



State of New Jersey

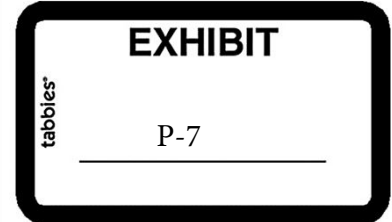
Highlands Water Protection and Planning Council
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CHRIS CHRISTIE
Governor

JIM RILEE
Chairman

KIM GUADAGNO
Lt. Governor



July 1, 2014

Mr. Ronald Pagano
HAL, LLC
55 Harristown Rd. Ste: 301
Glen Rock, NJ 07452-3303

Re: Highlands Consistency Determination
Block 801, Lots 3, 4 and 4.04
Borough of Ringwood, Passaic County
Use Variance Application
Finding: Inconsistent

Dear Mr. Pagano:

The Highlands Council is in receipt of the above-referenced application for a Consistency Determination. On May 27, 2014 the application was deemed sufficient for review by the Highlands Council. The application is for a Use Variance from the Ringwood Borough Board of Adjustment to permit the use of the property for multi-family residential at a density that would permit 160 units. No formal site plan application was submitted at this time.

We have reviewed the proposed project with the Highlands Regional Master Plan (RMP) which finds that the project is "**Inconsistent**." This determination was made based on the following Goals, Policies and Objectives (GPOs) of the RMP.

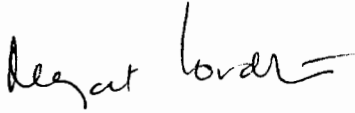
The project proposes the development of 160 residential units on 15.78 acres. Specifically, because the project requires new public utility in the Preservation Area, through the need for water and wastewater, the following GPOs apply:

Policy 2I1: To prohibit the expansion or creation of public water supply systems, public wastewater collection and treatment systems and community on-site treatment facilities in the Preservation Area unless approved through a Highlands Applicability Determination (HAD) or a HPAA with waiver pursuant to N.J.A.C. 7:38 and Policy 7G1.

Objective 2I1b: The expansion or creation of public water supply systems, public wastewater collection and treatment systems and community on-site treatment facilities in the Preservation Area as approved through a HPAA with waiver pursuant to N.J.A.C. 7:38 and Policy 7G1 shall maximize the protection of sensitive environmental resources including avoidance of Highlands Open Waters buffer areas, Riparian Areas, the forested portion of

notice the Highlands Council may elect to hold a public hearing on the matter in accordance with P.L. 2004, Chapter 120 C.13:20-17. If you have any questions regarding the attached Consistency Determination, please contact Jim Hutzelmann, at james.hutzelmann@highlands.state.nj.us or 908-879-6737 ext. 110.

Sincerely,



Margaret Nordstrom
Acting Executive Director



James Hutzelmann
Highlands Staff Liaison to Ringwood Borough

c: Christine Kirk Foster, Board of Adjustment Chair
Helen Forsa, Board of Adjustment Secretary
Joanna Slagle, Borough of Ringwood Planner