

HIGHLANDS REGIONAL



MASTER PLAN  
2008

# Highlands Council Meeting

May 20, 2010



# APPROVAL OF HDC BANK MINUTES – May 6, 2010

The HDC Bank minutes are before the Council today and Council action is subject to a Governor's review period.

## HDC Bank Offers and HDC Allocation Determinations

# Status of HDC Allocations

- ❑ To date, Eighteen (18) HDC Allocation applications received; 1 application was for a property located in the Planning Area and is ineligible for consideration at this time.
- ❑ Of the 17 applications for property in the Preservation Area, 10 applications sought to be reviewed under the hardship criteria established by the Highlands Council and the HDC Bank; **4 applications have satisfied the hardship criteria.**
- ❑ One (1) application sought review under the Highlands Act priority for just missing to qualify for Exemption #3; that application demonstrated it qualifies for priority.
- ❑ Eleven (11) applicants have received an allocation letter from the Highlands Council with **10 of the properties receiving an allocation of HDCs.** The 11<sup>th</sup> property is subject to a prior deed restriction through a Highlands exemption that already severed any development potential.

# Status of HDC Allocations

- ❑ A total of **286 HDCs** have been allocated to date with a **total value of \$4,576,000** based upon the \$16,000 initial HDC price established by the Highlands Council.
- ❑ Total acreage receiving an HDC allocation to date is **492.55 acres**. Based upon the total value of HDCs allocated to date, the **average per acre price** for the eligible parcels is **\$9,290.43**.
- ❑ A total of **127 pre-Highlands Act residential development opportunities** reduced and **63,117 square feet of pre-Act non-residential development**.
- ❑ On May 6, 2010, the HDC Bank resolved to make offers to the 4 property owners that qualified for hardship consideration and the 1 property owner that qualified for priority consideration due to having just missed Exemption #3. The HDC Bank minutes are before the Council today and Council action is subject to a Governor's review period.

# HDC Bank Offers – pending review

Municipality	Block & Lot	Acreage	Lost Development Opportunities (Pre-Act)	Allocated HDCs	Total HDC Value	Applicable Easement	Exemption	Comments
Liberty	B.11/L.45	40.95	8	16	\$256,000.00	Non-Ag	NA	Developed with a single-family home.
Bethlehem	B.9/L.6	15.45	2	4	\$64,000.00	Ag	NA	Developed with a single-family home.
Washington (Morris)	B.59/L.12	51.5	1	2.75	\$44,000.00	Non-Ag	NA	Developed with a single-family home.
Jefferson	B.250/L.18	19.8	1	2	\$32,000.00	Non-Ag	Retiring Exemption	Undeveloped; lot access completely constrained; surrounded on three side by Morris County's Minnisink Park.
Washington (Morris)	B.37/L.4, 9	93.19	26 (24)	83 (66.5)	\$1,328,000.00 (\$1,064,000.00)	Non-Ag	Considering Retaining 2 Exemptions	Undeveloped; owner received final subdivision approval for 26 lots.
<b>Total</b>		<b>220.89</b>	<b>38</b>	<b>107.75</b>	<b>\$1,724,000.00</b>			

# Offer Letter Contents

- ❑ If approved, the offer letter will include the following information:
  - ❖ A listing of the municipality and block and lot of the parcel(s);
  - ❖ The number of HDCs to be purchased;
  - ❖ The price per HDC to be acquired by the HDC Bank;
  - ❖ A statement that the **offer must be accepted and acknowledged within thirty (30) days of the date of the offer letter**; letter will have to be signed and returned to the HDC Bank within the time period established; and
  - ❖ **Offer to pay closing costs** associated with HDC transaction, up to a maximum of **\$2,500**. All costs would be paid on a **reimbursement basis upon presentation of invoices** indicating the closing costs incurred.
  - ❖ An explanation of the documentation necessary to complete the transaction, including a deed of easement.

# HDC Process - Next Steps

- ❑ Executive Director to issue Offer Letters to purchase HDCs; offers must be accepted within 30 days of date of offer letter;
- ❑ HDC Bank staff and property owner work to complete necessary documentation to effectuate transaction, including recording of appropriate deed of easement and issuance of HDC Certificate;
- ❑ Closing of HDC purchase to occur at Highlands Council office in Chester with transfer of HDC Certificate and issuance of check;
- ❑ Pending review, the HDC Bank will consider opening of **second round of Hardship Consideration:**
  - ❖ **HDC Allocation Applications** due to Highlands Council by **July 1, 2010;**
  - ❖ **HDC Certificate Applications** due to HDC Bank by **August 8, 2010;**
  - ❖ **HDC Bank** to consider second round applications at **September 2, 2010 meeting.**

# Executive Director's Report

- Update on Highlands Plan Conformance
- Legislative Update
- Work Session

# Plan Conformance Update

# Plan Conformance Update

Initial Assessment Grant Reports: Two additional Municipal Initial Assessment Grant reports received and reviewed, for a total of 49 municipalities.

