

Advanced Property Report

State of New Jersey Highlands Water Protection and Planning Council
100 North Road (Route 513), Chester, NJ 07930 | Telephone: (908) 879-6737 | Fax: (908) 879-4205

Disclaimer:

Please be advised that any information generated in this report does not constitute a formal Consistency Determination from the Highlands Council. The information contained herein is provided solely for informational purposes and is not to be construed as providing advice, recommendations, endorsements, representations or warranties of any kind whatsoever.

Report for Block 801, Lot 4 in RINGWOOD BORO



MOD IV Data		NJ Highlands Data	
Block	801	Planning Area	-
Lot	4	Preservation Area	13.44 ac. (100.00%)
Municipality	RINGWOOD BORO	Plan Conformance	Not Approved (Highlands Preservation Area only)
County	PASSAIC	Designated Center	No
Qualifier	-	Lot Size	13.44 ac.
Owner	HLA, LLC C/O PAGANO		
Property Location	SKYLINE DR		

Agriculture

Agricultural Landscape >= 250 ac.	0 ac.
Agricultural Resource Area	0 ac.
Important Farmland Soils	0 ac.
Agricultural Uses	0 ac.

Critical Habitat

Confirmed Vernal Pool Buffer (300m)	3.26 ac. (24.24%)
Critical Wildlife Habitat	13.37 ac. (99.46%)
Significant Natural Area	0 ac.

Species Habitat	Arrowhead Spiketail, Barred Owl, Bobcat, Broad-winged Hawk, Brush-tipped Emerald, Cooper's Hawk, Eastern Box Turtle, Hooded Warbler, Northern Copperhead, Northern Myotis, Red-shouldered Hawk, Sable Clubtail, Timber Rattlesnake, Veery, Wood Thrush, Wood Turtle, Worm-eating Warbler
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Forest Resources

Total Forest Area	13.37 ac. (99.46%)
Forest Resource Area	13.44 ac. (100.00%)
Forest Integrity Score - High	13.44 ac. (100.00%)
Forest Integrity Score - Moderate	0 ac.
Forest Integrity Score - Low	0 ac.

Geology

Carbonate Rock	0 ac.
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Historical & Archaeological

Archaeological 1 Sq. Mi. Grid	0 ac.
Historic District	No
Historic Property Name	No historic property present.

Land Use Capability Zones

Protection Zone (PZ)	13.44 ac. (99.98%)
Wildlife Management Sub-Zone (WMA)	0 ac.
Conservation Zone (CZ)	0 ac.
Conservation - Env. Constrained Sub-Zone (CECSZ)	0 ac.
Existing Community Zone (ECZ)	0 ac.
Existing Community - Env. Constrained Sub-Zone (ECECSZ)	0 ac.
Lake Community Sub-Zone (LCZ)	0 ac.

Open Water

Streams	None present
Wetlands	0 ac.
Open Water	0 ac.
Open Water Protection Area	0 ac.
Watershed Values - High	13.44 ac. (100.00%)
Watershed Values - Moderate	0 ac.
Watershed Values - Low	0 ac.

Preservation Priority

Special Environmental Zone	0 ac.
Conservation Priority Areas - High	0 ac.
Conservation Priority Areas - Moderate	6.63 ac. (49.34%)
Agricultural Priority Areas - High	0 ac.
Agricultural Priority Areas - Moderate	0 ac.

Preserved Open Space

Preserved Land	0 ac.
Scenic Resources	0 ac.

Riparian

Riparian Area	4.94 ac. (36.73%)
Wildlife Corridor	0 ac.
Riparian Integrity Score - High	2.04 ac. (15.18%)
Riparian Integrity Score - Moderate	2.90 ac. (21.55%)
Riparian Integrity Score - Low	0 ac.

Steep Slope Protection Area

Severely Constrained	7.06 ac. (52.55%)
Moderately Constrained	1.92 ac. (14.29%)
Limited Constrained	0 ac.

Transportation

Transportation Score >= 3	0 ac.
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Utilities

Public Water System	N/A
Waste Water System	N/A

Water Quality

Lake Management Area	0 ac.
Prime Groundwater Recharge	10.93 ac. (81.33%)
Wellhead Protection Area (community) - Tier 1	0 ac.
Wellhead Protection Area (community) - Tier 2	0.81 ac. (6.06%)
Wellhead Protection Area (community) - Tier 3	9.15 ac. (68.10%)

Water Quantity by Subwatershed

HUC14 Subwatershed Name	Meadow Brook/High Mountain Brook
Net Water Availability	-0.642779671636 Million Gallons per Day

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Report for Block 801, Lot 3 in RINGWOOD BORO



MOD IV Data		NJ Highlands Data	
Block	801	Planning Area	-
Lot	3	Preservation Area	0.70 ac. (100.00%)
Municipality	RINGWOOD BORO	Plan Conformance	Not Approved (Highlands Preservation Area only)
County	PASSAIC	Designated Center	No
Qualifier	-	Lot Size	0.70 ac.
Owner	A.H.L., LLC		
Property Location	SKYLINE DR		

Agriculture

Agricultural Landscape >= 250 ac.	0 ac.
Agricultural Resource Area	0 ac.
Important Farmland Soils	0 ac.
Agricultural Uses	0 ac.

