

Township of Mahwah

of Ringwood

Borough of Oakland

Borough of Franklin Lakes

Borough of Wanaque

Borough of Pompton Lakes

Township of Wayne

**Legend**

-  Highlands Planning Area
-  Highlands Preservation Area
-  WMP Area Boundary (Borough of Oakland)

**Notes:**

1. Development in areas mapped as environmentally sensitive features may be subject to special restrictions under Federal or State statutes or rules. Interested persons should check with the Department of Environmental Protection for the latest information. Depiction of environmental features shall be for general information purposes only, and shall not be construed to define the legal geographic jurisdiction of such statutes or rules.
2. The aerial base map was prepared using the 2015 New Jersey High Resolution Orthoimagery from the New Jersey Information Warehouse.



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 N.J. Certificate of Authorization No. 24GA27958000

Map 1

WMP Area Map

Borough of Oakland

Bergen County

New Jersey



Last Edit:

June 19, 2020

June 2020

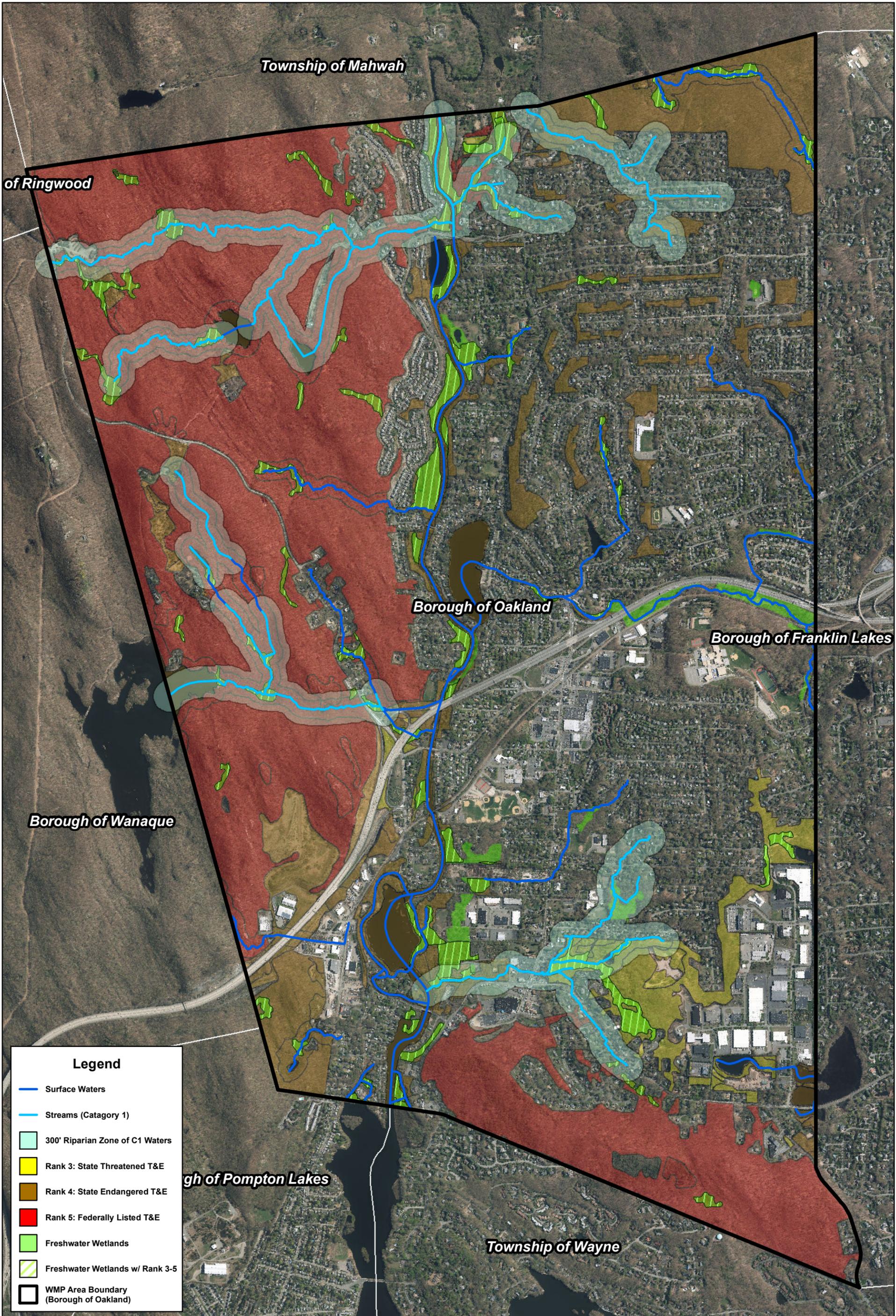
Job No. OK-1620

Drawn By: JMW

Check By: GD

Scale

1 in = 1,600 ft



**Legend**

- Surface Waters
- Streams (Category 1)
- 300' Riparian Zone of C1 Waters
- Rank 3: State Threatened T&E
- Rank 4: State Endangered T&E
- Rank 5: Federally Listed T&E
- Freshwater Wetlands
- Freshwater Wetlands w/ Rank 3-5
- WMP Area Boundary (Borough of Oakland)

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**Map 2**  
**Selected Environmentally Sensitive Features Map**  
 Borough of Oakland  
 Bergen County New Jersey



Last Edit:  
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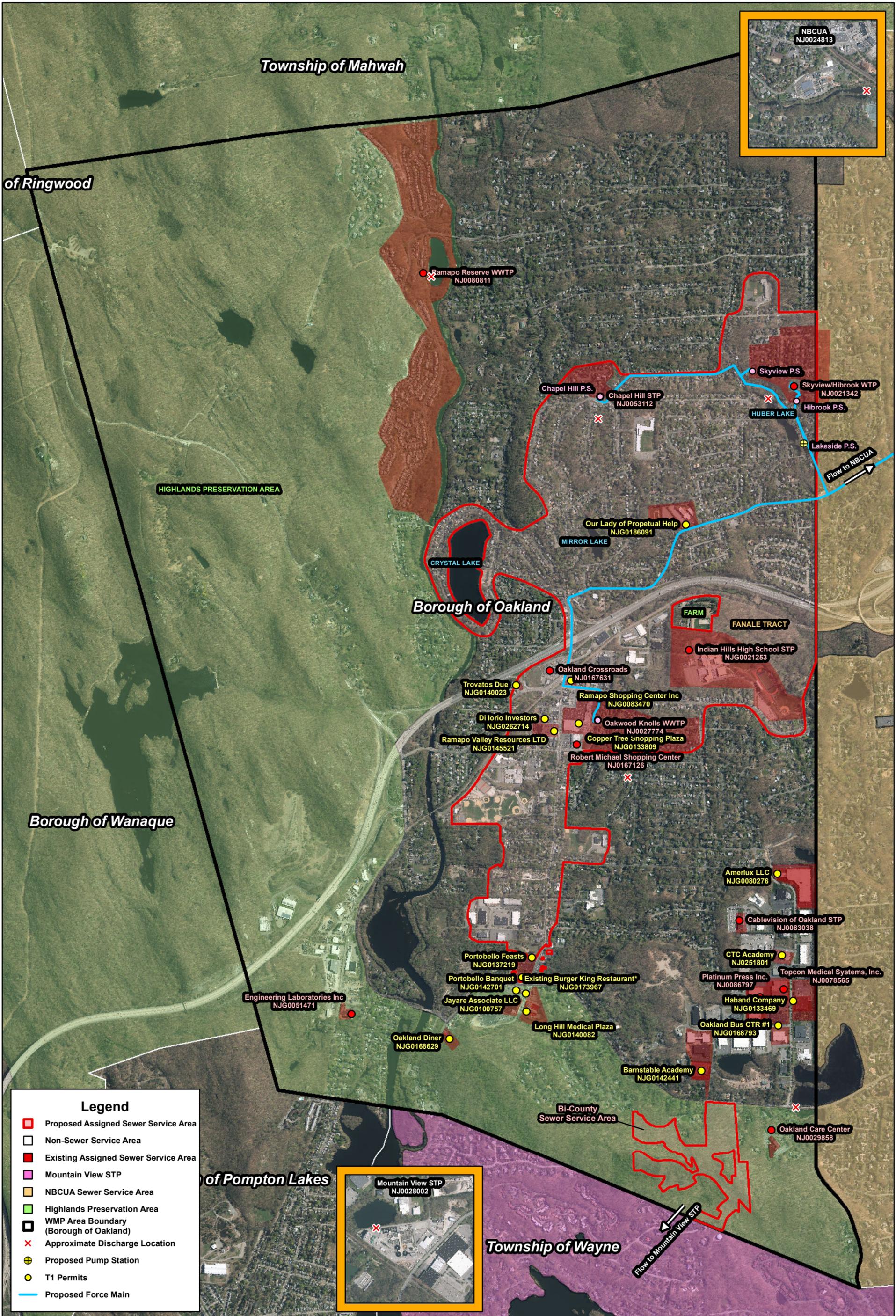
Job No. OK-1620

