



# NEW JERSEY HIGHLANDS COALITION

508 Main St.  
Boonton, NJ 07005  
(973) 588-7190  
[www.njhighlandscoalition.org](http://www.njhighlandscoalition.org)

March 14, 2023

Re: Chester Township map adjustments for block 26.06 lot 7

Dear Executive Director Spinelli and the Highlands Council,

## YOUR WATER YOUR FUTURE

David Budd  
*President*

Jessica Murphy  
*1st Vice President*

John Donahue  
*2nd Vice President*

Laura Oltman  
*Treasurer*

Michael Keady  
*Secretary*

Jan Barry

Sandy Batty

Theresa Bender Chapman

George Cassa

Hon. William Cogger

James Gilbert

Dwight Hiscano

Michael Henderson

Ned Kirby

Cinny MacGonagle

Chief Vincent Mann

Sergio Moncada

Hon. Michael Soriano

John Thonet, P.E., P.P.

Ashwani Vasishth, Ph.D

Wynn timer-Fred Victor Hinds

Dr. Sara Webb

The New Jersey Highlands Coalition finds Chester Township's request to convert a 9-acre portion of the forested Protection Zone into an Existing Community Zone on lot 26.06 lot 7 to accommodate a 100% affordable housing complex to be an appropriate use-largely consistent with the RMP-which allows Chester to meet its fair share housing obligations given that it adheres and is held held firmly to the conditions for its approval.

Any approval that includes a commitment to future actions or compliance after the permit has been granted must:

- 1.) Specifically state that the approval is conditional upon fulfilling all future commitments
- 2.) Specify the duration of the commitment, and a time span within which it must occur or recur
- 3.) Include a plan for verifying that the committed actions occur or recur
- 4.) Include penalties for non-compliance and how any penalty shall be enforced

If it can be anticipated that non-compliance of the future commitment can result in significant adverse impacts or financial losses to any person(s) or entities, a performance bond must be required to cover the adverse impact or financial loss.

Of note is that the remaining undeveloped forest be restored to a native state, that a critical habitat suitability analysis be conducted, that the undeveloped portion of the site be entered into a conservation easement, and that the development incorporate low impact stormwater management techniques to preserve the water quality of the prime recharge area on which is sits. These conditions must not only be met prior to approval, but should be an ongoing obligation subject to monitoring an assessment to ensure that the developer adheres to the conditions for its approval.

Respectfully,

Dylan Medici