Plan Conformance Petitions: To date, 38 (of 54 submitted) Petitions deemed Administratively Complete and posted to website.

Plan Conformance Reviews:

Petitions: Draft Consistency Review and Recommendations Report are being drafted for the first round of municipal Petitions. Once completed these will be provided to the municipality for review prior to Council action

Center Designation: In response to the Council's preliminary review of Byram Township's proposed Center, numerous Highlands municipalities have also expressed interest in a Highlands Center.

Module 3: Module 3 (Fair Share Plan and Housing Element) submissions for the March 1<sup>st</sup> deadline have been reviewed and municipalities that have not submitted draft plans have been urged to act quickly as the deadline is June 8<sup>th</sup>.

# Legislative Update

# TDR Legislative Update

- ❑ On May 5, Governor Christie signed the Highlands TDR expansion bill (S-80/A-602) amending section 13 of the Highlands Act to permit any municipality statewide to serve as a TDR receiving zone.
- ❑ The bill also amends the requirement that the municipality receive Plan Endorsement before it may serve as a Highlands receiving zone. Now, the **State Planning Commission and the Highlands Council** may agree that a project area is **appropriate to serve as a receiving zone**. Information developed during the feasibility studies supported by the Council's TDR grant program will be used to demonstrate appropriateness.

# Dual Appraisal Update

- ❑ On May 13, the New Jersey Assembly Environment and Solid Waste Committee unanimously voted to release A-2217, which would extend a dual-appraisal process for Green Acres and farmland preservation programs in the Highlands Region from 2009 to 2014. The earlier dual-appraisal process had expired on June 30, 2009. It is before the full Assembly today.
- ❑ The bill's sponsors includes Assembly members John McKeon, D-West Orange, Erik Peterson, R-Hunterdon and Warren, and Gary Chiusano and Alison Littell McHose, both R-Sussex, Morris and Hunterdon.

# Work Session

# Work Session

The Highlands Council work session will include a discussion of:

- 1) **Highlands Ordinance Mapping:** a series of maps for municipalities to adopt as part of a conforming Highlands Ordinance; and
- 2) **Interim Wastewater Management Plan Mapping:** a series of maps and narrative for Highlands Counties and conforming municipalities to expedite wastewater planning.

# Highlands Ordinance Mapping

- ❖ Highlands Ordinances require the mapping of Highlands resources at a municipal scale.
- ❖ An essential role of the Council in the Plan Conformance process is to provide Highlands municipalities with model documents and technical assistance. **This service provides essential cost savings to Highlands municipalities.**
- ❖ GIS mapping of the Highlands resources that were gathered and mapped in the RMP and have been mapped at a municipal scale.

# Highlands Ordinance Mapping

Municipalities will use those maps that are relevant - the Highlands Council has developed ordinance maps for the following ordinance issues:

1. Highlands Zones and Sub-Zones
2. Forest Resource Area
3. Total Forest Area
4. Forest Subwatershed Integrity Areas
5. Highlands Open Waters
6. Watershed Resource Value Areas
7. Lake Management Areas
8. Riparian Area
9. Riparian Subwatershed Integrity Areas
10. Steep Slope Protection Areas
11. Critical Wildlife Habitat
12. Significant Natural Areas
13. Vernal Pools
14. Carbonate Rock Area
15. Prime Groundwater Recharge Area
16. Wellhead Protection Areas
17. Highlands Special Environmental Zone
18. Agricultural Resource Area
19. Highlands Historic, Cultural and Archaeological Resources
20. Highlands Scenic Resources
21. Net Water Availability by HUC14 Subwatershed
22. Highlands Domestic Sewerage Facilities
23. Public Community Water Systems

