



# Pequannock River Coalition

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February 23, 2015

Mayor and Council  
Borough of Bloomingdale  
101 Hamburg Turnpike  
Bloomingdale, NJ 07403

To Whom It May Concern;

The Pequannock River Coalition has a long history of conserving the Pequannock River and its watershed for the benefit of all New Jersey citizens. We have worked with many government agencies, including the Borough of Bloomingdale, toward protecting and improving these waterways as valued resources for all. Recently, our efforts at Bloomingdale's DeLazier Field saved Bloomingdale hundreds of thousands in taxpayer costs by halting erosion there, while also improving water quality. We have been a good friend to Bloomingdale, as evidenced by our many members in the community.

Currently, Bloomingdale is exploring the proposal made by Tilcon NY, Inc. to alter permitted uses for a portion of the area known as Federal Hill. The proposed rezoning or overlay would allow quarrying on Block 105, Lot 14. This 180-acre tract on the northwestern side of Federal Hill, also known as the Meer Tract, includes nearly 150-acres now slated by ordinance to be preserved as open space. In our experience, this use change constitutes a completely new direction for Bloomingdale and endangers valuable natural resources.

Until now, Bloomingdale had a lengthy record of promoting and preserving Federal Hill, including the Meer Tract. With this letter we describe the many facets of that history, and the reasons for it, showing Bloomingdale's long-term, and cohesive drive toward that goal.

As early as 1989, Bloomingdale officials requested that the NJ State Planning Commission (SPC) change the designation for Federal Hill from Suburban (PA2) to Environmentally Sensitive (PA5). Bloomingdale pursued this change for many years, and in 1999, petitioned the SPC during the second round of cross-acceptance. In March 2001, the SPC finally made this modification in the newly adopted NJ State Development and Redevelopment Plan.

Also in 1989, Bloomingdale produced a Natural Resource Inventory. This document describes Federal Hill in depth. Under the heading "Federal Hill Area" it states "What is of particular interest is the presence of extremely steep slopes throughout this area. Indeed, the area surrounding Federal Hill, from the Borough boundary to the bluffs just south and east of Union Avenue, might be considered a prime example of an area which needs steep slope restrictions." It is important to note that Bloomingdale did later enact these restrictions by ordinance.

Shortly after this, in 2002, Bloomingdale acquired the Bi-Coastal tract on Federal Hill for \$1,150,000. This property, totaling nearly 70 acres, was purchased to prevent disturbance of this sensitive land. This expensive purchase emphasizes the goals and attitude of the Bloomingdale community toward Federal Hill.

In 2004 the Highlands Act became law, dividing the Highlands region into 2 distinct sections—the Highlands Preservation Area, and the Highlands Protection Area. The Highlands Act imposed many new requirements and safeguards on land in the Highlands Preservation Area, which encompasses much of Bloomingdale. Other lands in Bloomingdale, including Federal Hill, were in the Highlands Protection Area, where compliance with the Highlands Act is optional.

After lengthy consideration, Bloomingdale, in a 2007 letter to the New Jersey Highlands Council, asked that Federal Hill be re-mapped into the Preservation Area to increase its protection. Bloomingdale wrote “Greater than 69% of Federal Hill contains slopes over 20% and slopes in excess of 50% are abundant. Development would result in a large increase in runoff and erosion. The thin, acidic soils associated with areas of steep slopes are particularly sensitive to disturbances and extensive re-grading or other disruptive action could irrevocably harm the existing biota by changing both the flow of perched groundwater and the chemistry of the soil.” The same letter went on to say “Federal Hill due to heavy forestation, dense vegetation and proximity to the Pequannock River maximizes aquifer recharge.” Bloomingdale has long recognized that the lands adjacent to Federal Hill are flood-prone, and for this reason recharge in the area is extremely important.

Also in 2007, a settlement was reached between Bloomingdale and the owner of the 180-acre Meer Tract to provide low-income housing through an inclusionary development on this property. After careful consideration of this site by Bloomingdale through their planning process, it was determined that development could be limited to 32 acres of the tract in the northwest corner and still produce the desired 360 units. The remaining 148 acres would be preserved as open space, as designated in Ordinance 13-2007. This ordinance states “The intent is to construct the inclusionary development within a restricted area of disturbance, while requiring the remainder of the site to be preserved as open space. The restricted area of disturbance shall be limited to an area consisting of thirty-two (32) acres...”

