

HIGHLANDS REGIONAL



MASTER PLAN
2008

Highlands Council Meeting

May 17, 2012



Plan Conformance Update

Plan Conformance Update

Petitions Submitted: 65 (60 Municipalities and 5 Counties). Of these, 57 have been deemed Administratively Complete & posted to the Highlands Council website (including 2 Counties). Of these, 40 municipal Petitions (in **orange** if with Highlands Centers) and 2 county Petitions have been approved:

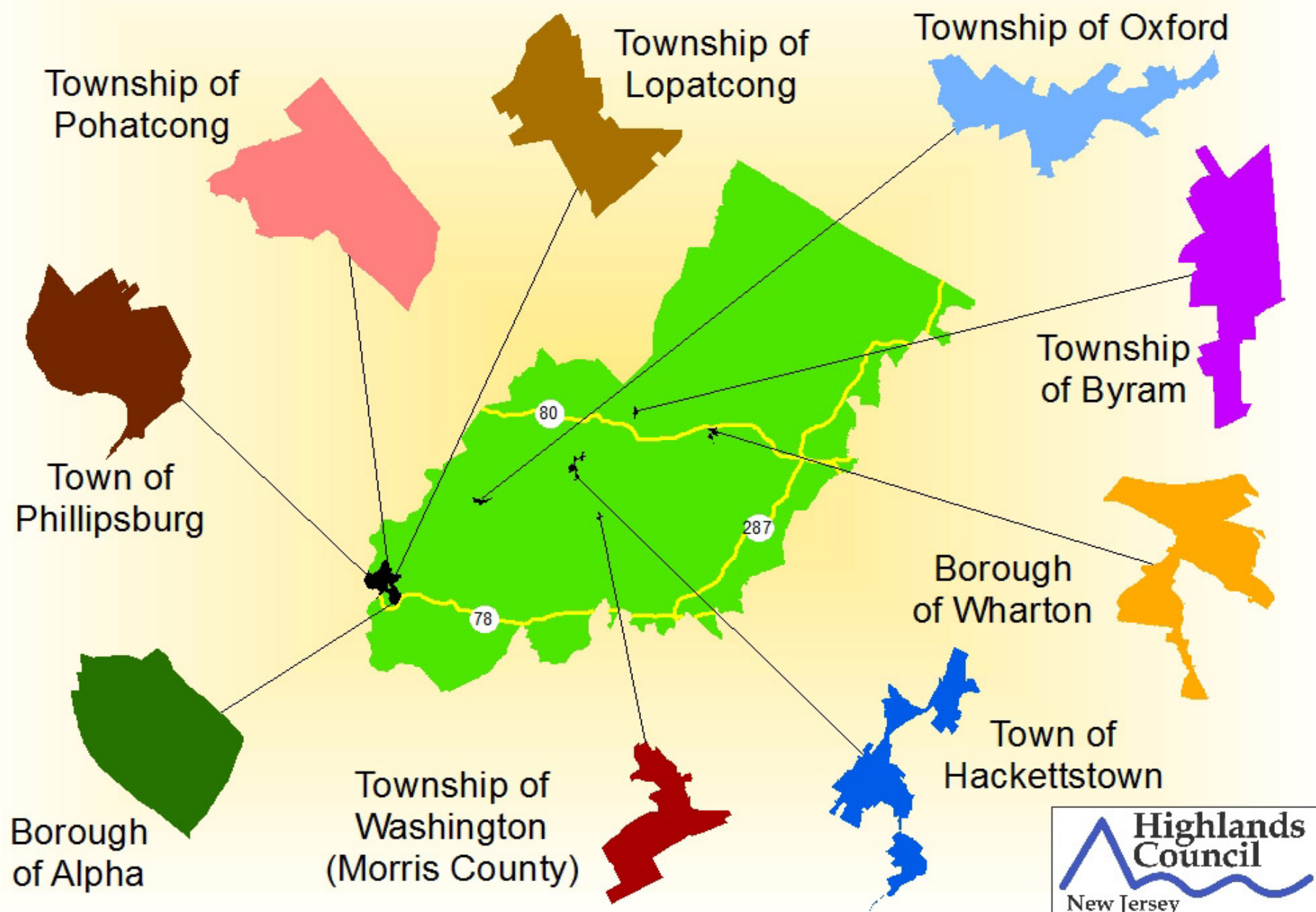
Townships (24) – Alexandria, Allamuchy, Bedminster, Bethlehem, **Byram**, Chester, Denville, Franklin (Warren), Green, Hardyston, Holland, Lebanon, **Lopatcong**, Mahwah, Montville, Mount Olive, **Oxford**, **Pohatcong**, Rockaway, Sparta, Tewksbury, **Washington (Morris)**, Washington (Warren), and West Milford

