

# HIGHLANDS COUNCIL MEETING

January 15, 2009

Eileen Swan  
Executive Director



HIGHLANDS REGIONAL

MASTER PLAN  
2008

# Municipal Plan Conformance

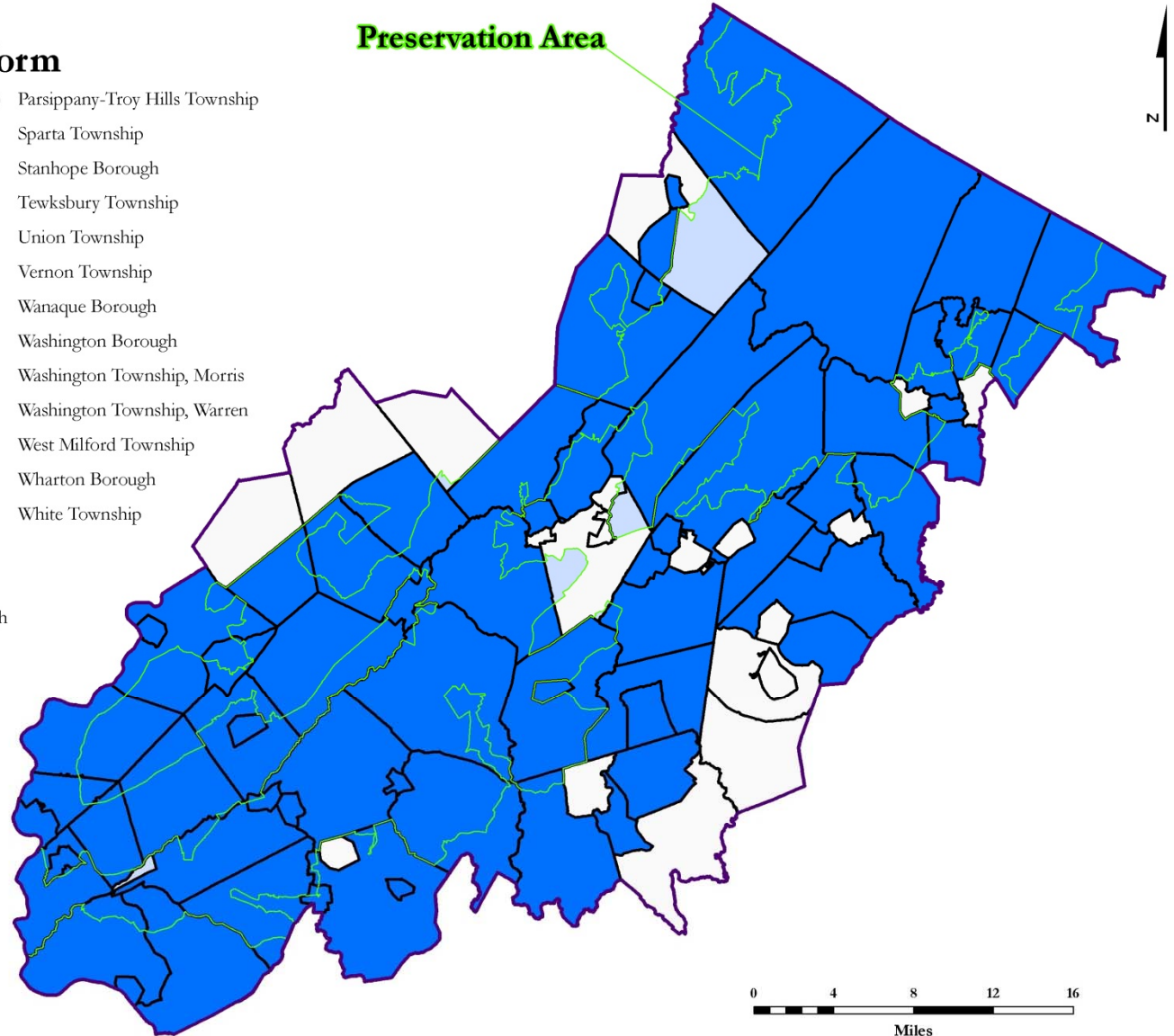
- The Highlands Council has received resolutions expressing a Notice of Intent from 67 of the 88 Highlands municipalities.
- This results in the potential for conformance of over 775,000 acres of the nearly 860,000 acre Highlands Region (or 87% of the Region)
- Of the 88 Highlands municipalities, 77 have taken affirmative steps to address their Fair Share Plans either through an extension request with COAH, the filing of a Petition with COAH, or filing for relief with the Courts.

