

HIGHLANDS REGIONAL



MASTER PLAN
2008

Highlands Council Meeting

March 15, 2012



Plan Conformance Update

Plan Conformance Update

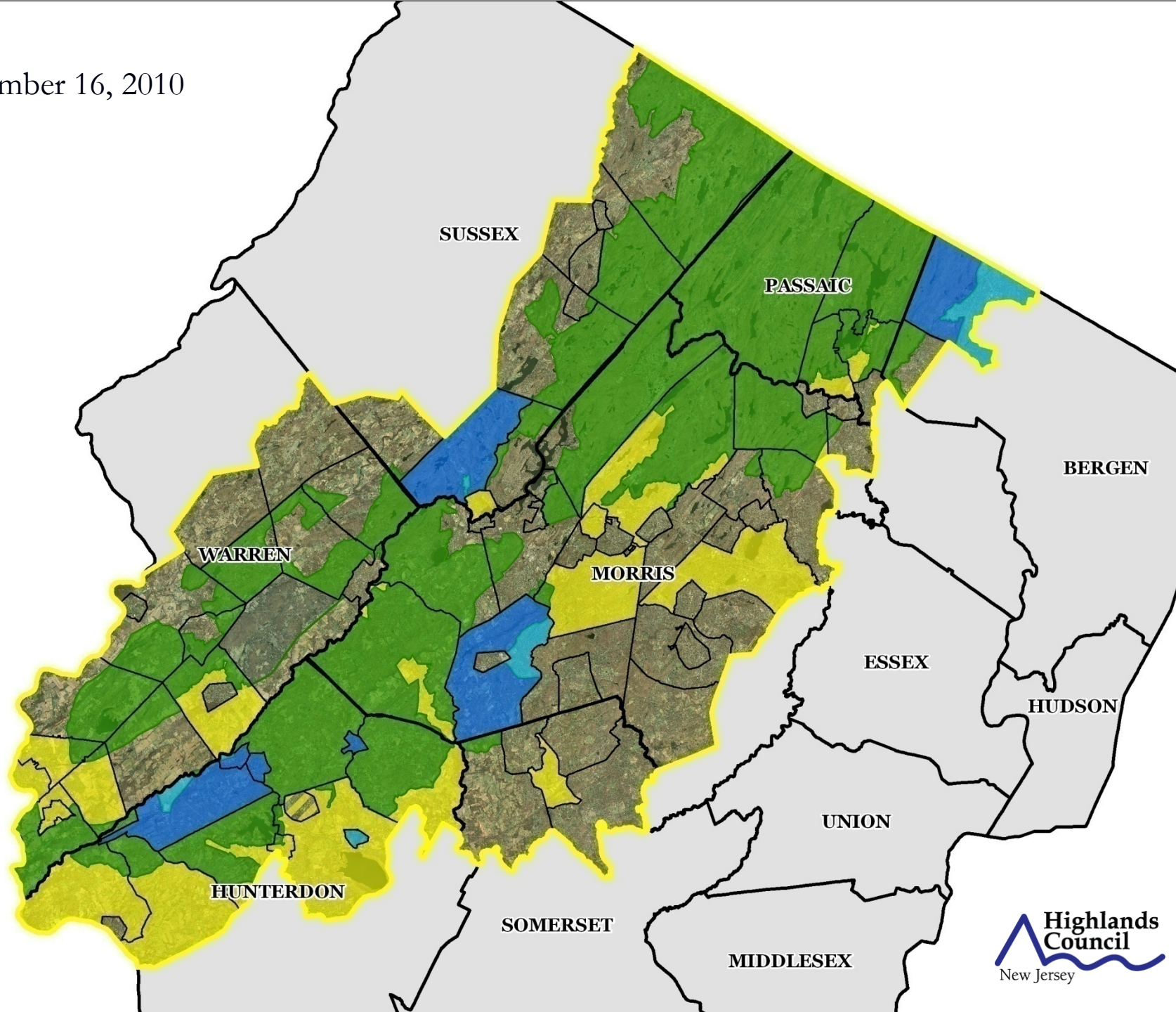
Petitions Submitted: 65 (60 Municipalities and 5 Counties). Of these, 53 have been deemed Administratively Complete & posted to the Highlands Council website (including 2 Counties). Of these, 39 municipal Petitions and 2 county Petitions have been approved.