While acknowledged as a compromise, this ordinance accomplished as much as was practical toward natural resource protection. The most environmentally sensitive and historic land in the Meer Tract, as identified through numerous studies, lies in the central, southern, and northwestern portions. These areas contain the bulk of the wetlands on Federal Hill, are steeply sloped, adjoin existing residential neighborhoods, hold prime recharge areas, and drain toward flood-prone lands. They also provide critical wildlife habitat. In contrast, the 32 acres slated for development in the northeastern portion of the property are as far removed as possible from existing residential properties, and drain toward lakes in the Wanaque River watershed where flooding is not an issue.

On July 17, 2008, the New Jersey Highlands Council adopted the Highlands Regional Master Plan (RMP) to implement the protections of the Highlands Region. As stated in the RMP, it is a regional planning document intended to offer a regional outlook and essential guidance to counties and municipalities.

The Highlands Council then responded to Bloomingdale’s request that Federal Hill be re-mapped into the Highlands Preservation Area. They declined this request, due to the affordable housing situation in Bloomingdale, stating “The [affordable housing] project was the subject of a February 28, 2007 Order granting a builder’s remedy. The Council... ..retained the designation of the site in the Protection Zone.” However, they went on to note “...the RMP designated the site in the Conservation Priority Area (high and moderate) indicating that the site is a priority for open space protection.”

Bloomingtondale then made a decision to move towards total conformance with the RMP. This would extend greater protection to natural resources on Bloomingtondale lands, like Federal Hill, that remained in the Protection Area.

As a first step, Bloomingtondale sought and was awarded an Initial Assessment Grant by the state to undertake a review of the goals, policies and objectives in the RMP, evaluate Bloomingtondale's consistency with the RMP, and determine what was necessary for the municipality to achieve full consistency and conformance.

After reviewing this material, on 11/10/08 Bloomingtondale adopted Resolution 2008-11.11, stating that it was "...in the best interest of Bloomingtondale to conform to the Regional Master Plan..." This resolution stated the borough's intent to achieve conformance with the RMP for lands in both the Preservation and Planning Areas.

In keeping with this goal, Burgis Associates, on behalf of Bloomingtondale, submitted a "Highlands Initial Assessment Report" to the NJ Highlands Council in September of 2009 that addressed compliance items and provides an estimate of the time, effort, and cost involved in completing them.

According to this report, a number of documents were needed for compliance. Since that time, Bloomingtondale has moved steadily toward compliance by submitting these items to the NJ Highlands Council, including an Adopted Housing Element and Fair Share Plan, a Highlands Environmental Resource Inventory, a Highlands Master Plan Element, and a Highlands Area Land Use Ordinance. This work was an extensive undertaking, and the fact that Bloomingtondale has gone so far in this process shows their commitment toward fully conforming with the Highlands Act.

These submitted documents also serve a valuable purpose in the planning of Bloomingtondale's future. The natural resource evaluations, for example, underline the importance of the Meer Tract on Federal Hill, and Federal Hill in general. They describe its proposed use, and its suitability for disturbance or development. We are fortunate to have this recent work to review and rely upon.

Beginning with Bloomingtondale's "Highlands Initial Assessment Report", we find in it the following reference to Bloomingtondale's Environmental Resource Inventory (ERI):

"...the ERI includes a discussion on important environmental considerations for evaluating the propriety of a site for a specific use, as well as a discussion on areas recommended for development restraints due to their environmental sensitivity. Such areas include the Glenwild Lake Watershed, Kampfe Lake Watershed, aquifer recharge areas, stream corridor wetlands, and the Federal Hill Area. As noted above, a 180-acre portion of the 450-acre Federal Hill tract (Meer Bloomingtondale Estates) received Superior Court mandated development approval; 32 of these acres will be developed with inclusionary residential development, while the remainder will be preserved as open space."

The above language underlines the environmental sensitivity of Federal Hill, including the fact that it is "recommended for development restraints" and by noting that 150-acres of the 180-acre Meer Tract will be preserved as open space.

We then reviewed the “Highlands Environmental Resource Inventory” (HERI) submitted to the Highlands Council by Bloomingdale in 2011. According to the purpose stated within the HERI, “It provides critical support to the Conservation Plan Element of the municipal master plan and to implementation of resource protection requirements in the land use ordinance and health codes of the Borough of Bloomingdale.” The report goes on to say it will “...provide all levels of government (federal, State, county and municipal) and the public with an indication of areas where special consideration is required to protect regionally significant resources. “ To accomplish this, the report offers lengthy text and many exhibits. We found the exhibits to be very revealing.

