2

Lashway, Lisa

From: Mark Zakutansky [mzakutan@gmail.com]
Sent: Tuesday, October 07, 2008 12:52 PM
To: Natafalusy, Catherine
Cc: Lashway, Lisa; Mayor David Scapicchio; Sohl, Bill; Mount Olive Township Council
Subject: Re: MOT Comments Form

Ms. Natafalusy, Mayor Scapicchio, and the Township Council;

I am very pleased to hear that Mt. Olive is currently working under a Highlands Council Initial Assessment Grant and thank you and to the town officials for applying for this grant.

It sounds like you are following these issues very closely and that is very good to hear.

I also heard that the new Water Quality Management Rules require counties to submit county wide plans for water/sewer/septic densities, in April of 2009. I assume Mt. Olive is participating with Morris County on this project.

What I am concerned about is how is it possible to submit a COAH plan on Dec. 31, 2008 when you will not have determined your water/sewer/septic until completing your county WQMP? And how can you determine either of them without first deciding if you will conform to the Regional Master Plan, which doesn't have to happen until December of 2009. And I think that county WQMP's will be judged for consistency with the Regional Master Plan by the NJDEP anyway.

So it sounds to me like these different state agencies (COAH, the Highlands Council, and DEP) are totally disjointed. The timeline issue of these plans just doesn't match up, I feel like it should be the other way around. Highlands Council and RMP conformance first, then county WQMP, then finally COAH plan once those constraint issues are worked out.

So thank you for being diligent and I hope to be involved more and more with the township as we move into Highlands Plan conformance. I also would like to see all discussions on Highlands Conformance open to the public as this is a very iterative process and I am sure there are strong opinions from many community members on both sides.

Personally, I support full plan conformance for the township in the Planning and Preservation Areas. The Highlands Council has the most advanced data and science in the State and if the county WQMP has to be consistent with the Highlands Plan anyway, it would make logical sense to conform the whole town and only have one set of ordinances instead of seperate ordinances and master plans for the Planning Area and Preservation Areas of town.

Thanks for the reply and I appreciate the opportunity to share my thoughts.

Sincerely,

Mark Zakutansky

On Tue, Oct 7, 2008 at 9:57 AM, Natafalusy, Catherine <cnatafalusy@mtolivetwp.org> wrote:
Mr. Zakutansky:
I received a copy of the comment form you sent regarding the Highlands

Regional Master Plan and COAH. Please be advised that the Highlands Council authorized a grant agreement with Mount Olive Township in June 2008 for the $15,000 Initial Assessment Grant. The Township's Consultant Planner is working on the assessment report at this time. Regarding the extension for filing the Township's Housing Element, it is my understanding COAH decided at their September 21 meeting to form a task force to consider the process. We are waiting to hear if an agreement is reached with the Highlands Council.

If you have any questions or wish to discuss this please contact me at 973-691-0900 ext. 7310.

Catherine Natafalusy
Planning Administrator
Mount Olive Township

-----Original Message-----
From: Lashway, Lisa
Sent: Tuesday, September 30, 2008 4:07 PM
To: Mayor David Scapicchio; Sohl, Bill; Natafalusy, Catherine; Mount Olive Township Council
Subject: FW: MOT Comments Form

Lisa Lashway
Township Clerk
Township of Mount Olive
P.O. Box 450
Budd Lake, NJ 07828
973-691-0900 Ext. 7290

-----Original Message-----
From: Stachnick, Christie
Sent: Tuesday, September 30, 2008 3:58 PM
To: Lashway, Lisa
Subject: FW: MOT Comments Form

Christie Stachnick
Benefits Coordinator/Admin. Asst.
Mount Olive Township
204 Flanders-Drakestown Road
Budd Lake, NJ 07828
Phone: (973) 691-0900 ext. 7231
Fax: (973) 347-0860

-----Original Message-----
From: Mark Zakutansky [mailto:mzakutan@gmail.com]
Sent: Tuesday, September 30, 2008 3:55 PM

To: comments
Subject: MOT Comments Form

Below is the result of your feedback form. It was submitted by
Mark Zakutansky (mzakutan@gmail.com) on Tuesday, September 30, 2008 at
15:54:58

Address: PO Box 557 Flanders

Phone: 5514270974

Direct comments to: Council

Comments: Re: Highlands Regional Master Plan

I was wondering if the town has considered Highlands Plan Conformance and/or has considered applying for an Initial Assessment Grant from the Highlands Council for up to $15,000 to consider plan conformance without an obligation to conform to the plan.

I also attended a COAH workshop by ASW Marcia Karrow and the COAH executive director noted that Highlands municipalities that consider plan conformance will be able to extend their COAH 3rd round plan deadline from Dec. 31 2008 to December 9, 2009.

This sounds awefully appealing and as a resident of Flanders, I believe Highlands Plan Conformance in the Preservation and Planning Area parts of town will reduce our 3rd round COAH obligation because COAH must respect the resource constaints of the Highlands.

Anything to reduce those numbers protects our town from Builder's Remedy lawuits. I think we can all agree that these benefit nobody.

Thanks, contact me with questions, I will try to direct any information
I can find regarding Highlands Plan Conformance your way.

Sincerely, Mark

submit2: Send