

HIGHLANDS REGIONAL



MASTER PLAN
2008

Highlands Council Meeting

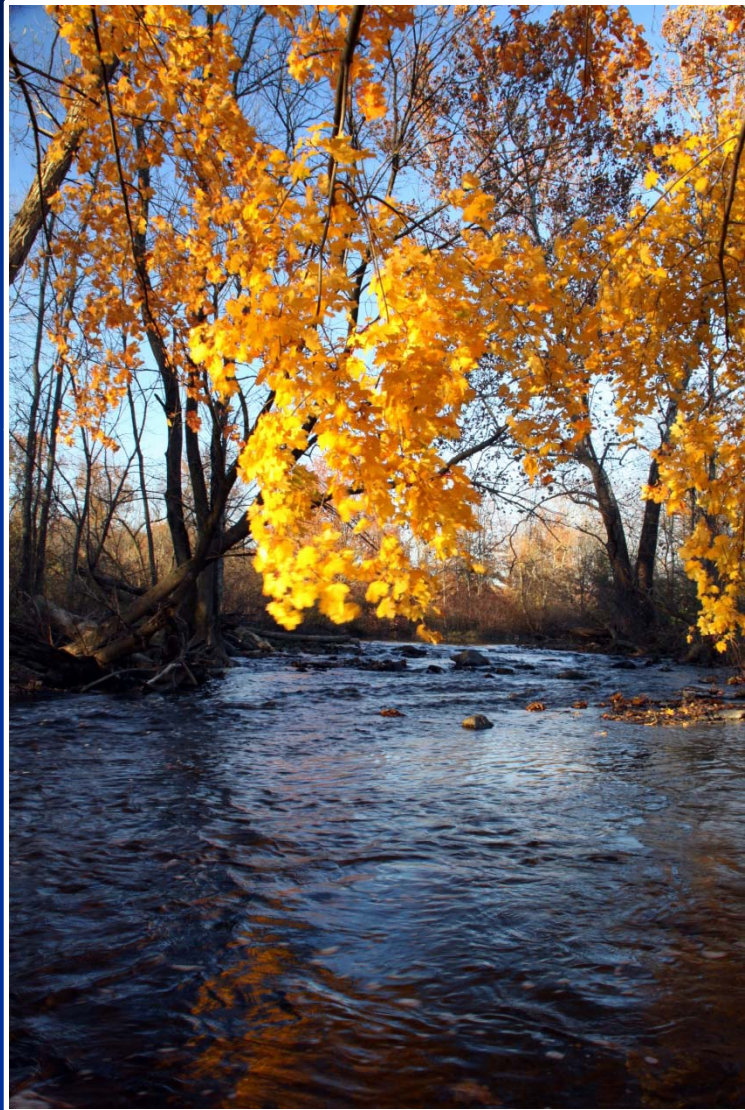
October 13, 2011



Public Hearing

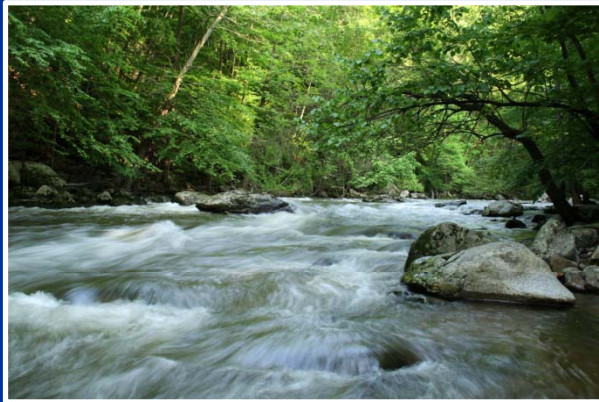
Lebanon Township Petition for Plan Conformance