Figure 2 in the HERI, “Land Use Capability Map Zones”, maps all of Federal Hill outside the existing quarry as being in the “Protection Zone”. The text describes this zone as “...high resource value lands that are important to maintaining water quality, water quantity, and sensitive ecological resources and processes. Land acquisition is a priority in the Protection Zone and development activities will be extremely limited; any development will be subject to stringent limitations on consumptive and depletive water use, degradation of water quality, and impacts to environmentally sensitive lands.”

Figure 4, Forest Resource Area, designates the undisturbed portion of Federal Hill as a “Forest Resource Area.” Consulting the supporting text, we see that “The Forest Resource Area includes high ecological value forest areas including those forested areas that exhibit the least fragmentation and are vital for the maintenance of ecological processes.”

Figure 6, Forest Subwatersheds, describes the forested part of Federal Hill as having “High Forest Integrity.” This designation is “...used in the Highlands RMP to achieve the protection of forest areas in the Highlands Region.”

Reviewing Figure 7, Highlands Open Waters, we see extensive areas of wetlands, streams, and Highlands Open Water Buffers on Federal Hill. All of these features are primary targets for protection.

The entire Federal Hill tract is rated as “High” for watershed values in Figure 9. According to the text, “A high resource value watershed contains predominantly forest lands and includes a significant portion of the watershed that is high quality habitat.”

Figure 11 describes steep slopes. Most of the slopes on Federal Hill are shown as “High”. The supporting text states “Steep slopes within the Highlands Region play an important ecological, recreational, scenic, and functional role. Steep slopes and rocky ridgelines provide specialized habitats that are home to rare plant and animal species. Areas of steep slope provide popular recreational opportunities including hiking, climbing and wildlife observation. Ridgelines, hillsides, and steep slopes provide scenic views and vistas, which contribute to the rural character of the Highlands Region and help to define the landscape. Disturbance of areas containing steep slopes can trigger erosion and sedimentation, resulting in the loss of topsoil. Silting of wetlands, lakes, ponds and streams damages and degrades wetland and aquatic habitats, especially trout streams that are found throughout the Highlands and receive the State’s highest water quality protections. Steep slope disturbance can also result in the loss of habitat quality, degradation of surface water quality, silting of wetlands, and alteration of drainage patterns. These processes, when severe, can also result in land slumping and landslides that can damage both developed property and ecosystems. The severity and extent of slopes, soil characteristics and land cover all affect the potential for damages from the disturbance of

steep slopes. The identification and classification of steep slopes is important to effectively manage critical natural resources in the Highlands Region. “

In Figure 12, undisturbed lands on Federal Hill and the Meer Tract are almost entirely rated as “Critical Wildlife Habitat”. The text states that such lands are “Habitats of animal species identified as endangered, threatened, of special concern, or of regional conservation priority in the Highlands Region...” and that these lands are “...critically important to maintaining biological diversity in the Highlands Region.”

Much of the Federal Hill lands were included as “high” to “moderate” within the “Highlands Conservation Priority Area” mapped in Figure 16. As stated by Bloomingdale in the report, results of this resource assessment were used to identify “...those lands within the Highlands Region which have the highest ecological resource values. These values are based upon a combination of 33 ecological indicators which measure the quantity and quality of the following regional resource values: forests, watershed condition, critical habitat, prime ground water recharge areas, open waters and riparian areas, and steep slopes... ..The Conservation Priority Areas displays a scale of the relative value of these resources in order to provide an initial prioritization mechanism for future land preservation activities...”.

Overall, Federal Hill, including the Meer Tract, was rated highly by Bloomingdale in nearly every category of natural resource priority and sensitivity. As noted repeatedly in their reports, this makes these lands vulnerable to disturbance, prime candidates for preservation, and integral to natural resource protection.

Based on our own unique knowledge of Bloomingdale’s natural resources, we find these assessments to be accurate and thorough.

In consideration of these reports, the NJ Highlands Council wrote in 2011 that “The property [Federal Hill] is indeed extensively constrained by Highlands resource features including Critical Wildlife Habitat, High Integrity Riparian Area, Highlands Open Waters (including wetlands and streams), Open Water Buffers, Forest in a Forest Resource Area, and Steep Slopes.”