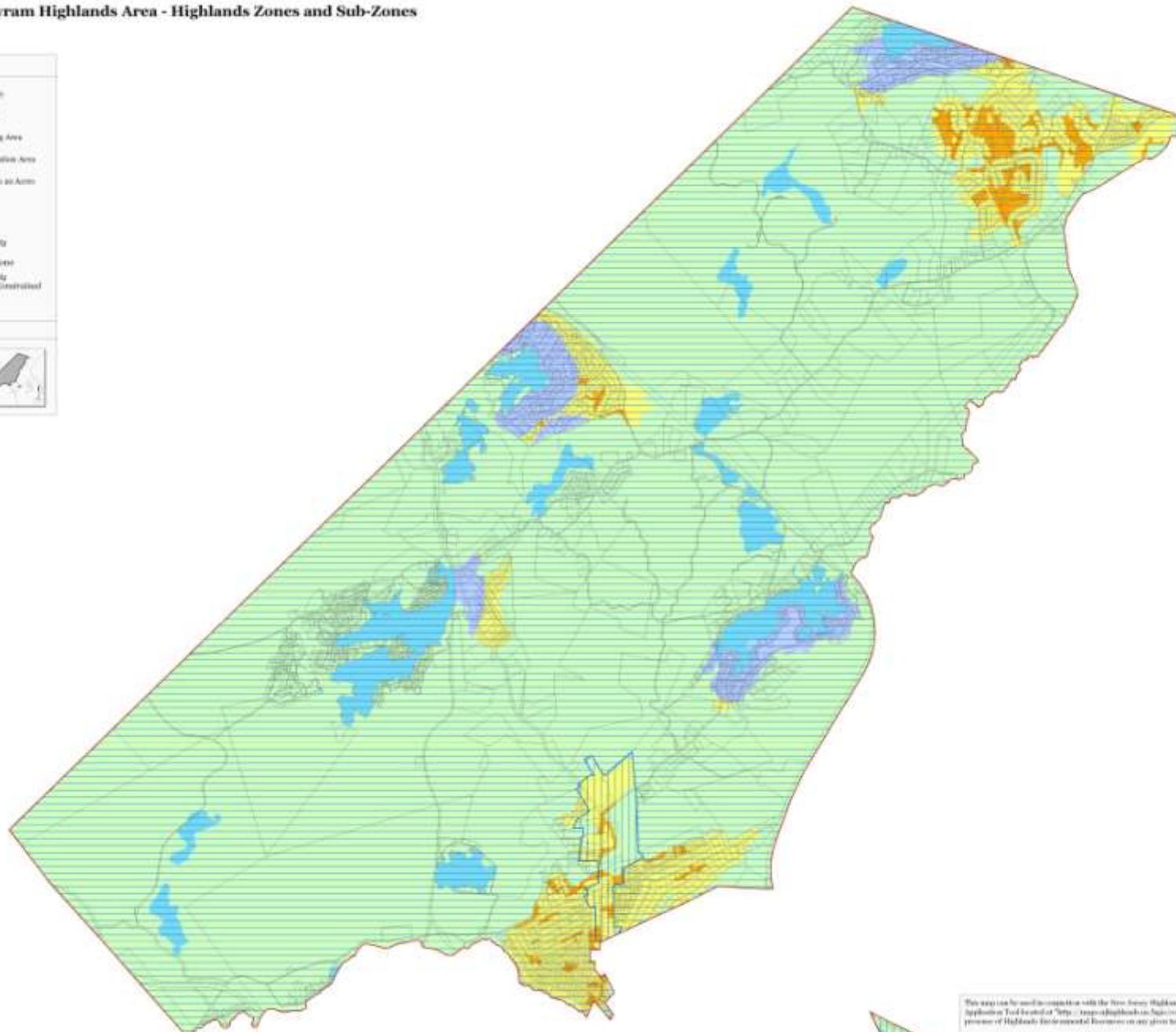
These Highlands RMP issues have been consolidated such that there are 10 ordinance maps that link together similar issues on one map.

**Exhibit 1:**  
**Township of Byram Highlands Area - Highlands Zones and Sub-Zones**

**Legend**

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

**Locator Maps**



This map can be used in conjunction with the New Jersey Highlands Order (Executive Order 14) Application Tool located at <http://www.njhighlands.com/highlandsapp/> to determine the presence of Highlands Environmental Resources on any given lot parcel.

Map created on April 29, 2010.



Highlands Council  
New Jersey

Exhibit a:  
Township of Mahwah Highlands Area - Forest Resource Area, Total Forest Area, Forest Subwatershed Integrity Areas