Today's Meeting (1): Alexandria Township is seeking approval for their Petition for the Preservation Area.

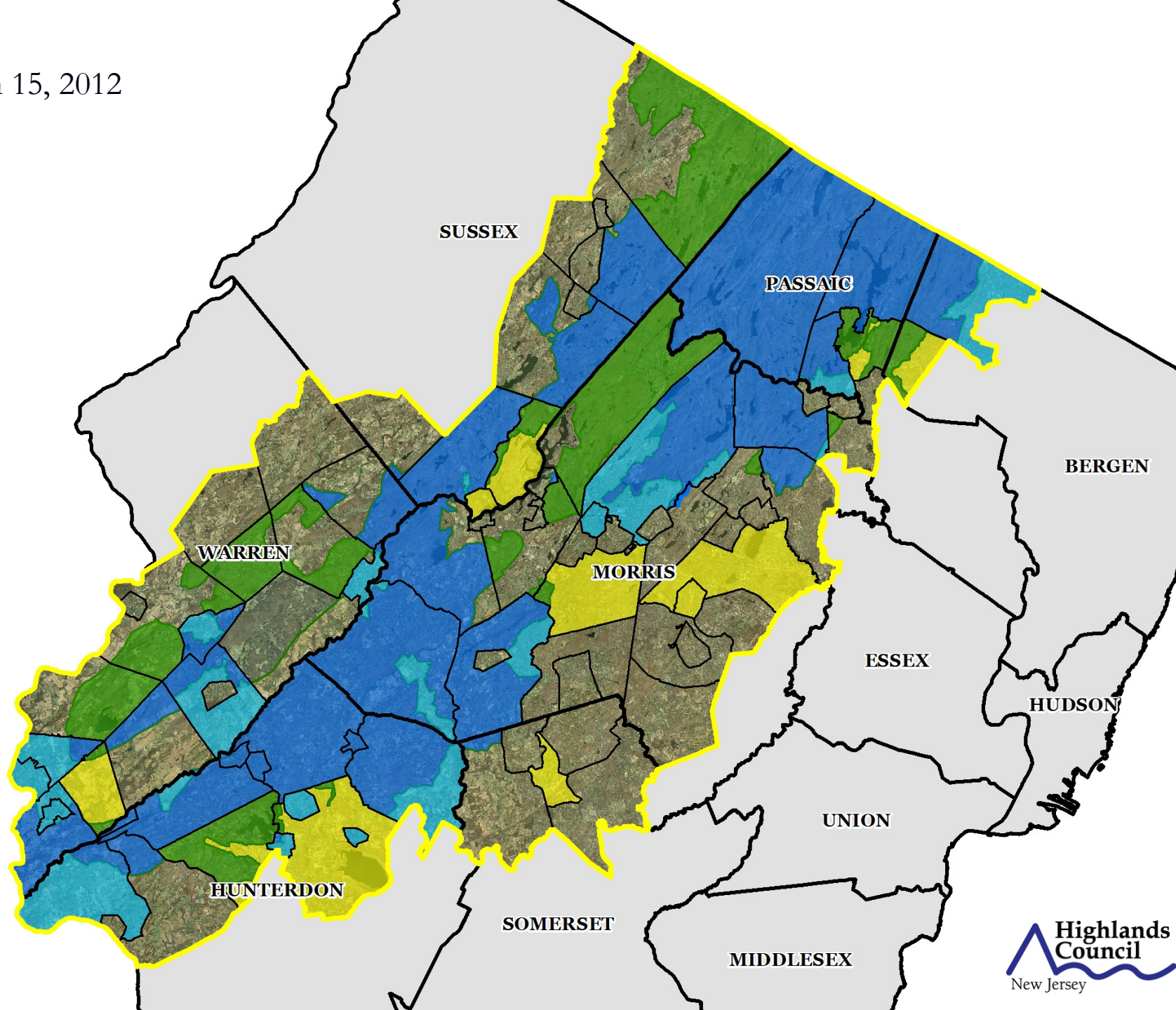
Should the Council approve these Petitions, the Council will have approved 40 of the 60 municipal Petitions (62% of the total Petitions and nearly 75% of the complete Petitions).