Critical Habitat

Confirmed Vernal Pool Buffer (300m)	0.05 ac. (7.68%)
Critical Wildlife Habitat	0.70 ac. (100.00%)
Significant Natural Area	0 ac.

Species Habitat	Arrowhead Spiketail, Barred Owl, Bobcat, Broad-winged Hawk, Brush-tipped Emerald, Cooper's Hawk, Eastern Box Turtle, Hooded Warbler, Northern Copperhead, Northern Myotis, Red-shouldered Hawk, Sable Clubtail, Timber Rattlesnake, Veery, Wood Thrush, Wood Turtle, Worm-eating Warbler
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Forest Resources

Total Forest Area	0.70 ac. (100.00%)
Forest Resource Area	0.70 ac. (100.00%)
Forest Integrity Score - High	0.70 ac. (100.00%)
Forest Integrity Score - Moderate	0 ac.
Forest Integrity Score - Low	0 ac.

Geology

Carbonate Rock	0 ac.
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Historical & Archaeological

Archaeological 1 Sq. Mi. Grid	0 ac.
Historic District	No
Historic Property Name	No historic property present.

Land Use Capability Zones

Protection Zone (PZ)	0.70 ac. (99.89%)
Wildlife Management Sub-Zone (WMA)	0 ac.
Conservation Zone (CZ)	0 ac.
Conservation - Env. Constrained Sub-Zone (CECSZ)	0 ac.
Existing Community Zone (ECZ)	0 ac.
Existing Community - Env. Constrained Sub-Zone (ECECSZ)	0 ac.
Lake Community Sub-Zone (LCZ)	0 ac.

Open Water

Streams	None present
Wetlands	0 ac.
Open Water	0 ac.
Open Water Protection Area	0 ac.
Watershed Values - High	0.70 ac. (100.00%)
Watershed Values - Moderate	0 ac.
Watershed Values - Low	0 ac.

Preservation Priority

Special Environmental Zone	0 ac.
Conservation Priority Areas - High	0 ac.
Conservation Priority Areas - Moderate	0.60 ac. (86.53%)
Agricultural Priority Areas - High	0 ac.
Agricultural Priority Areas - Moderate	0 ac.

Preserved Open Space

Preserved Land	0 ac.
Scenic Resources	0 ac.

Riparian

Riparian Area	0.53 ac. (76.62%)
Wildlife Corridor	0 ac.
Riparian Integrity Score - High	0.53 ac. (76.62%)
Riparian Integrity Score - Moderate	0 ac.
Riparian Integrity Score - Low	0 ac.

Steep Slope Protection Area

Severely Constrained	0.44 ac. (62.96%)
Moderately Constrained	0.03 ac. (4.46%)
Limited Constrained	0 ac.

Transportation

Transportation Score >= 3	0 ac.
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Utilities

Public Water System	N/A
Waste Water System	N/A

Water Quality

Lake Management Area	0 ac.
Prime Groundwater Recharge	0.16 ac. (23.38%)
Wellhead Protection Area (community) - Tier 1	0 ac.
Wellhead Protection Area (community) - Tier 2	0 ac.
Wellhead Protection Area (community) - Tier 3	0.70 ac. (100.00%)

Water Quantity by Subwatershed

HUC14 Subwatershed Name	Wanaque Reservior (below Monks gage)
Net Water Availability	-0.188825090914 Million Gallons per Day

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Report for Block 801, Lot 4.04 in RINGWOOD BORO



MOD IV Data		NJ Highlands Data	
Block	801	Planning Area	-
Lot	4.04	Preservation Area	0.94 ac. (100.00%)
Municipality	RINGWOOD BORO	Plan Conformance	Not Approved (Highlands Preservation Area only)
County	PASSAIC	Designated Center	No
Qualifier	-	Lot Size	0.94 ac.
Owner	ALH SKYLINE LLC C/O PAGANO		
Property Location	SKYLINE DR		

Agriculture

Agricultural Landscape >= 250 ac.	0 ac.
Agricultural Resource Area	0 ac.
Important Farmland Soils	0 ac.
Agricultural Uses	0 ac.

Critical Habitat

Confirmed Vernal Pool Buffer (300m)	0 ac.
Critical Wildlife Habitat	0.90 ac. (96.43%)
Significant Natural Area	0 ac.