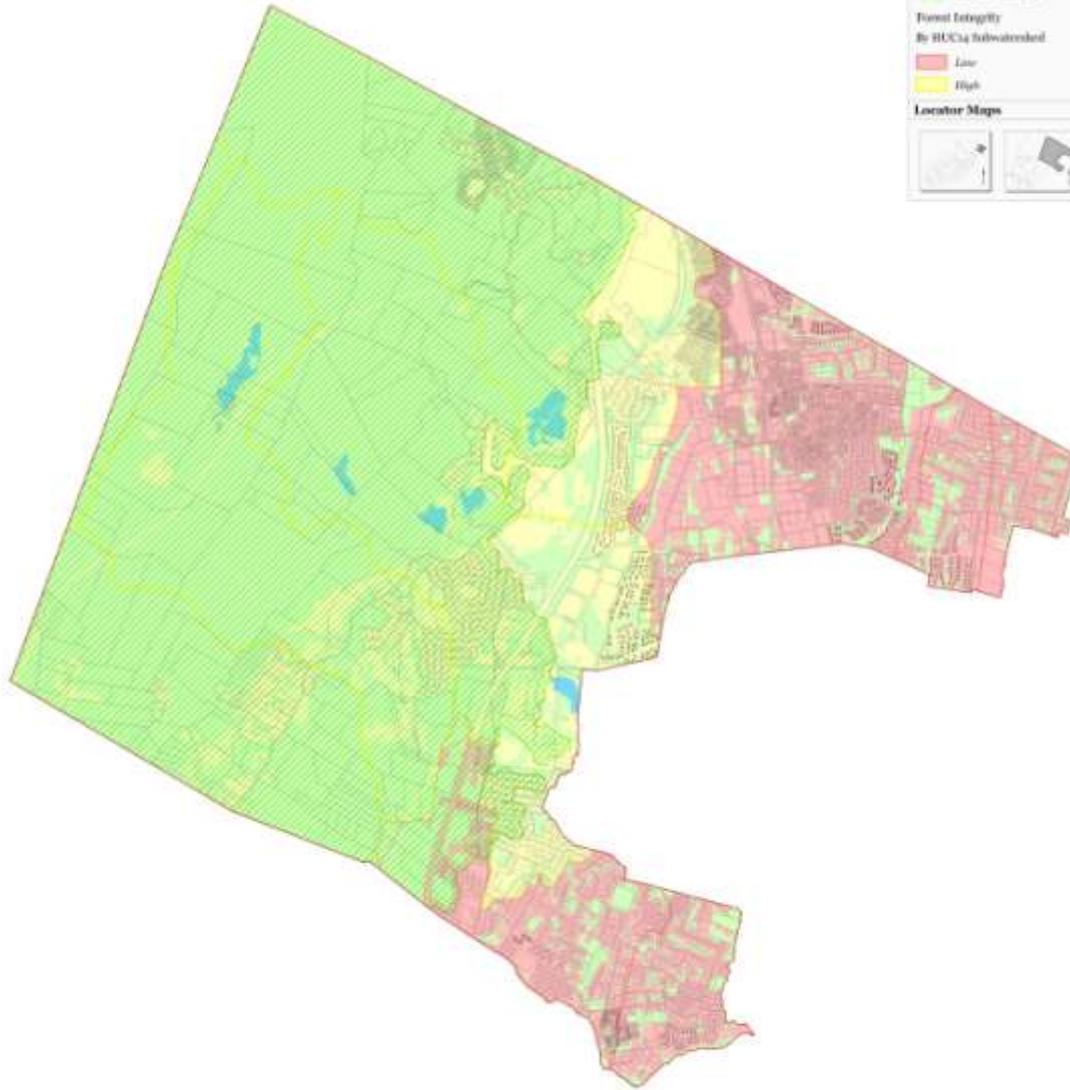
**Legend**

- Municipal Boundary
- Forest Boundary
- Forest Resource Area
- Label Greater Than 10 Acres
- Total Forest Area

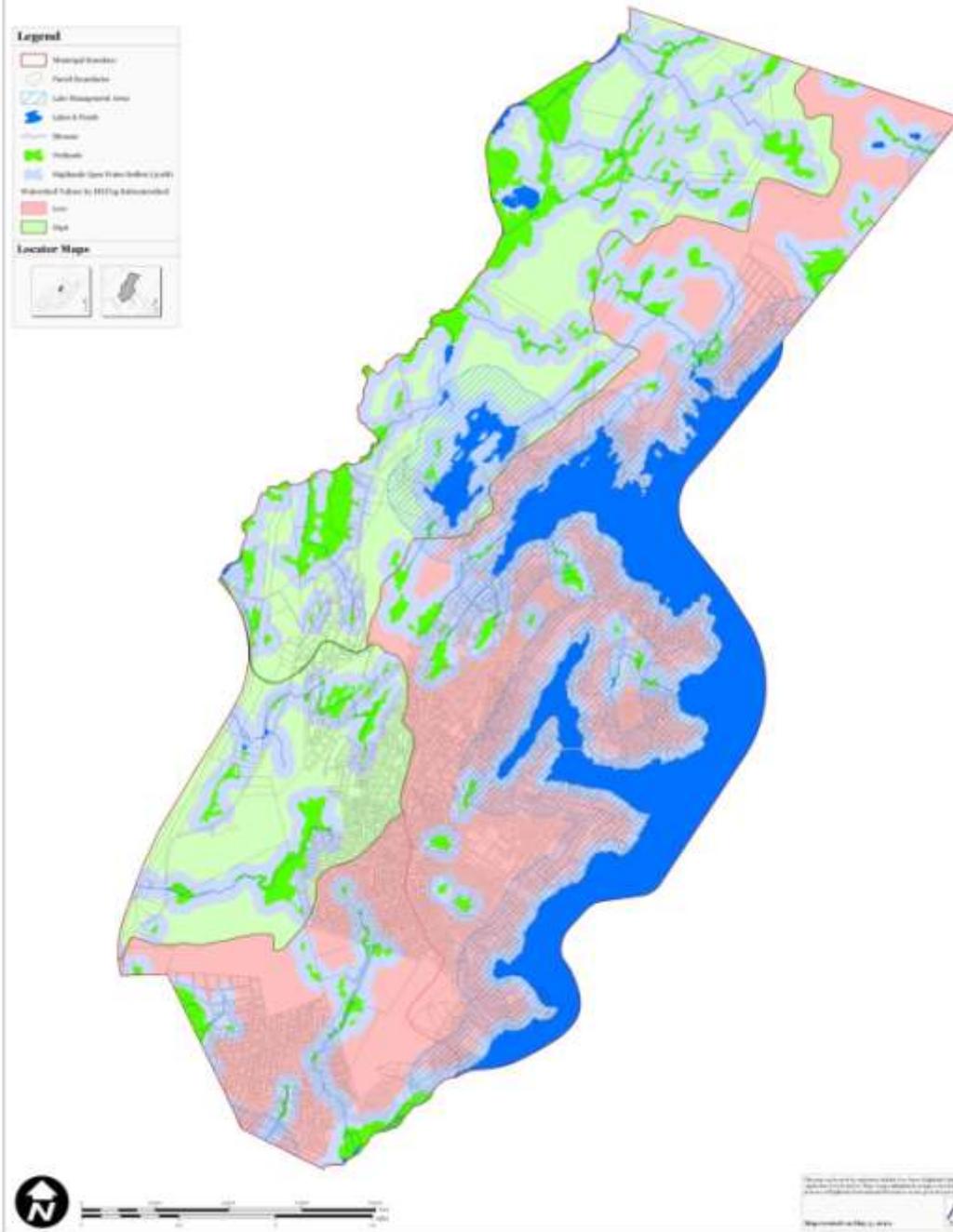
**Forest Integrity  
By HUC14 Subwatershed**