Boroughs (13) – **Alpha**, Bloomingdale, Bloomsbury, Califon, Glen Gardner, Hampton, High Bridge, Kinnelon, Lebanon, Mount Arlington, Ogdensburg, Ringwood and **Wharton**

Towns (3) – Clinton, **Hackettstown**, and **Phillipsburg**

Counties (2) – Passaic and Somerset

Designated Highlands Centers



Plan Conformance Update

Pending Petitions:

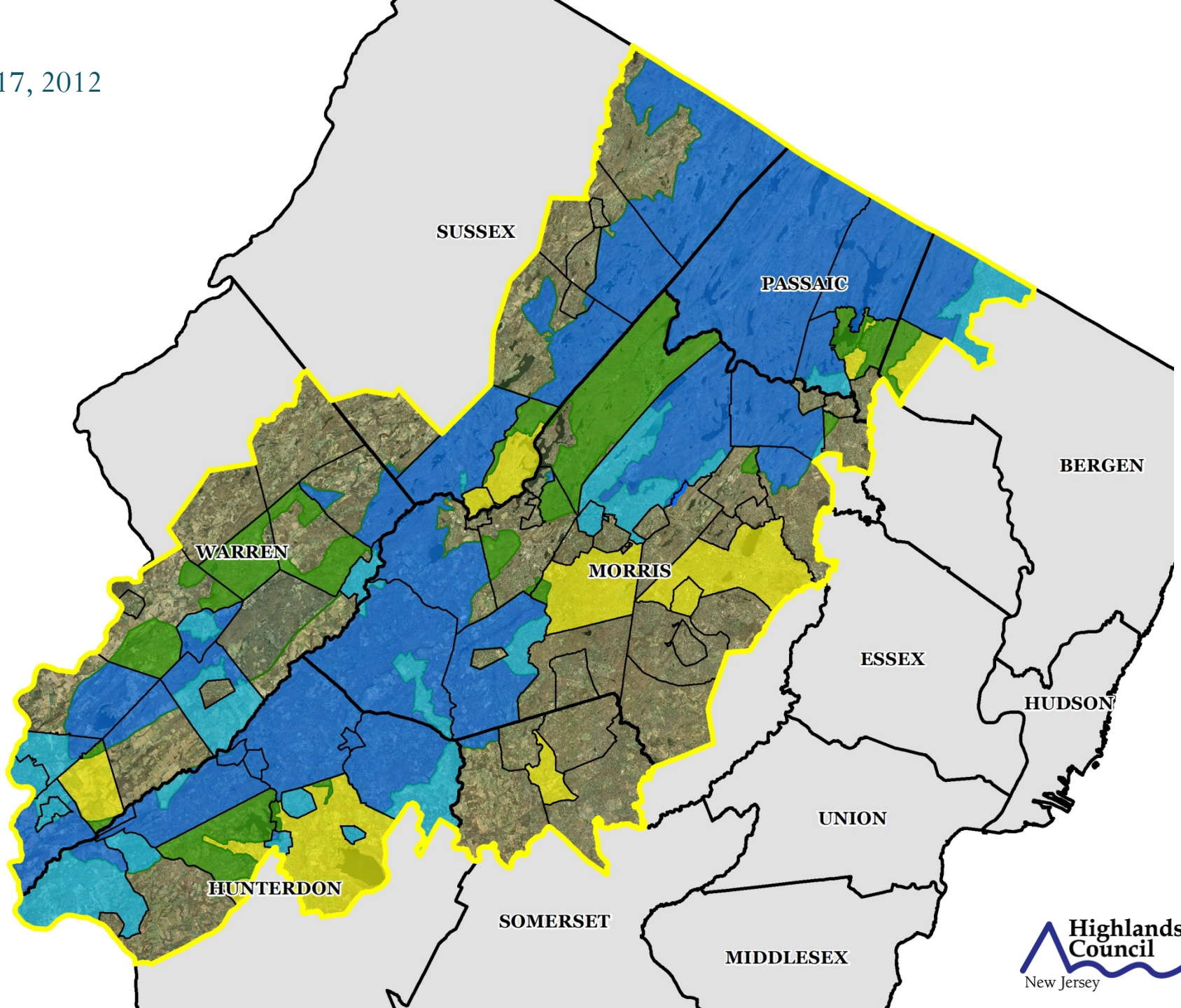
Today's Meeting: Harmony and Vernon Townships are seeking approval for their Petition regarding the Preservation Area.