Introduction to Lebanon Township



Lebanon Township

Background Statistics

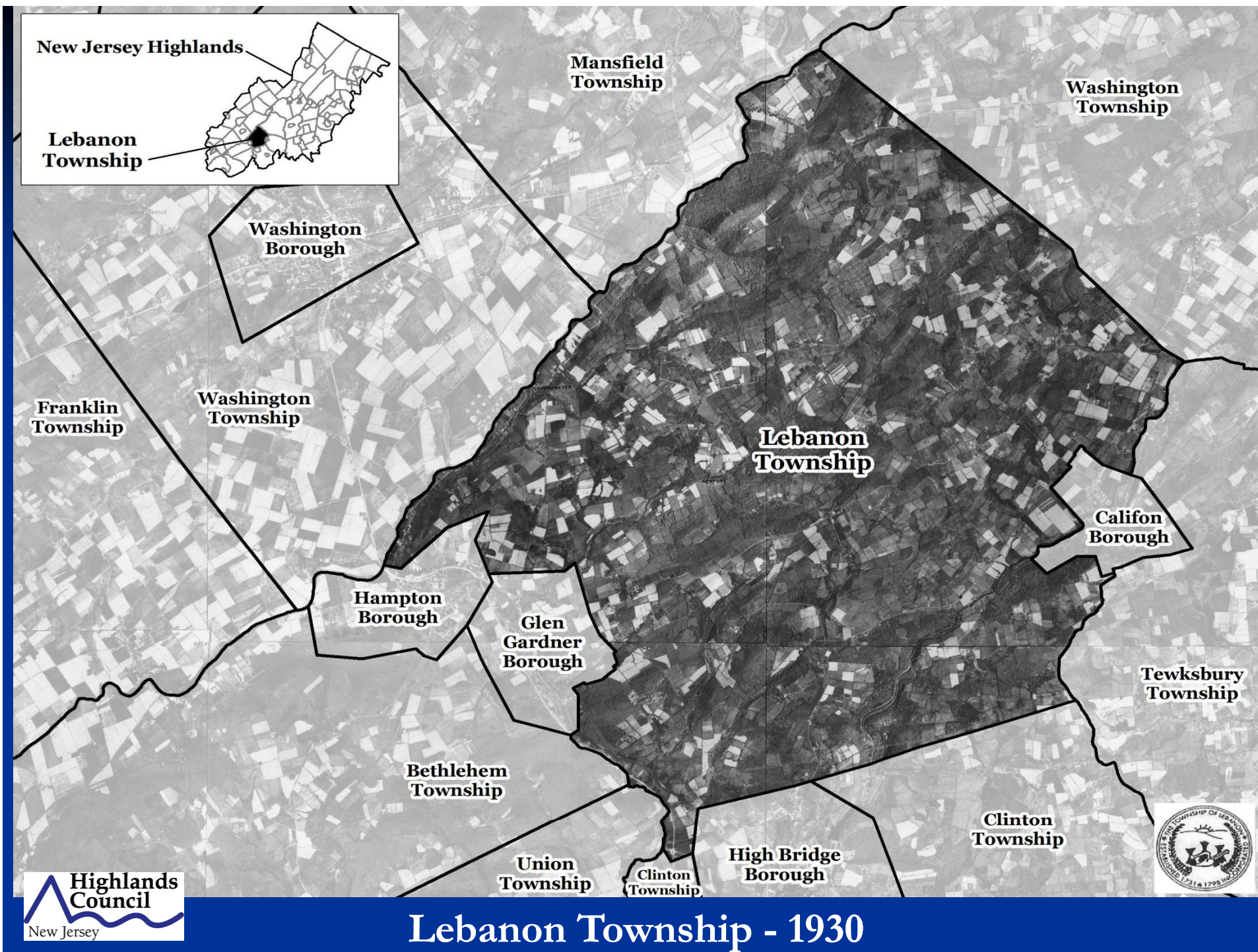


- Incorporated: 1798
- Population 2010: 6,588
- Land Area: 20,270 acres/
31.7 sq. mi.
- Preserved Lands: 4,947 acres
- Wetlands: 1,479 acres
- Total Forest: 12,270 acres (60%)

Lebanon Township

Significant Highlands Statistics

- Preservation Area Lands: 20,264 acres – 99.97%
- Planning Area Lands: 6 acres – 0.03%
- Protection Zone: 13,153 acres – 65%
- Conservation Zone: 5,889 acres – 29%
- Existing Community Zone: 755 acres – 3.7% (Roads 2.3%)
- Forest Resource Area: 18,052 acres – 89%
- Critical Wildlife Habitat: 13,429 acres – 66%
- Highlands Open Water Protection: 7,746 acres – 38%