- Low
- High

**Locator Maps**



**Exhibit 3:**  
**Borough of Hopatcong Highlands Area - Highlands Open Waters, Watershed Resource Value Areas, Lake Management Areas**



**Exhibit 4:**  
**Township of Chester Highlands Area - Riparian Area, Riparian Subwatershed Integrity Areas**

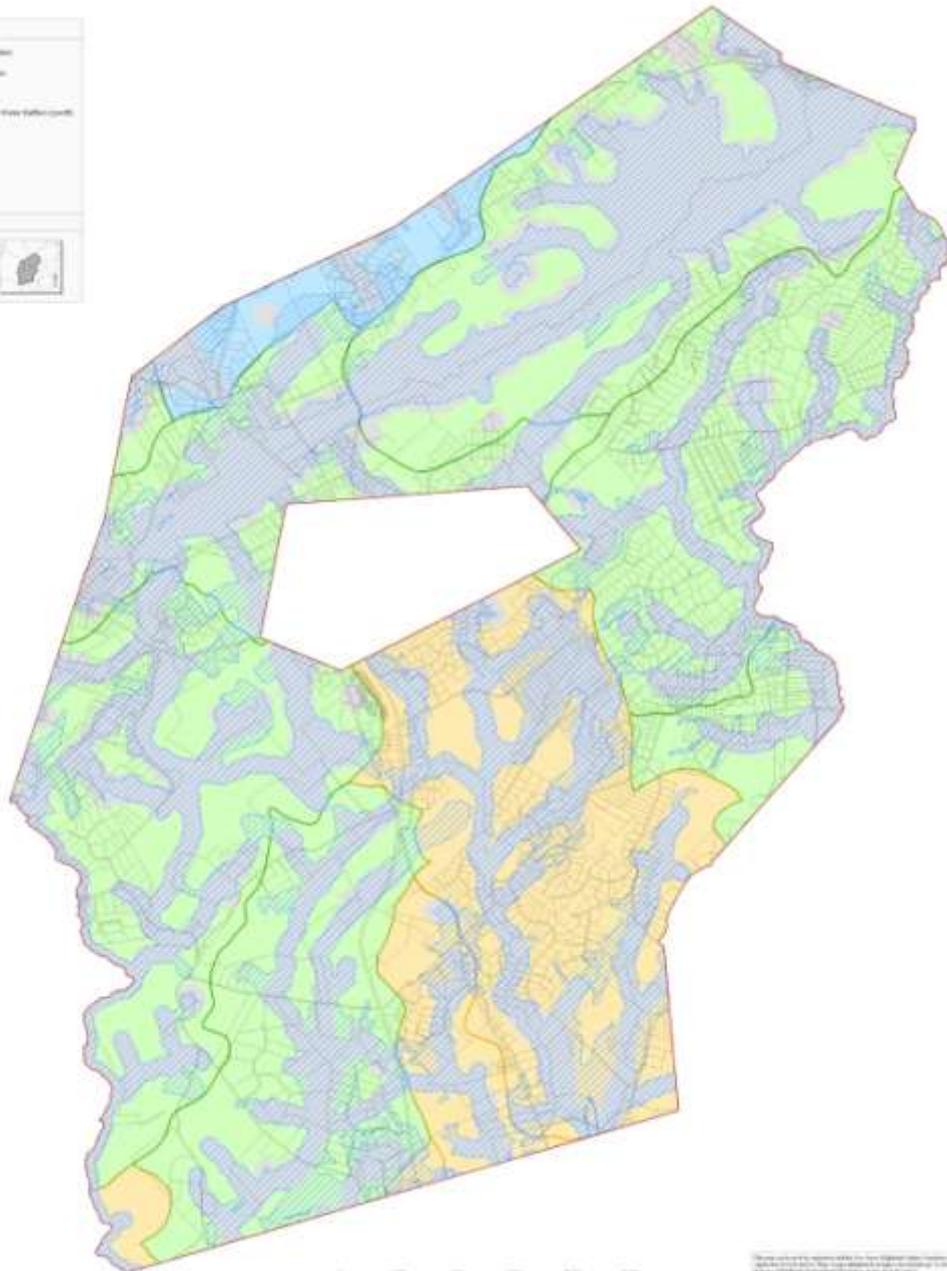
**Legend**

- County Boundary
- Township Boundary
- Riparian Area
- Riparian Subwatershed Integrity Area
- Riparian Subwatershed Integrity Area