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Scale

1 in = 1,600 ft



**Legend**

- Proposed Assigned Sewer Service Area
- Non-Sewer Service Area
- Existing Assigned Sewer Service Area
- Mountain View STP
- NBCUA Sewer Service Area
- Highlands Preservation Area
- WMP Area Boundary (Borough of Oakland)
- Approximate Discharge Location
- Proposed Pump Station
- T1 Permits
- Proposed Force Main

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**Map 3A**

**Wastewater Service Area Map**

Borough of Oakland  
 Bergen County New Jersey

	Last Edit: October 10, 2022
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Scale 1 in = 1,600 ft	Drawn By: JMW Check By: GD

Township of Mahwah

of Ringwood

Borough of Oakland

Borough of Franklin Lakes

Borough of Wanaque

Borough of Pompton Lakes

Township of Wayne

**Legend**

- Existing Community Environmentally Constrained
- Existing Community Zone
- Lake Community Sub Zone
- Protection Zone
- WMP Area Boundary (Borough of Oakland)

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**Map 3B**  
**Wastewater Service Area Map**  
**LandUse Capability Zone**  
 Borough of Oakland  
 Bergen County New Jersey



Scale  
 1 in = 1,600 ft

Last Edit:  
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Township of Mahwah

of Ringwood

HUBER LAKE

MIRROR LAKE

CRYSTAL LAKE

Borough of Oakland

Borough of Franklin Lakes

Borough of Wanaque

POTASH LAKE

Bi-County  
Sewer Service Area

Borough of Pompton Lakes

Township of Wayne

**Legend**

- Proposed Assigned Sewer Service Area
- Mountain View Sewer Service Area
- NBCUA Sewer Service Area
- WMP Area Boundary (Borough of Oakland)

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**Map 3C**  
**Sewer Service Area Map**  
 Borough of Oakland  
 Bergen County New Jersey



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Scale  
1 in = 1,600 ft

Township of Mahwah

of Ringwood

Borough of Oakland

Borough of Franklin Lakes

Borough of Wanaque

Township of Wayne

Proposed Sewer Service Area	PO, Professional Office
AH, Affordable Housing	R/PP, Recreation / Public Purpose
B-2, Local Business	RA-1, Single-Family Residential
B-3, Neighborhood Business	RA-1A, Single-Family Residential / Life Care Facility
C, Conservation	RA-2, Single-Family Residential
CBD-1, Central Business District	RA-2AH, Affordable Housing
CBD-2, Central Business District II	RA-3, Single-Family Residential
CO, Corporate Office	RA-4, Single-Family Residential
CO/IP, Corporate Office & Industrial Park	RA-C, Cluster Single-Family Residential
I-1, Industrial	RA-MD, Multiple-Family Residential
I-3, Industrial / Office	RC, Residential Cluster
IP, Industrial Park	

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Map 4

Zoning Map

Borough of Oakland

Bergen County

New Jersey



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Check By: GD

Scale

1 in = 1,600 ft

Township of Mahwah

of Ringwood

HIGHLANDS PRESERVATION AREA

Borough of Oakland

Borough of Franklin Lakes

Borough of Wanaque

Borough of Pompton Lakes

Township of Wayne

- 1 38.8 Acres
- 2 2.9 Acres
- 3 2.1 Acres
- 4 4.4 Acres
- 5 2.4 Acres

**Legend**

-  Vacant Land within Proposed Sewer Service Area
-  Highlands Preservation Area
-  WMP Area Boundary (Borough of Oakland)

Notes:

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Map 5

Vacant Land Map

Borough of Oakland

Bergen County

New Jersey



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Drawn By: JMW

Check By: GD

Scale

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Township of Mahwah

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HIGHLANDS PRESERVATION AREA

Borough of Oakland

Borough of Franklin Lakes

Borough of Wanaque

Borough of Pompton Lakes

Township of Wayne

**Legend**

-  Previous Problems Reported to the Borough of Oakland
-  Known Cesspool - Records of Septic Tank Installation
-  Known Cesspool - No Records of Replacement
-  Highlands Preservation Area
-  WMP Area Boundary (Borough of Oakland)

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Map 6

**Recorded Sanitary Issues Map**

Borough of Oakland  
 Bergen County New Jersey



Scale  
 1 in = 1,600 ft

Last Edit:  
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