Should the Council approve these Petitions, the Council will have approved 42 of the 60 municipal Petitions (**70% of the total Petitions and nearly 75% of the complete Petitions**).

Draft Consistency Reports in Municipal Review (13): Townships of Clinton, Independence, Jefferson, Liberty, Pequannock, Randolph, Roxbury and Union; and the Boroughs of Far Hills, Hopatcong, Morris Plains, Stanhope and Oakland.

Municipal Responses Received (2): Townships of Greenwich and Parsippany-Troy Hills

May 17, 2012



Plan Conformance Update

Implementation Status (Approved Petitions)	#	Municipalities (New in red)
Total Approved Municipalities	40	
Planning Area Petition Ordinance	14	Alpha, Bethlehem, Byram, Clinton Town, Hackettstown, Hampton, High Bridge, Holland, Lebanon Boro, Lopatcong, Mahwah, Oxford, Phillipsburg, Tewksbury
Master Plan Re-examination Report	10	Bethlehem, Byram, Franklin Twp, Hackettstown, High Bridge, Holland, Lebanon Twp, Mount Olive, Tewksbury, West Milford
Checklist Ordinance	4	Hackettstown, Holland, Mount Olive, Tewksbury
Environmental Resource Inventory	9	Alpha, Byram, Califon, Franklin Twp, Hackettstown, High Bridge, Lebanon Twp , Lopatcong, Phillipsburg
Highlands Master Plan Element	4	Califon, Franklin Twp, High Bridge, Lebanon Twp
Highlands Land Use Ordinance	1	High Bridge (w/ zoning map)

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	\$15,558	64
Module 4	\$ 2,000	\$ 3,160	63
Module 5	\$ 2,500	\$ 6,608	56
Module 6	\$ 5,000	\$ 4,440	53
<u>Module 7</u>	<u>\$ 8,000</u>	<u>\$ 7,549</u>	51
Subtotal	\$50,000	\$58,117	
<u>Response Costs</u>	<u>\$ 8,000</u>	<u>\$ 5,942</u>	37
Plan Conformance Cost	\$58,000	\$64,059	

Updated 5/10/2012

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>
Highlands Center/Redevelopment Plan	\$22,632	19
Sustainable Economic Development Plan	\$16,389	18
Wastewater Management Plan	\$3,446	37
Stream Protection & Restoration Plan	\$27,762	29
Lake Management Planning	\$29,000	5
Water Use & Conservation Management Plan	\$58,000	15
Habitat Conservation & Management Plan	\$17,000	28
Agriculture Retention/Farm Preservation Plan	\$12,250	18

Updated 5/10/2012

Council Consideration

Township of Harmony Petition for Plan Conformance

Township of Harmony Petition for Plan Conformance

Public Process and Consideration

- ▶ Harmony Township adopted a Resolution to Petition for Plan Conformance for the Preservation Area only – Resolution 09-49, dated December 1, 2009
- ▶ Petition deemed complete on January 25, 2011
- ▶ Draft Consistency Review and Recommendations Report provided to Township on January 6, 2012. Municipal Response period ended February 6, 2012
- ▶ Final Draft Report and the complete Petition posted for public comment on March 28, 2012
- ▶ Two Public Comments were received during the public comment period on Harmony's Petition which opened March 28, 2012 and closed April 23, 2012.

