div>		BOROUGH OF HOPATCONG SUSSEX COUNTY, NEW JERSEY Highlands Resource Analysis for the Hopatcong Business Corridor			
412 Mount Kemble Ave Suite G22 Morristown, NJ 07960	Designed	Drawn SJA	Checked	Approved	Date 4/9/2021





**Legend:**


 Block 10901 Business Corridor

**Well Head Protection Areas (Public Community Supply Wells)**

 Tier 1

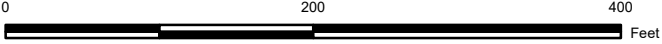
 Tier 2

 Tier 3

 Municipal Boundary

 Parcel Boundary

Map Document: (P:\GIS\Clients\Hopatcong\MXD\Hopatcong\GIS\viewer\_Highlands\_3.mxd)  
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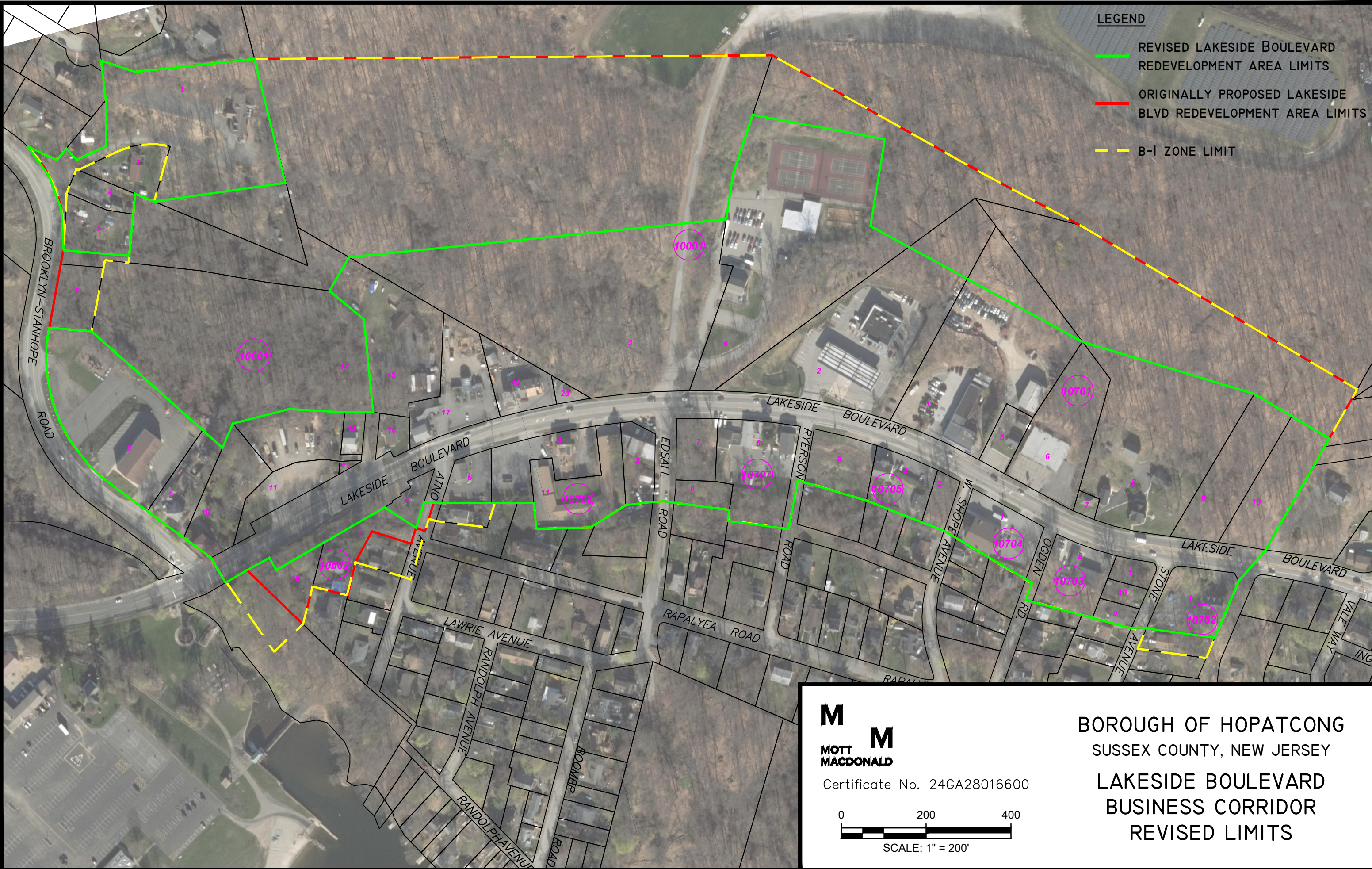
<div><div>M</div><div>M</div><div>MOTT MACDONALD</div></div>		BOROUGH OF HOPATCONG SUSSEX COUNTY, NEW JERSEY Highlands Resource Analysis for the Hopatcong Business Corridor			
412 Mount Kemble Ave Suite G22 Morristown, NJ 07960	Designed	Drawn SJA	Checked	Approved	Date 4/9/2021



## **C. Revised Area in Need of Redevelopment**




Cadd: L:\municipal\Hopatcong Borough\Redevelopment\Lakeside Business Corridor Exist and Proposed Redev Map.dwg








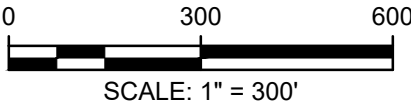
**LEGEND**

 ORIGINAL & REVISED HOPATCHUNG RD REDEVELOPMENT AREA LIMITS

 B-I ZONE LIMIT

**M**  
**MOTT**  
**MACDONALD**

Certificate No. 24GA28016600



**BOROUGH OF HOPATCHUNG**  
**SUSSEX COUNTY, NEW JERSEY**

**HOPATCHUNG ROAD**  
**BUSINESS CORRIDOR &**  
**BLOCK 30315 LOT 1 & 2**  
**REVISED LIMITS**