In 2013, Bloomingdale enacted Ordinance 34-2013 for the expressed purpose of preventing steeply sloped lands, such as Federal Hill, from being disturbed. The ordinance states “...it is found that the removal of vegetation and disturbance of soils on steep slopes by excavation and fill will increase runoff and result in soil erosion and siltation, with the resultant pollution of streams, as well as the potential danger of flooding and water drainage, thereby having the potential of endangering public and private life; that this condition is aggravated by soil disturbance, construction and development on these slopes, which create an additional hazard to the lives and property of those dwelling on the slopes below them; and that the most appropriate method of alleviating such conditions is through the regulation of such vegetation and soil disturbances, construction and development. It is therefore determined that the special and paramount public interest in these slopes justifies the regulation of property located thereon as provided below, which is the exercise of the police power of the Borough for the protection of persons and property of its inhabitants and for the preservation of the public health, safety and general welfare.”

Creating and enacting a new ordinance is not something any government does lightly. However, Bloomingdale recognized the importance and sensitivity of steeply sloped areas, such as Federal Hill, as early as 1989, and finally went to these great lengths to protect them.

Also in 2013, Bloomingdale created a revision of their Open Space Master Plan (Plan). This Plan contains frequent references to Federal Hill and its natural resources.

Under “Goals And Policies For Open Space In Bloomingdale” the Plan lists the goal “Preserve open space to protect critical environmental resources, such as wetlands, floodplains, steep slopes, and stream and river corridors.” All these features are prominent on Federal Hill.

Another goal of the Plan is “Assist in the preservation of cultural, historical, and archaeological lands.” Here it states “Federal Hill is a significant Revolutionary War Site; it was part of the militia signal system and the site of the Pompton Mutiny.”

The Plan also notes “Federal Hill is a natural and historic resource in the southeastern corner of Bloomingdale... ..As an upland area, Federal Hill plays an important role in recharging local aquifers; the soils have a ground water recharge capacity that ranges from 11 to 23 inches per year... ..great care must be taken to ensure that recharge areas are protected from potential pollution sources.”

The Plan also describes the benefits of large areas of undisturbed forest, and the potential for harm when disturbing steeply sloped land. Both are concerns in the rezoning of Federal Hill.

Finally, we come to the most recent document prepared on behalf of Bloomingdale, and the only one produced after consideration began for the zoning change on Federal Hill. This was the “Periodic Reexamination of Master Plan - Meer Tract and Tilcon Quarry - Block 105 Lots 14 & 84” dated 04/29/14.

We did not find this reexamination report to be accurate or thorough.

For example, the reexamination report states “The Meer Tract adjoins preserved lands known as Federal Hill” and “The Quarry and Meer Tracts are connected to an area known as Federal Hill.” These statements are incorrect, since they separate the Meer Tract from Federal Hill, and also indicate that all of Federal Hill has been preserved. However, the entire area, including the preserved land, the Meer Tract, and the active quarry, is collectively known as Federal Hill. Some of Federal Hill has been preserved, but the majority has not.

This was confirmed in September of 2009 when Bloomingdale submitted their “Highlands Initial Assessment Report” to the NJ Highlands Council. In that report, it was stated “... a 180-acre portion of the 450-acre Federal Hill tract (Meer Bloomingdale Estates) received Superior Court mandated development approval...”. To arrive at this total of 450 acres for Federal Hill it is necessary to include the 165-acre quarry, the 180-acre Meer Tract, and 105 acres of additional preserved land (the 70-acre Bi-Coastal tract and the 35 acre Higgins/Peragallo tract). Incredibly, the flawed 2014 reexamination report and the 2009 report that contradicts it were both produced by Burgis Associates, although they offer conflicting data.

The 2014 reexamination report then states “The preserved lands are not part of the focus of this 2014 Periodic Reexamination Report. “ We must question this. No property exists in a vacuum. In the consideration of any change in land use it is vital to look at the use of the surrounding land. In this case Bloomingdale must examine closely how changes in the permitted use of the Meer Tract will impact adjacent preserved lands on Federal Hill, and adjoining residential properties. By ignoring the adjacent lands this report fails to accomplish that important goal.

Going on, the reexamination report states “During the course of the subsequent decades, the Borough has engaged in a continuing planning process that has been the subject of periodic review, refinement and reexamination. “ Indeed, it has. The most recent planning process was the preparation and submission of many crucial documents to the NJ Highlands Council. Yet, this process and these documents were never mentioned or considered in this reexamination. Why? The documents submitted to the Highlands Council evaluated and described at great length the environmental resources on Federal Hill and the Meer Tract. This information must be central to any consideration for changes to zoning there. Yet, it was completely neglected.