Township of Harmony

Background Statistics



- ▶ Incorporated: 1839
- ▶ Population 2010: 2,667
- ▶ Land Area: 15,416 acres / 24 sq. mi.
- ▶ Preserved Lands: 6,527 acres (42%)
- ▶ Total Forest: 6,256 acres (41%)



Township of Harmony

Significant Highlands Statistics

- ▶ Planning Area Lands: 7,003 acres – 45%
- ▶ **Preservation Area Lands: 8,413 acres – 55%**
- ▶ Protection Zone: 5,542 acres – 35.9%
- ▶ Existing Community Zone: 502 acres – 3.3% (Roads 3.4%)
- ▶ Conservation Zone: 8,848 acres – 57.4%
- ▶ Highlands Open Water Protection: 4,960 acres – 32%
- ▶ Critical Wildlife Habitat: 10,799 acres – 70%
- ▶ Agricultural Priority Areas: 6,002 acres – 39%

New Jersey Highlands

Harmony
Township



White
Township

Harmony
Township

Franklin
Township

Lopatcong
Township

Greenwich
Township

Legend

- Municipal Boundaries
- Parcel Boundaries
- Highlands Planning Area
- Highlands Preservation Area
- Lakes Greater Than 10 Acres
- Land Use Capability Zone**
 - Protection
 - Conservation
 - Existing Community
- Land Use Capability Sub-Zone**
 - Existing Community
 - Environmentally Constrained
 - Conservation
 - Environmentally Constrained
 - Wildlife Management



New Jersey Highlands

Harmony
Township



White
Township




Harmony
Township

Franklin
Township

Lopatcong
Township

Greenwich
Township

Legend

-  Municipal Boundaries
-  Preserved Lands
-  Lakes and Streams



New Jersey Highlands

Harmony Township



White Township

Harmony Township

Franklin Township

Lopatcong Township

Greenwich Township

Legend

-  Municipal Boundaries
-  Lakes Greater Than 10 Acres
- Steep Slope Protection Area**
 -  Severely Constrained
 -  Moderately Constrained
 -  Constrained/Limited Constrained



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

Recommendation: Township of Harmony'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**
- ▶ **Agricultural Retention Plan**
- ▶ **Habitat Conservation & Management Plan**
- ▶ **Sustainable Economic Development Plan**
- ▶ **Stream Corridor Protection & Restoration Plan**
- ▶ **Update Right To Farm Ordinance**

Council Deliberation



Township of Harmony

Council Consideration

Township of Vernon Petition for Plan Conformance

Township of Vernon Petition for Plan Conformance

Public Process and Consideration

- ▶ Vernon Township adopted a Resolution to Petition for Plan Conformance for the Preservation Area only – Resolution 09-182, dated November 12, 2009
- ▶ Petition deemed complete on March 26, 2010
- ▶ Draft Consistency Review and Recommendations Report provided to Township on February 1, 2012. Municipal Response period ended March 16, 2012
- ▶ Final Draft Report and the complete Petition were posted for public comment on April 13, 2012
- ▶ Two Public Comments were received during the public comment period on Vernon's Petition which opened April 13, 2012 and closed April 30, 2012.

Township of Vernon

Background Statistics



- ▶ Incorporated: 1798
- ▶ Population 2010: 24,825
- ▶ Land Area: 44,769 acres/70 sq. mi.
- ▶ Preserved Lands: 24,254 acres (54%)
- ▶ Total Forest: 30,303 acres (68%)



Township of Vernon

Significant Highlands Statistics

- ▶ Planning Area Lands: 15,464 acres – 35%
- ▶ **Preservation Area Lands: 29,305 acres – 65%**
- ▶ Protection Zone: 34,869 acres – 77.9%
- ▶ Existing Community Zone: 4,129 acres – 9.2% (Roads 2.6%)
- ▶ Conservation Zone: 4,586 acres – 10.3%
- ▶ Highlands Open Water Protection: 27,411 acres – 61%
- ▶ Critical Wildlife Habitat: 36,695 acres – 82%
- ▶ Agricultural Priority Areas: 2,690 acres – 6%