# Notice of Intent to Conform

## Plan Conformance

### Notice of Intent to Conform

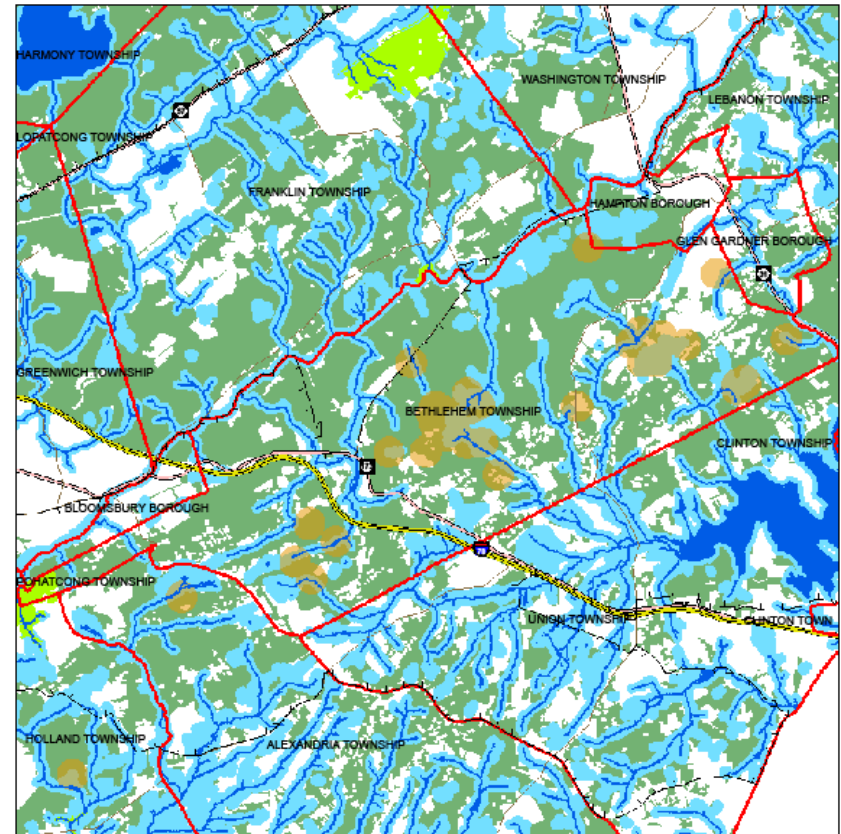
- |                       |                        |                                |
|-----------------------|------------------------|--------------------------------|
| Alexandria Township   | Independence Township  | Parsippany-Troy Hills Township |
| Allamuchy Township    | Jefferson Township     | Sparta Township                |
| Alpha Borough         | Kinnelon Borough       | Stanhope Borough               |
| Bedminster Township   | Lebanon Borough        | Tewksbury Township             |
| Belvidere Town        | Lebanon Township       | Union Township                 |
| Bernardsville Borough | Liberty Township       | Vernon Township                |
| Bethlehem Township    | Lopatcong Township     | Wanaque Borough                |
| Bloomington Borough   | Mahwah Township        | Washington Borough             |
| Boonton Township      | Mansfield Township     | Washington Township, Morris    |
| Byram Township        | Mendham Borough        | Washington Township, Warren    |
| Califon Borough       | Mendham Township       | West Milford Township          |
| Chester Borough       | Milford Borough        | Wharton Borough                |
| Chester Township      | Mine Hill Township     | White Township                 |
| Clinton Town          | Montville Township     |                                |
| Clinton Township      | Mount Olive Township   |                                |
| Denville Township     | Mountain Lakes Borough |                                |
| Far Hills Borough     | Oakland Borough        |                                |
| Franklin Borough      | Ogdensburg Borough     |                                |
| Franklin Township     | Oxford Township        |                                |
| Glen Gardner Borough  | Pequannock Township    |                                |
| Greenwich Township    | Phillipsburg Town      |                                |
| Hackettstown Town     | Pohatcong Township     |                                |
| Hamburg Borough       | Randolph Township      |                                |
| Hampton Borough       | Ringwood Borough       |                                |
| Hanover Township      | Riverdale Borough      |                                |
| Harmony Township      | Rockaway Township      |                                |
| Holland Township      |                        |                                |
| Hopatcong Borough     |                        |                                |



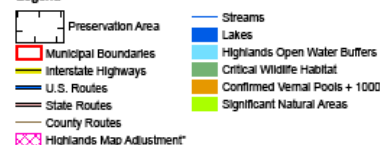
# Municipal Plan Conformance

- 2009 - Basic Plan Conformance
  - Immediate mandatory requirements such as adopting resource protections
- 2010 onward - Full Plan Conformance
  - Longer-term planning requirements
  - Completed per implementation agenda/schedule
- Both steps are Plan Conformance under the Highlands Act and trigger municipal benefits

Water Resources and Critical Habitat



Legend



1 inch equals 1.24 miles

\* Highlands Map Adjustments, pending or approved, may result in feature changes in the area(s) indicated.

# 2009 Plan Conformance Grants

## Modules:

1. **Current Municipal Conditions & Build-Out Analysis**
2. **Land Use and Resource Capacity Analysis**
3. **Housing Element & Fair Share Plan**
4. **Environmental Resource Inventory**
5. **Highlands Master Plan Element**
6. **Highlands Regulations**
7. **Municipal Self-Assessment, Implementation Plan & Petition**

# Module 1: Current Municipal Conditions & Build-Out Analysis

- Highlands Council to provide information regarding municipal developable lands, open space/preserved farmland, conservation easements, water supply and wastewater facilities in a Geodatabase
- Municipal QA/QC of Highlands information
- Highlands Council will provide final Report and information on developable lands, utility capacity and septic system yields.