The reexamination report states that “...the borough’s 2013 Open Space Plan notes that sufficient open space has been acquired in Federal Hill...” Again, this is inaccurate. Nowhere does the Open Space Plan say this. In our review of the Open Space Plan we found no reference to the full amount of land that should be acquired on Federal Hill, or that this amount has been reached. In fact, a tract of land on Federal Hill currently owned by Tilcon is shown on several exhibits in the plan as “potential open space”.

The reexamination report states in several places that, according to the Open Space Plan, “...preservation of the Meer and Quarry tracts is not feasible.” This is also not correct since nowhere in the Open Space Plan is this stated. Furthermore, as we have described previously, in 2009 Bloomingdale submitted a “Highlands Initial Assessment Report” to the NJ Highlands Council. In that report, it was stated “... a 180-acre portion of the 450-acre Federal Hill tract (Meer Bloomingdale Estates) received Superior Court mandated development approval; 32 of these acres will be developed with inclusionary residential development, while the remainder will be preserved as open space.” If 148-acre tract will be preserved as open space by ordinance, how can it be that preservation “is not feasible”?

The reexamination report then states “The site is included in a 2013 Court Order to permit an expansion of quarry related uses in order to facilitate the development of affordable housing on the Meer Tract.” Again, this is wrong. The court order says only that the court does not consider a change in land use “inconsistent” with creation of affordable housing. It does not say it will “facilitate” this creation.

The reexamination report correctly states that Bloomingdale must consider “...the extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land use, housing conditions, circulation, conservation of natural features, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, County and municipal policies and objectives”.

We believe the most applicable changes have been the extraordinary knowledge gained from materials prepared for and submitted to the Highlands Council by Bloomingdale. These are described in detail within this letter. Again, these were not utilized or mentioned anywhere in the reexamination report.

Since the reexamination report, in its current form, is so seriously flawed, Bloomingdale and the larger public must consider any decision based on its recommendations as equally flawed. Especially when a preponderance of material contradicts it, much of it prepared for Bloomingdale by the same firm that created the reexamination report.

We realize that the errors and omissions in the reexamination report may have been entirely

inadvertent. For that reason we are pleased to be able to point out these flaws so that the report might be revised before it is considered for adoption by the Bloomingdale Mayor and Council.

However, should the reexamination report remain in its current state, then extensive revisions are required to the Bloomingdale Natural Resource Inventory, the Bloomingdale Highlands Initial Assessment Report, the Bloomingdale Highlands Environmental Resource Inventory, the Bloomingdale Highlands Master Plan Element, the Bloomingdale Steep Slope Ordinance 34-2013, and the Bloomingdale 2013 Open Space Master Plan Revision. All of these stand in opposition to the reexamination report.

As noted, Tilcon is now proposing an expansion of their quarry activities onto the Meer Tract. The proposal is to rezone the entire 180 acres for quarrying, including the portion now designated by ordinance to be preserved as open space. According to Tilcon, the first new area to be covered by the expanded quarry would be the southeastern part of lot 14, which, as described by Bloomingdale, contains the most environmentally sensitive lands and is the same area Bloomingdale sought to protect by ordinance as open space.

We must note that a quarry is perhaps the most intensive use that a property might be subjected to. The rezoning would also allow other intensive uses such as manufacturing, railroad yards, freight stations, wholesale establishments, and warehouses. Pairing these very disruptive uses with environmentally sensitive land, flood-prone areas, and existing residential neighborhoods is extremely unwise.

To summarize, after our own exhaustive review of all the material produced by Bloomingdale, it becomes obvious that the Borough has sought for 25 years to protect Federal Hill as an important environmental resource and as a necessary buffer between the intensive quarry use to the south and existing residential (and flood-prone) neighborhoods to the north.

As we have shown, the Borough of Bloomingdale has, in the past, diligently sought to identify and protect the environmentally sensitive lands on Federal Hill to the extent practical. Through voluminous documents, statements, actions, and letters, stretching from 1989 all the way to the recent material submitted to the NJ Highlands Council, and the steep slope protections enacted just 2 years ago, Bloomingdale has confirmed the existence of these sensitive features and endeavored to preserve them.

While this zoning change has been presented as promoting the creation of affordable housing, we do not believe it will have that affect. Currently, the owner of the Meer Tract has not been able to attract an interested developer, despite having a pre-approved 32-acre development site surrounded by 148 acres of open space. Although this would generally be viewed as an ideal development situation, the lack of interest may be due to a general depression in the housing market. If the surrounding open space is rezoned for a quarry, the site will be even less attractive for development. How is this beneficial?