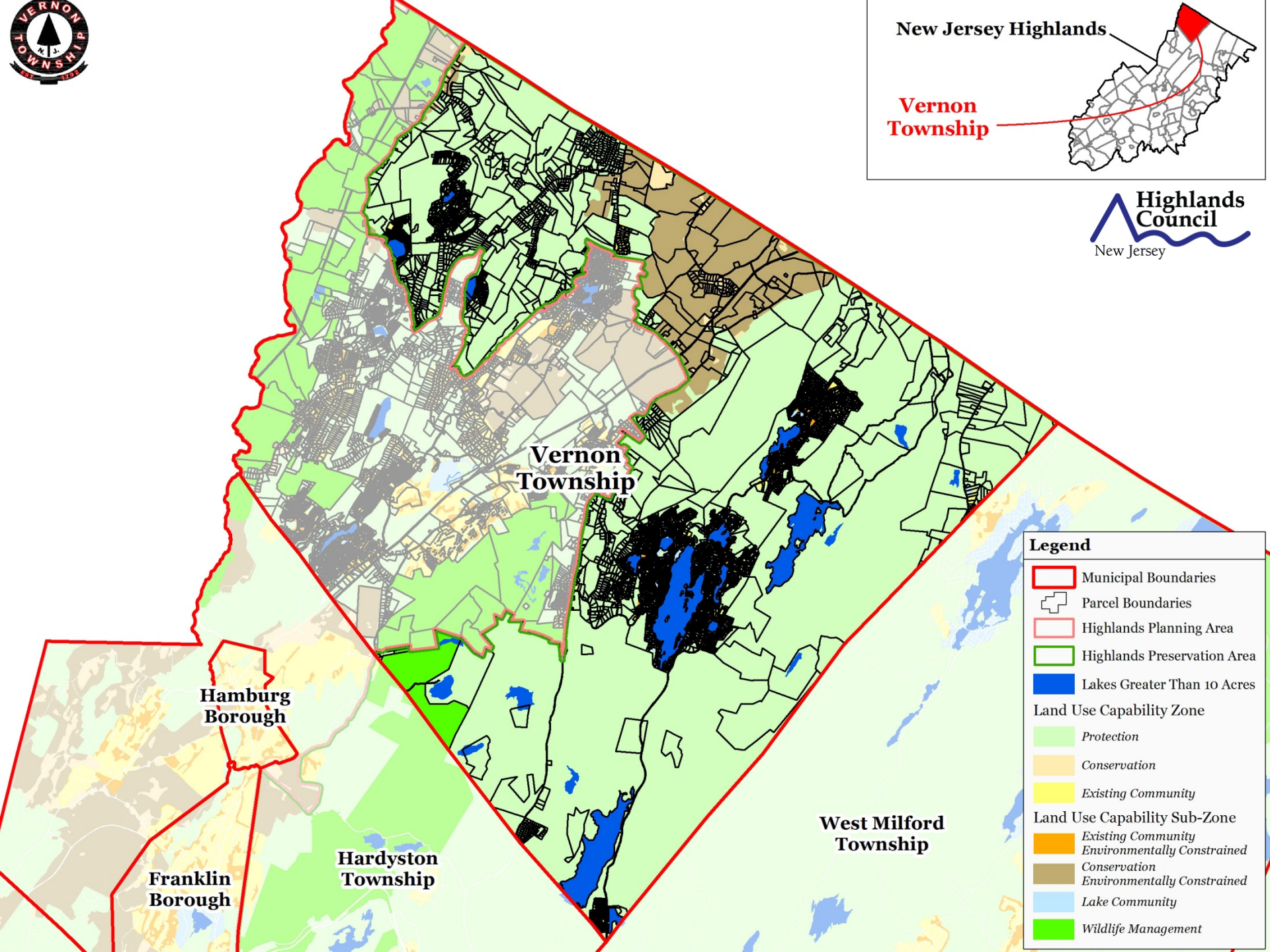


New Jersey Highlands

Vernon
Township



Highlands
Council
New Jersey



Legend

- Municipal Boundaries
- Parcel Boundaries
- Highlands Planning Area
- Highlands Preservation Area
- Lakes Greater Than 10 Acres
- Land Use Capability Zone
 - Protection
 - Conservation
 - Existing Community
- Land Use Capability Sub-Zone
 - Existing Community Environmentally Constrained
 - Conservation Environmentally Constrained
 - Lake Community
 - Wildlife Management