Base Grant Amount: \$15,000

# Module 2: Land Use and Resource Capacity Analysis

- Municipality evaluates Module 1 results by performing a comparison of projected demands with existing conditions:
  - Septic system yield
  - Public water supply utility capacity
  - Wastewater facilities utility capacity
- Highlands Council will provide Water Availability limitations where relevant
- Perform a Limiting Factor Analysis
- Evaluate limiting factor analysis with local zoning

Base Grant Amount: \$10,000

# Module 3: Housing Element & Fair Share Plan

- Incorporate results from Build-Out Analysis into updated Housing Element and Fair Share Plan
- Prepare Housing Element and Fair Share Plan reports
- Submit reports to Highlands Council to review prior to municipal adoption
- Once approved, documents should be submitted to COAH or Law Division of the Superior Court in accordance with Fair Housing Act

Base Grant Amount: \$7,500



# Module 4: Environmental Resource Inventory

- Highlands Council will provide a Highlands-specific ERI narrative along with tabular data and maps for municipal consideration
- Highlands ERI may be used as stand-alone ERI or as an addendum to existing ERI
- Municipality will edit the narrative using tabular data, and may reformat the document so that it is compatible with other municipal reports

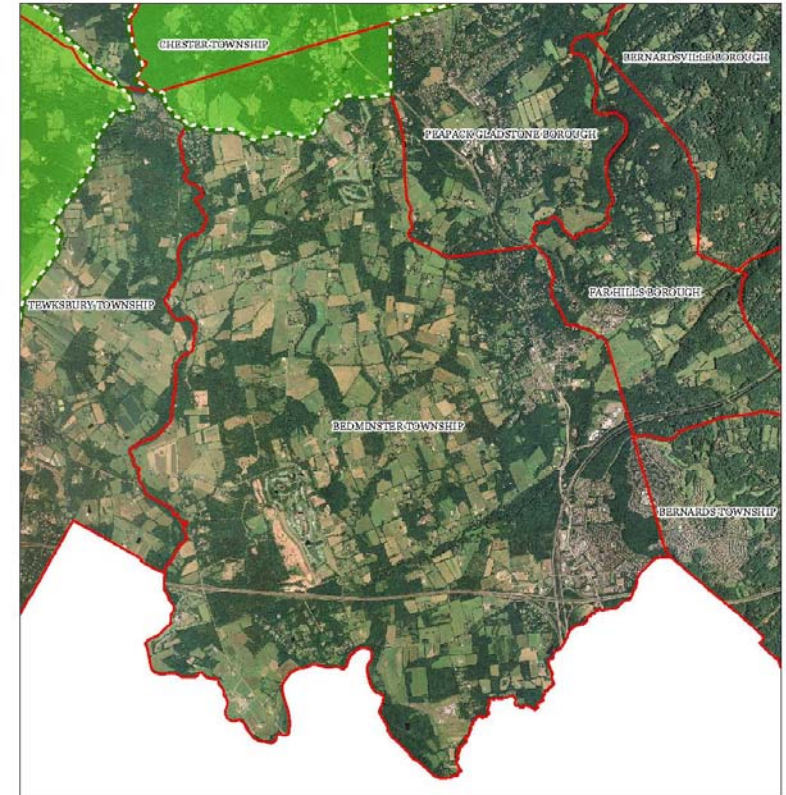
Base Grant Amount: \$2,000



# Highlands Environmental Resource Inventory

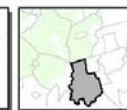
Highlands Environmental  
Resource Inventory for  
**Bedminster Township**

2009

## Highlands Environmental Resource Inventory



-  Preservation Area
-  Municipal Boundaries



1 inch equals 0.981 miles

Highlands Council  
New Jersey

# Module 5: Highlands Master Plan Element

- Sample Highlands Plan Element will be provided to each municipality to evaluate and modify as appropriate

Base Grant Amount: \$2,500

# Module 6: Highlands Regulations

- Municipality will evaluate existing municipal ordinances to evaluate whether they satisfy RMP conformance standards
- Sample Highlands Ordinances will be provided to each municipality to evaluate and modify as appropriate

Base Grant Amount: \$5,000

# Module 7: Municipal Self-Assessment, Implementation Plan & Petition

- Highlands Council will work with municipalities to develop a Municipal Self Assessment Report and Implementation Plan for full Plan Conformance
- Highlands Council will provide a sample resolution (for Preservation Area) and sample ordinance (for Planning Area) for municipal adoption

**Base Grant Amount: \$8,000**

These documents, in addition to the previous module deliverables will serve as a Petition to the Highlands Council for Plan Conformance