Tilcon has offered to prepare the Meer Tract for development in exchange for rezoning. Yet, this offer was discussed many years ago as something Tilcon, or other quarries, would do readily to gain the materials extracted during their preparation work. We do not believe any rezoning is necessary to achieve this work.

Therefore, we must question the attempt to reverse Bloomingdale's existing policy on Federal Hill, especially when it seems wholly unsupported by any valid record or document and

unlikely to further any public goals, such as affordable housing creation. Based on the evidence we have provided here, we believe a reasonable person must deny this use change.

In addition, we would caution Bloomingdale on the merits of receiving land, services, or anything of value from Tilcon in exchange for rezoning land to Tilcon's benefit. This kind of quid pro quo arrangement has been deemed illegitimate by the courts in similar cases.

Instead, we believe Bloomingdale, and other communities in the vicinity, would be better served in seeing the end of quarry operations on Federal Hill as soon as possible. Reclamation of this land could then begin, and a stream of income from the developed property would be gained much more quickly. If only for this reason, extending the quarry operation for many decades through rezoning is ill-advised. Based on Tilcon's push for an expanded quarry, the current quarry may be nearing the end of its useful life, despite claims to the contrary.

The Pequannock River Coalition would welcome an opportunity to offer Bloomingdale officials a detailed public presentation on this topic at a Council meeting, as Tilcon has done. We are certain this would be educational for the Bloomingdale government and the general public. We look forward to reviewing your response in this matter.

Attached is a brief bibliography for the materials mentioned in this letter. Most of these are available via the internet for immediate review.

Please contact us if we can provide any additional information.

Sincerely,

A handwritten signature in cursive script that reads "Ross Kushner". The signature is written in black ink and is positioned above the typed name and title.

Ross Kushner  
Executive Director

cc: N.J. Conservation Foundation  
N.J. Highlands Coalition  
N.J. Sierra Club  
Planning Board, Borough of Bloomingdale

## **Bibliography:**

### Bloomingdale Natural Resource Inventory, 1989

available as a printed document in the Bloomingdale Municipal Building, 101 Hamburg Turnpike, Bloomingdale NJ 07403

### NJ State Development and Redevelopment Plan

<http://www.nj.gov/state/planning/docs/stateplan030101d.pdf>

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### Highlands Regional Master Plan, 2008

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### Bloomingdale Highlands Initial Assessment Report, 2009

[http://www.highlands.state.nj.us/njhighlands/passaic\\_county/bloomingdale/bloomingdale\\_iagr.pdf](http://www.highlands.state.nj.us/njhighlands/passaic_county/bloomingdale/bloomingdale_iagr.pdf)

### Bloomingdale Adopted Housing Element and Fair Share Plan, 2010

[http://www.highlands.state.nj.us/njhighlands/passaic\\_county/bloomingdale/3\\_Bloomingdale\\_Adopted\\_Housing\\_Element\\_and\\_Fair\\_Share\\_Plan.pdf](http://www.highlands.state.nj.us/njhighlands/passaic_county/bloomingdale/3_Bloomingdale_Adopted_Housing_Element_and_Fair_Share_Plan.pdf)

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### Bloomingdale Highlands Master Plan Element, 2011

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### Bloomingdale Highlands Area Land Use Ordinance, 2011

[http://www.highlands.state.nj.us/njhighlands/passaic\\_county/bloomingdale/6\\_Bloomingdale\\_Highlands\\_Land\\_Use\\_Ordinance\\_Sept2011.pdf](http://www.highlands.state.nj.us/njhighlands/passaic_county/bloomingdale/6_Bloomingdale_Highlands_Land_Use_Ordinance_Sept2011.pdf)

### Bloomingdale Open Space Master Plan Revision, 2013

available as a printed document in the Bloomingdale Municipal Building, 101 Hamburg Turnpike, Bloomingdale NJ 07403

Bloomingdale Steep Slope Ordinance 34-2013, 2013

<http://www.bloomingdalenj.net/Cit-e-Access/News/index.cfm?NID=32273&TID=137&jump2=380>

Bloomingdale Periodic Reexamination of Master Plan - Meer Tract and Tilcon Quarry - Block 105 Lots 14 & 84, 2014

available as a printed document in the Bloomingdale Municipal Building, 101 Hamburg Turnpike, Bloomingdale NJ 07403