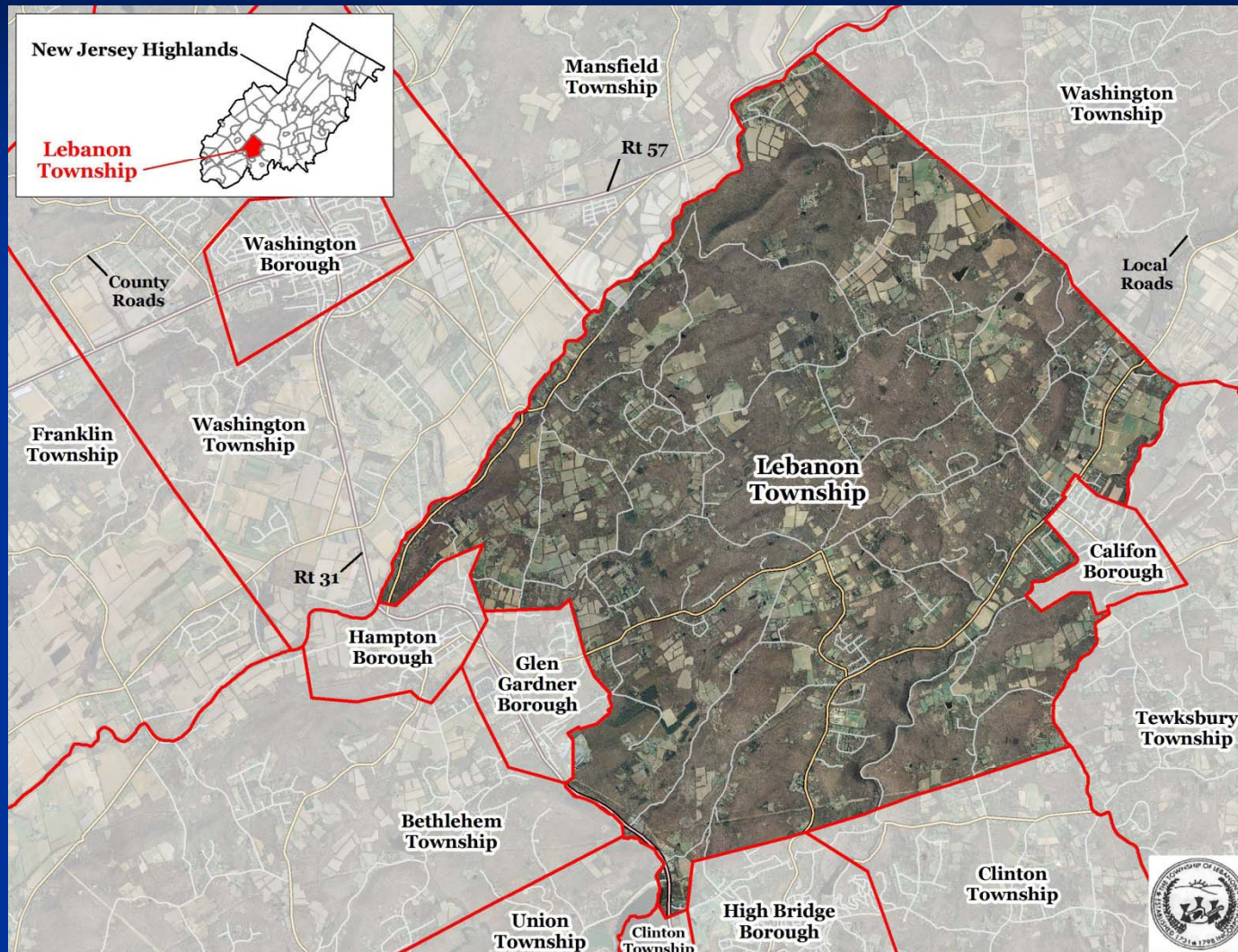
Lebanon Township

Background Statistics – Land Use



NJDEP Land Use/Land Cover (2007)	Plan	Pres	Percent
Residential (Single & Multi Family)	0	3,272	16.1%
Commercial (Retail)	4	151	0.8%
Industrial & Transportation & Utilities	0	139	0.7%
Agriculture (Crops & Plantations)	0	3,679	18.1%
Recreational Lands (Public & Private)	1	131	0.7%
Extractive Mining	0	31	0.2%
Other Urban or Built-Up Land	0	216	1.1%
Subtotal Developed Lands	5	7,621	37.6%
Mixed Forest	1	10,518	51.9%
Shrub & Scrub	0	464	2.3%
Mixed Wetlands	0	1,476	7.3%
Barren Lands	0	14	0.1%
Water	0	172	0.8%
Subtotal Natural Lands	1	12,644	62.4%
Total	6	20,264	100.0%