New Jersey Highlands

Vernon
Township



Vernon
Township

Hamburg
Borough

Franklin
Borough

Hardyston
Township

West Milford
Township

Legend

-  Municipal Boundaries
-  Preserved Lands
-  Lakes and Streams

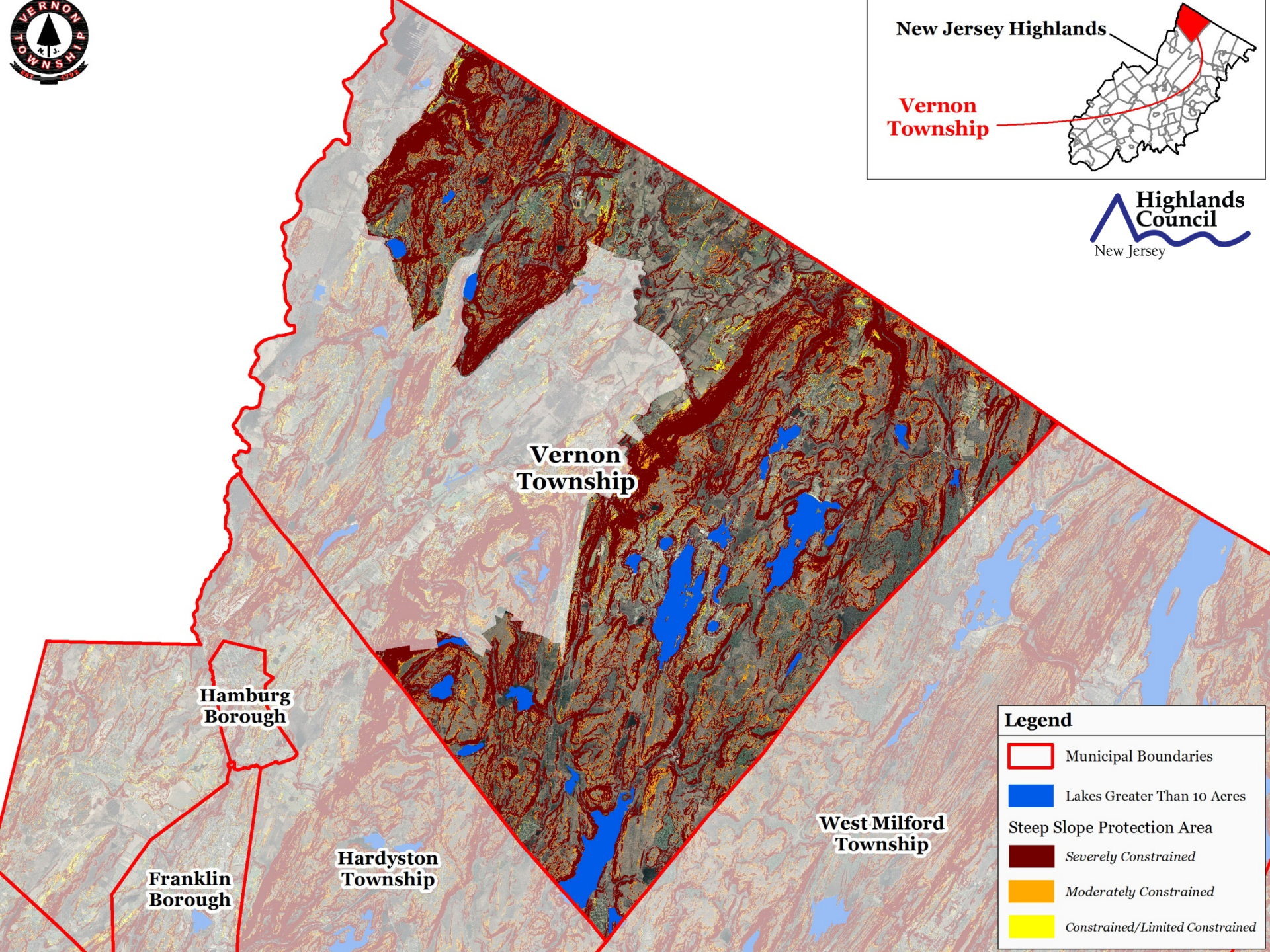


New Jersey Highlands

Vernon
Township



Highlands
Council
New Jersey



Vernon
Township

Hamburg
Borough

Franklin
Borough

Hardyston
Township

West Milford
Township

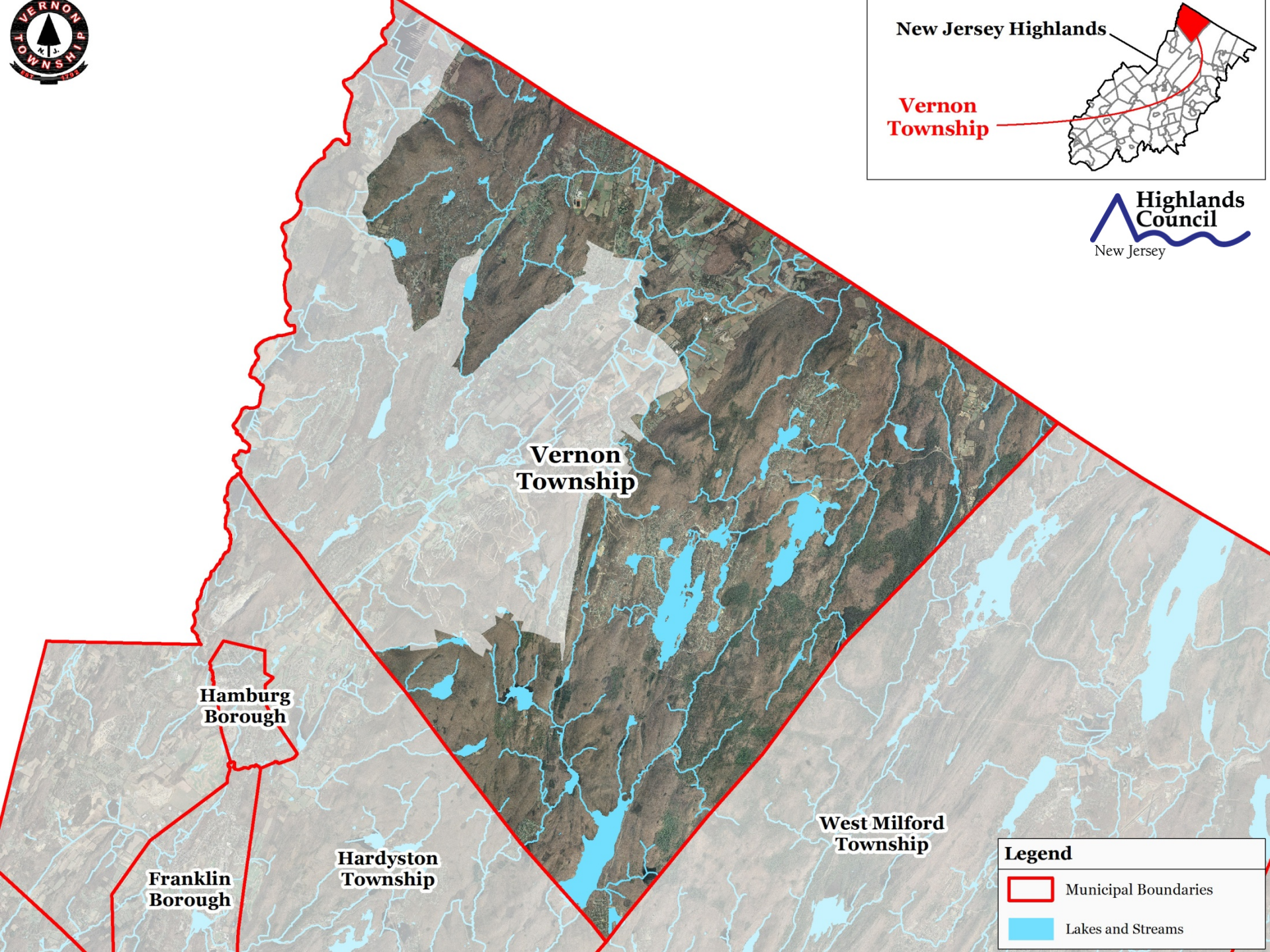
Legend

- Municipal Boundaries
- Lakes Greater Than 10 Acres
- Steep Slope Protection Area
 - Severely Constrained
 - Moderately Constrained
 - Constrained/Limited Constrained



New Jersey Highlands

Vernon
Township



Vernon
Township



Hamburg
Borough

Franklin
Borough

Hardyston
Township

West Milford
Township

Legend

-  Municipal Boundaries
-  Lakes and Streams

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

Recommendation: Township of Vernon'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**
- ▶ **Farmland Preservation/Agricultural Retention Plan**
- ▶ **Habitat Conservation & Management Plan**
- ▶ **Sustainable Economic Development Plan**
- ▶ **Stream Corridor Protection & Restoration Plan**
- ▶ **Update Right To Farm Ordinance**

Council Deliberation



Township of Vernon

HIGHLANDS REGIONAL



MASTER PLAN
2008

Highlands Council Meeting

May 17, 2012