**Riparian Subwatershed Integrity Area**

- Water
- Wetland
- Shrub

**Locator Maps**



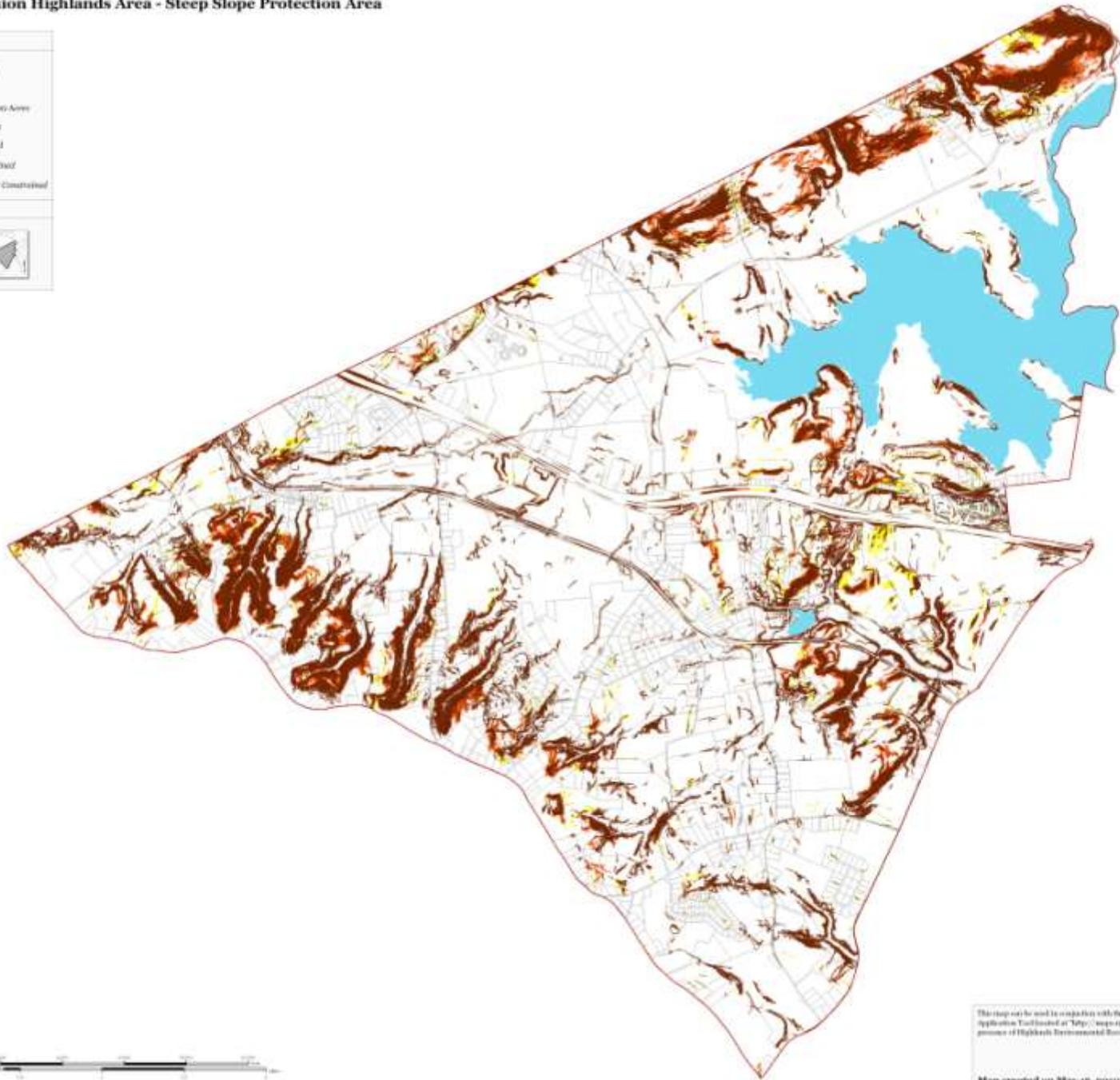
This map was prepared by the Chester Highlands Area Township. It is not intended to be used for any other purpose. The Township is not responsible for any errors or omissions. The Township is not responsible for any damages or liabilities arising from the use of this map. The Township is not responsible for any damages or liabilities arising from the use of this map.