Draft Consistency Reports in Municipal Review (10): Townships of Clinton, Greenwich, Independence, Randolph, Roxbury, Parsippany-Troy Hills, Union and Vernon; and the Boroughs of Oakland and Far Hills.

December 16, 2010



March 15, 2012



Plan Conformance Update

Implementation of Approved Petitions:

Implementation Status	#	Municipalities (New underlined)
Total Approved Municipalities	39	<u>Ogdensburg Borough</u>
Planning Area Petition Ordinance	11	Alpha Borough, Bethlehem Township, Byram Township, Clinton Town, Hampton Borough, High Bridge Borough, Holland Township, Lebanon Borough, Lopatcong Township Mahwah Township, <u>Phillipsburg Town.</u>
Master Plan Re-examination Report	4	<u>Byram Township, Franklin Township,</u> High Bridge Borough, Holland Township
Checklist Ordinance	1	Holland Township
Environmental Resource Inventory	5	Byram Township, Califon Borough, <u>Franklin Township,</u> High Bridge Borough, Lopatcong Township
Highlands Master Plan Element	3	Califon Borough, <u>Franklin Township,</u> High Bridge Borough
Highlands Land Use Ordinance	1	High Bridge Borough (<u>w/ zoning map</u>)

Passaic County – has approved the Highlands ERI, the Master Plan Highlands Element, and the Land Development and Land/Facilities Regulations.



Plan Conformance Update

Plan Conformance Grant Program: Following are the average amounts requested for reimbursement by municipalities that are participating in Plan Conformance grant activities:

<u>Towns</u>	<u>Base Amount</u>	<u>Average</u>	<u>Number</u>
Module 1	\$15,000	\$13,839	73
Module 2	\$10,000	\$ 6,963	72
Module 3	\$ 7,500	\$15,402	65
Module 4	\$ 2,000	\$ 3,142	64
Module 5	\$ 2,500	\$ 6,537	57
Module 6	\$ 5,000	\$ 4,422	54
<u>Module 7</u>	<u>\$ 8,000</u>	<u>\$ 7,448</u>	52
Module Subtotal	\$50,000	\$57,694	
<u>Municipal Response Costs</u>	<u>\$ 8,000</u>	<u>\$ 5,942</u>	37
Plan Conformance Cost	\$58,000	\$63,695	

Plan Conformance Update

Plan Conformance Amended Grant Agreements: Following are the average award amounts for implementation plans based on approved Highlands Implementation Plan and Schedules:

<u>Implementation Plans</u>	<u>Average Amount</u>	<u>Number</u>
Wastewater Management Plan	\$3,471	35
Stream Protection & Restoration Plan	\$28,893	27
Habitat Conservation & Management Plan	\$16,962	26
Highlands Center/Redevelopment Plan	\$22,632	19
Agriculture Retention/Farm Preservation Plan	\$12,382	17
Sustainable Economic Development Plan	\$16,250	16
Water Use & Conservation Management Plan	\$58,000	15
Lake Management Planning	\$28,750	4

