

## Ord. #30-2013 SYNOPSIS

The Highlands Preservation Area Land Use Ordinance (“Ordinance”) applies to the portion of Mount Olive Township that is situated within the Highlands Region Preservation Area as delineated in the Highlands Water Protection and Planning Act (N.J.S.A. 13:20-1 et seq.) which covers approximately 80 percent of the Township. The Ordinance implements the policies and objectives set forth in the Highlands Preservation Area Master Plan Element, adopted by the Mount Olive Planning Board on September 13, 2012 in accordance with statutory requirements to satisfy Highlands Plan Conformance. The Ordinance comprises 97 pages, including a table of contents and seven appendices (forest determination, major potential contaminant sources, minor potential contaminant sources, Highlands Act provisions on agriculture/horticulture, NJDA Highlands agricultural regulations, sanitary sewage volumes by facility, and exhibits). In addition the Ordinance incorporates ten color maps (Exhibits) which shall be on file in the Township Clerk’s office and in the Township Planning Department.

The Ordinance establishes Highlands Area zones and sub-zones which supersede municipal zoning except in cases that qualify for an exemption as provided in Township Ordinance No. 24-2013 “Highlands Preservation Area Exemption Standards”. The zones and subzones are depicted on Exhibit 1 and are as follows: Protection, Wildlife Management subzone, Conservation, Conservation-Environmentally Constrained subzone, Existing Community, Existing Community-Environmentally Constrained subzone, and the Lake Community subzone.

The Ordinance regulates density and land use intensity in each of the zones and subzones as determined by availability of water and new standards for individual subsurface disposal systems pursuant to Highlands Water Protection and Planning Act Rules (N.J.A.C. 7:38-1.1 et seq.). It likewise identifies and imposes controls over disturbance within and mitigation plans for Highlands Resource and Special Protection Areas. Procedures for applications, appeals, waivers and enforcement are provided in detail.