Species Habitat	Arrowhead Spiketail, Barred Owl, Bobcat, Broad-winged Hawk, Brush-tipped Emerald, Cooper's Hawk, Eastern Box Turtle, Hooded Warbler, Northern Copperhead, Northern Myotis, Red-shouldered Hawk, Sable Clubtail, Timber Rattlesnake, Veery, Wood Thrush, Wood Turtle, Worm-eating Warbler
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Forest Resources

Total Forest Area	0.90 ac. (96.43%)
Forest Resource Area	0.94 ac. (100.00%)
Forest Integrity Score - High	0.94 ac. (100.00%)
Forest Integrity Score - Moderate	0 ac.
Forest Integrity Score - Low	0 ac.

Geology

Carbonate Rock	0 ac.
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Historical & Archaeological

Archaeological 1 Sq. Mi. Grid	0 ac.
Historic District	No
Historic Property Name	No historic property present.

Land Use Capability Zones

Protection Zone (PZ)	0.94 ac. (100.00%)
Wildlife Management Sub-Zone (WMA)	0 ac.
Conservation Zone (CZ)	0 ac.
Conservation - Env. Constrained Sub-Zone (CECSZ)	0 ac.
Existing Community Zone (ECZ)	0 ac.
Existing Community - Env. Constrained Sub-Zone (ECECSZ)	0 ac.
Lake Community Sub-Zone (LCZ)	0 ac.

Open Water

Streams	None present
Wetlands	0 ac.
Open Water	0 ac.
Open Water Protection Area	0 ac.
Watershed Values - High	0.94 ac. (100.00%)
Watershed Values - Moderate	0 ac.
Watershed Values - Low	0 ac.

Preservation Priority

Special Environmental Zone	0 ac.
Conservation Priority Areas - High	0 ac.
Conservation Priority Areas - Moderate	0.93 ac. (99.47%)
Agricultural Priority Areas - High	0 ac.
Agricultural Priority Areas - Moderate	0 ac.

Preserved Open Space

Preserved Land	0 ac.
Scenic Resources	0 ac.

Riparian

Riparian Area	0.14 ac. (15.39%)
Wildlife Corridor	0 ac.
Riparian Integrity Score - High	0.14 ac. (15.38%)
Riparian Integrity Score - Moderate	0 ac.
Riparian Integrity Score - Low	0 ac.

Steep Slope Protection Area

Severely Constrained	0.31 ac. (33.60%)
Moderately Constrained	0.01 ac. (1.38%)
Limited Constrained	0 ac.

Transportation

Transportation Score >= 3	0 ac.
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Utilities

Public Water System	N/A
Waste Water System	N/A

Water Quality

Lake Management Area	0 ac.
Prime Groundwater Recharge	0.76 ac. (81.05%)
Wellhead Protection Area (community) - Tier 1	0 ac.
Wellhead Protection Area (community) - Tier 2	0.50 ac. (52.96%)
Wellhead Protection Area (community) - Tier 3	0.44 ac. (47.04%)

Water Quantity by Subwatershed

HUC14 Subwatershed Name	Wanaque Reservior (below Monks gage)
Net Water Availability	-0.188825090914 Million Gallons per Day

Additional Information

Please note that mapping of the resources described in this report is available using the Create Map menu. Assistance is available in the Help link located at the upper right corner of the interactive map.

If you have questions about the information contained in this report, please contact the Highlands Council at (908) 879-6737 or highlands@highlands.nj.gov. Additional information is also available via the links below.

- **Project Reviews**

Please note that jurisdiction for project reviews in the Highlands Region is shared between the Highlands Council and the New Jersey Department of Environmental Protection. Information regarding the types of projects that require Highlands Council review is available on the Highlands Council website.

www.nj.gov/njhighlands/projectreview/

- **Highlands Act Exemptions and Waivers**

The Highlands Act creates seventeen exemptions that allow property owners to develop their properties without applying the enhanced environmental standards adopted by the New Jersey Department of Environmental Protection in the Preservation Area.

www.nj.gov/njhighlands/about/contact/exemptions.pdf

Please note that several municipalities have been certified to make exemption determinations for some of the most common exemptions. Information regarding this program is available on the Highlands Council website.

www.nj.gov/njhighlands/planconformance/guidelines/exempt.html

- **Municipal and County Liaisons**

A Highlands Council staff liaison is assigned to every highlands municipality or county involved in the Plan Conformance process. A list of liaisons is available at the Highlands Council website.

www.nj.gov/njhighlands/planconformance/muni-liaisons/

- **Highlands Plan Conformance Process and Status**

Plan Conformance includes the revision of local planning and regulatory documents to integrate the land use and resource management requirements of the Highlands Act so those documents will conform to the goals, requirements and provisions of the Regional Master Plan (RMP). Plan conformance is required by the Highlands Act throughout the Preservation Area and is voluntary in the Planning Area.

www.nj.gov/njhighlands/planconformance/