Public Hearing

Township of Alexandria Petition for Plan Conformance

Introduction to Township of Alexandria



Township of Alexandria

Background Statistics



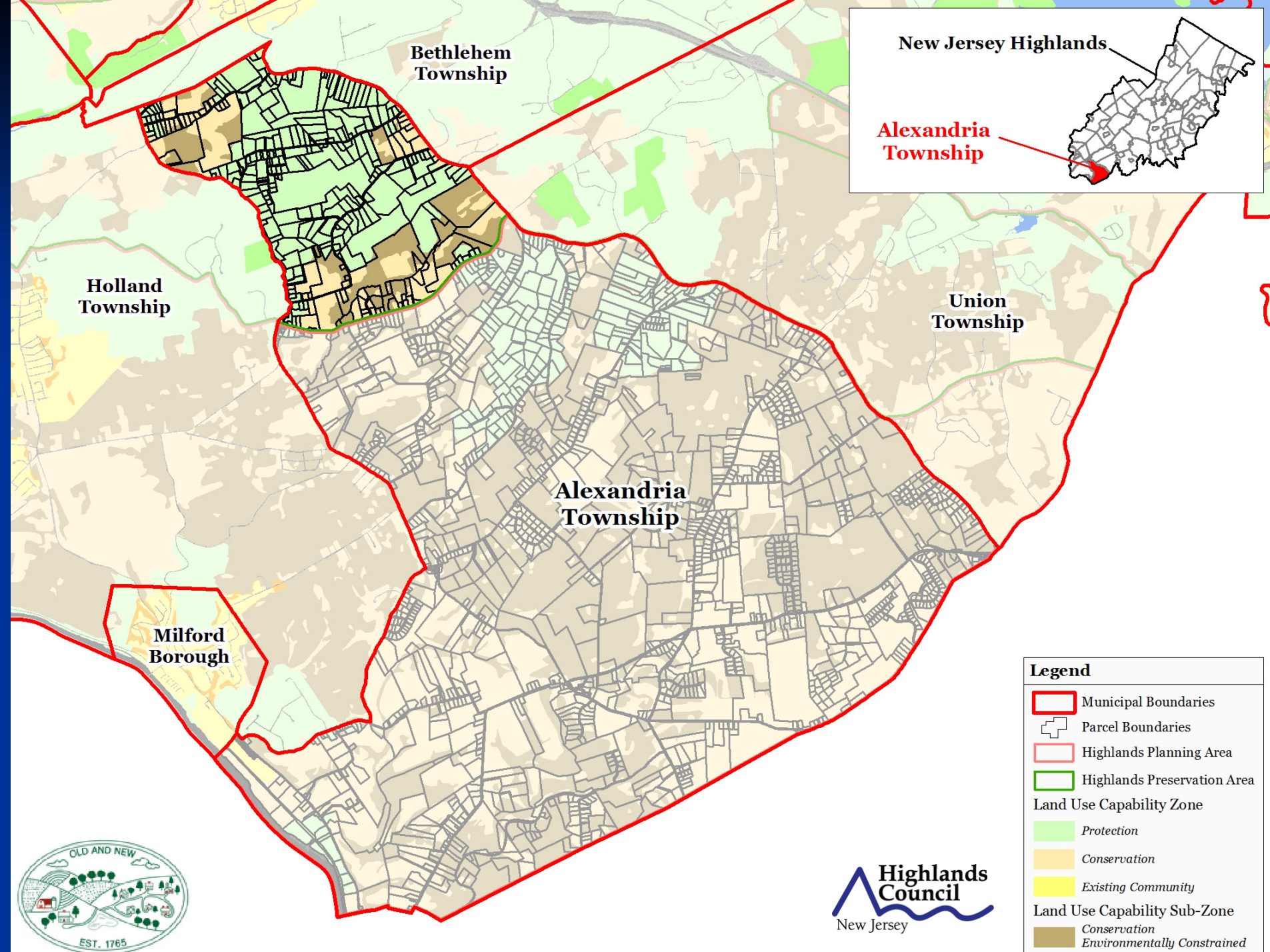
- Incorporated: 1798
- Population 2010: 4,938
- Land Area: 17,760 acres/
27.75 sq. mi.
- Preserved Lands: 2,792 acres
(15.7%)
- Total Forest: 6,640 acres (37.5%)