Lebanon Township, Hunterdon County



Lebanon Township Flyover

New Jersey Highlands

Lebanon
Township



Mansfield
Township

Washington
Borough

Franklin
Township

Washington
Township

Lebanon
Township

Califon
Borough

Tewksbury
Township

Clinton
Township

High Bridge
Borough

Union
Township

Bethlehem
Township

Glen
Gardner
Borough

Hampton
Borough

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
 -  Lake Community
 -  Wildlife Management



New Jersey Highlands

Lebanon
Township



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Township

Union
Township





Clinton
Township

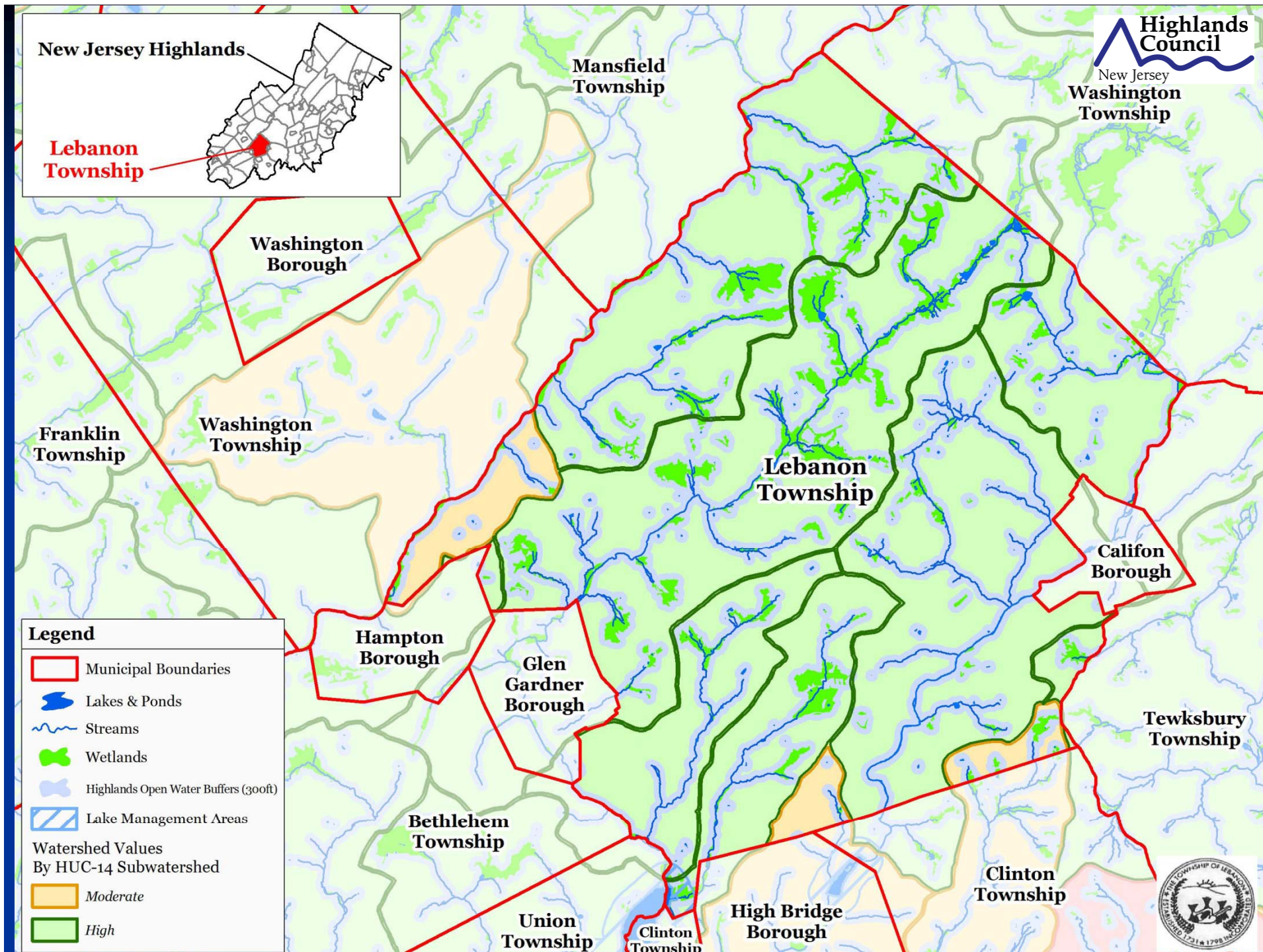
High Bridge
Borough

Clinton
Township



Legend

-  Municipal Boundaries
-  Forest Resource Area
-  Lakes Greater Than 10 Acres
-  Total Forest Area