**Exhibit 5:  
Township of Union Highlands Area - Steep Slope Protection Area**

**Legend**

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

**Locator Maps**



This map can be used in conformity with the New Jersey Highlands Online Constraints Review Application Tool located at <http://maps.highlandsnj.gov/arcgis/index.jsp> to determine the presence of Highlands Environmental Restrictions on any given lot parcel.

Map created on May 15, 2011.

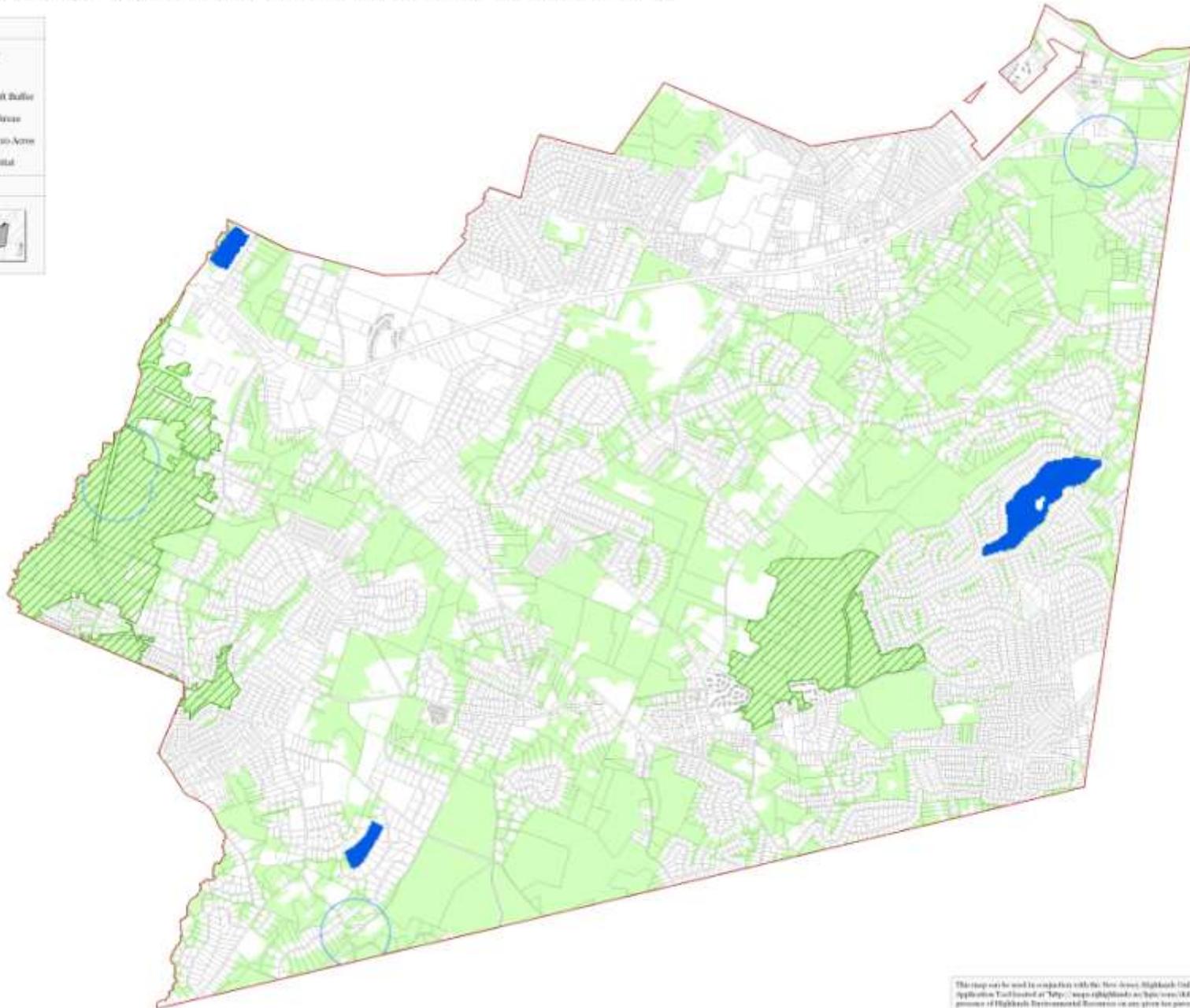


**Exhibit 6:**  
**Township of Randolph Highlands Area - Critical Wildlife Habitat, Significant Natural Areas, Vernal Pools**

**Legend**

-  Municipal Boundary
-  Parcel Boundaries
-  Vernal Pools + 1000ft Buffer
-  Significant Natural Areas
-  Lakes Greater Than 10-Acres
-  Critical Wildlife Habitat

**Locator Maps**



This map can be used in conformity with the New Jersey Highlands Office Commission Review Application Tool located at <http://maps.highlands.nj.gov/arcgis/index.asp> to determine the presence of Highlands Environmental Resources on any given lot parcel.