Township of Alexandria

Significant Highlands Statistics

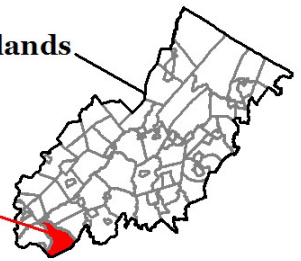
- Preservation Area Lands: 2,721 acres – 14%
- Planning Area Lands: 15,038 acres – 86%
- Conservation Zone: 14,345 acres – 81%
- Protection Zone: 2,895 acres – 16.1%
- Existing Community Zone: 41 acres – 0.2% (Roads 2.6%)
- Agricultural Priority Areas: 11,062 acres – 62%
- Highlands Open Water Protection: 9,445 acres – 53%
- Critical Wildlife Habitat: 8,154 acres – 46%



Bethlehem Township

New Jersey Highlands

Alexandria Township



Holland Township

Union Township

Alexandria Township

Milford Borough

Legend

- Municipal Boundaries
 - Lakes & Ponds
 - Streams
 - Wetlands
 - Highlands Open Water Buffers (300ft)
- Watershed Values
By HUC-14 Subwatershed
- Low
 - Moderate
 - High

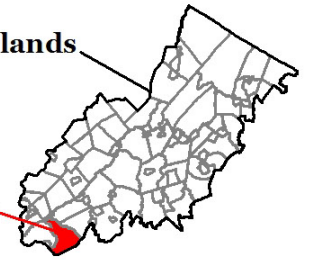


Bethlehem Township

Holland Township

New Jersey Highlands

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Legend

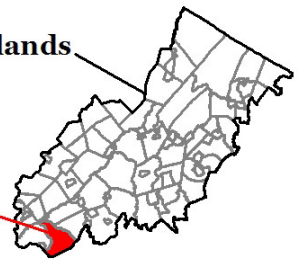
-  Municipal Boundaries
-  Conservation Priority Areas
-  Moderate
-  High
-  Preserved Lands

Bethlehem Township

Holland Township

New Jersey Highlands

Alexandria Township







Union Township

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Milford Borough



Legend

-  Municipal Boundaries
- Agricultural Priority Areas**
 -  High
 -  Moderate
 -  Preserved Lands

Plan Conformance Modules

Petition Requirements	RMP Consistent	Specific Issues
Modules 1-2 Municipal Build-Out Report	X	None
Module 3 Housing Element/Fair Share Plan	X	None
Module 4 Environmental Resource Inventory	X	None
Module 5 Highlands Element	X	None
Module 6 Land Use Ordinance	X	None
Module 7 Petition for Plan Conformance	X	None

Township of Alexandria's Petition for Plan Conformance

Public Comments Received

- Two Public Comments were received during the public comment period on Alexandria's Petition which opened February 17, 2012 and closed March 2, 2012.
- **Helen Heinrich**, on behalf of the New Jersey Farm Bureau (supported proposed grant funding for the Agriculture Retention Plan and suggested the plan be coordinated with existing farmland planning tools already in place in the Township.)
- **Erica Van Auken**, on behalf of the New Jersey Highlands Coalition (supported the Petition and urged the Township to consider conformance for their Planning Area lands.)

Recommendation

Township of Alexandria 's Petition for Plan Conformance

Staff Recommendation: **APPROVE** (with the following **CONDITIONS**)

- Modifications to Plan Conformance Implementation Components Including Master Plan Element and Land Use Ordinance
- Water Use & Conservation Management Plan
- Agriculture Retention Plan
- Habitat Conservation & Management Plan
- Sustainable Economic Development Plan
- Stream Corridor Protection & Restoration Plan

Council Deliberation



Township of Alexandria

Council Resolutions

Sustainable Agriculture Grant - Sussex County

Authority for Plan Conformance and Highlands
Project Review

Position of the Executive Director of the
Highlands Council

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