New Jersey Highlands

Lebanon
Township



Mansfield
Township



Washington
Borough

Franklin
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Washington
Township

Lebanon
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Califon
Borough

Hampton
Borough

Glen
Gardner
Borough

Tewksbury
Township

Legend

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

Bethlehem
Township

Union
Township

Clinton
Township

High Bridge
Borough

Clinton
Township



New Jersey Highlands

**Lebanon
Township**



**Mansfield
Township**

**Washington
Borough**

**Franklin
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Borough**

**Clinton
Township**

Legend

- Municipal Boundaries
- Lakes Greater Than 10 Acres
- Carbonate Rock Areas
- Prime Ground Water Recharge Areas
- Wellhead Protection Areas**
 - (Tier 1) 2-Year
 - (Tier 2) 5-Year
 - (Tier 3) 12-Year



New Jersey Highlands

Lebanon Township



New Jersey
Washington Township

Mansfield Township

Washington Borough

Franklin Township

Washington Township

Lebanon Township

Califon Borough

Tewksbury Township

Clinton Township

High Bridge Borough

Union Township

Clinton Township

Bethlehem Township

Glen Gardner Borough

Hampton Borough

Legend

- Municipal Boundaries
- Lakes Greater Than 10 Acres
- Existing Area Served for:
 - Public Community Water Systems
 - Domestic Sewerage Facilities
- Net Water Availability
By HUC14 Subwatershed
Million Gallons Per Day (MGD)
 - 0.10 - 0.39
 - 0.05 - 0.09
 - 0.00 - 0.04
 - 0.09 - -0.01
 - 0.99 - -0.10
 - 7.10 - -1.00



New Jersey Highlands

Lebanon
Township



Mansfield
Township



Washington
Borough

Franklin
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Washington
Township

Lebanon
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Califon
Borough

Hampton
Borough

Glen
Gardner
Borough

Tewksbury
Township

Legend

-  Municipal Boundaries
-  Agricultural Priority Areas
 - High*
-  *Moderate*
-  Preserved Lands
-  Lakes Greater Than 10 Acres

Bethlehem
Township

Union
Township

Clinton
Township

High Bridge
Borough

Clinton
Township



New Jersey Highlands

Lebanon
Township



Mansfield
Township



Washington
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Hampton
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Glen
Gardner
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Tewksbury
Township

Legend

-  Municipal Boundaries
-  Conservation Priority Areas
 - Moderate*
 - High*
-  Preserved Lands
-  Lakes Greater Than 10 Acres

Bethlehem
Township

Union
Township

Clinton
Township

High Bridge
Borough

Clinton
Township



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

Lebanon Township's Petition for Plan Conformance

Public Comments Received

- The public comment period on Lebanon Township's Petition opened August 18, 2011 and closed September 9, 2011.

Public Comments were received from:

- **Helen Heinrich**, on behalf of the New Jersey Farm Bureau (Supported Petition and its emphasis on Agricultural Retention/Farmland Preservation Plan)
- **Erica Van Auken**, on behalf of the New Jersey Highlands Coalition (Supported Petition and resource planning)
- **David Shope**, Lebanon Township Landowner (Provided comments regarding septic density, agricultural value, ERI, and the Highlands Municipal Build-Out Report)

Recommendation

Lebanon Township's Petition for Plan Conformance

Staff Recommendation: **APPROVE (LISTING MAJOR CONDITIONS)**

- Adoption of Planning Area Petition Ordinance
- Adoption of Checklist Ordinance
- Adoption of Completed Highlands Environmental Resource Inventory, Master Plan Element, and Land Use Ordinance
- Compliance with Fair Housing Act (Plan Submitted for Certification)
- Water Use and Conservation Management Plan
- Habitat Conservation and Management Plan
- Stream Corridor Protection & Restoration Plan
- Agriculture Retention Master Plan Element
- Green Building & Environmental Sustainability Master Plan Element

Council Deliberation



Lebanon Township