Map created on May 17, 2011.

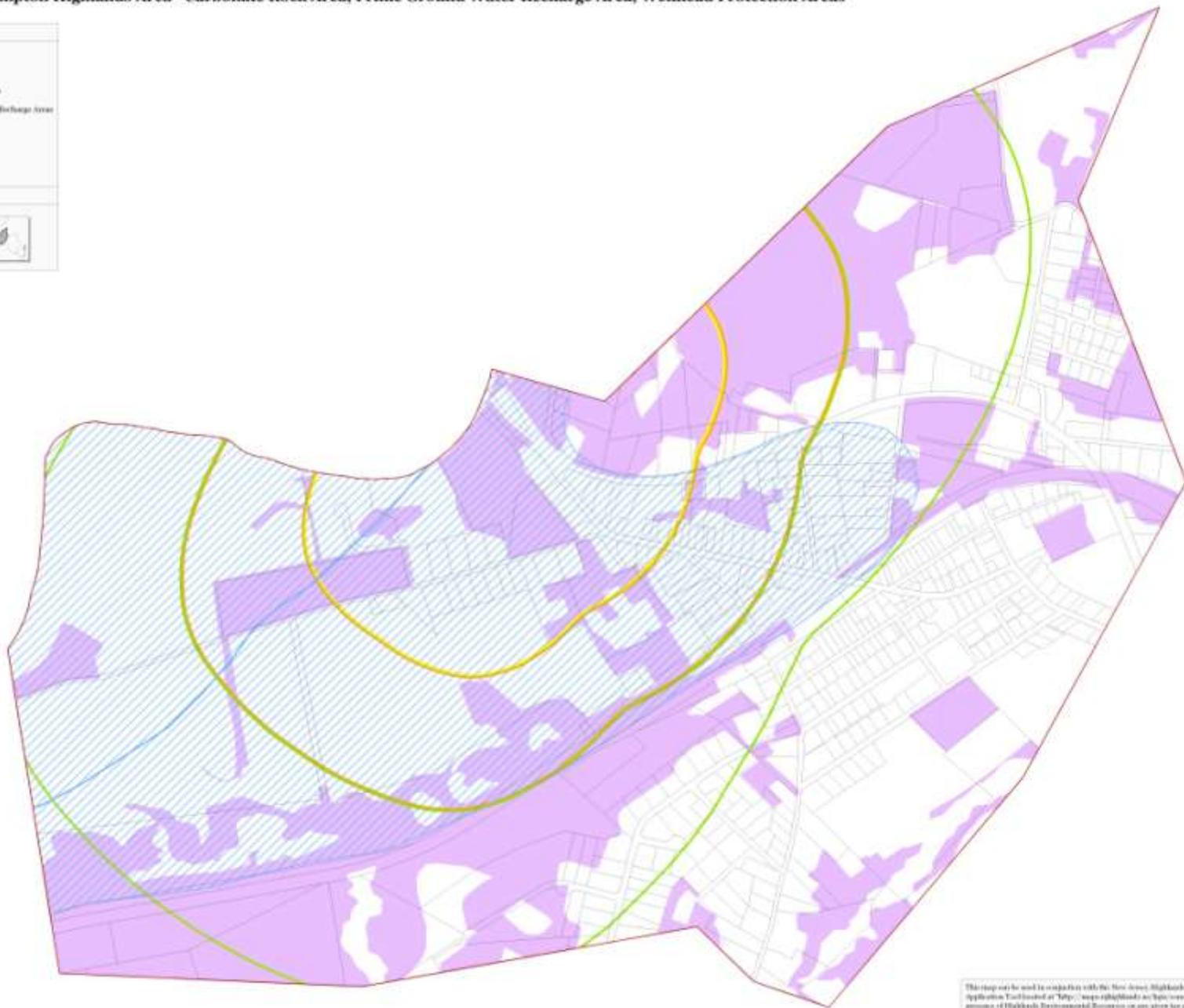


**Exhibit 7:  
Borough of Hampton Highlands Area - Carbonate Rock Area, Prime Ground Water Recharge Area, Wellhead Protection Areas**

**Legend**

-  Municipal Boundary
-  Parcel Boundary
-  Carbonate Rock Area
-  Prime Ground Water Recharge Area
- Wellhead Protection Area**
-  Other 1/4-hour
-  Other 2 1/2-hour
-  Other 3 1/2-hour

**Locator Maps**



This map was prepared in conformity with the New Jersey Highlands (Public) Commission Review Application Tool located at <http://maps.highlands.nj.gov/arcgis/lookup.asp> to determine the presence of Highlands Environmental Restrictions on any given lot parcel.

Map created on May 17, 2011.

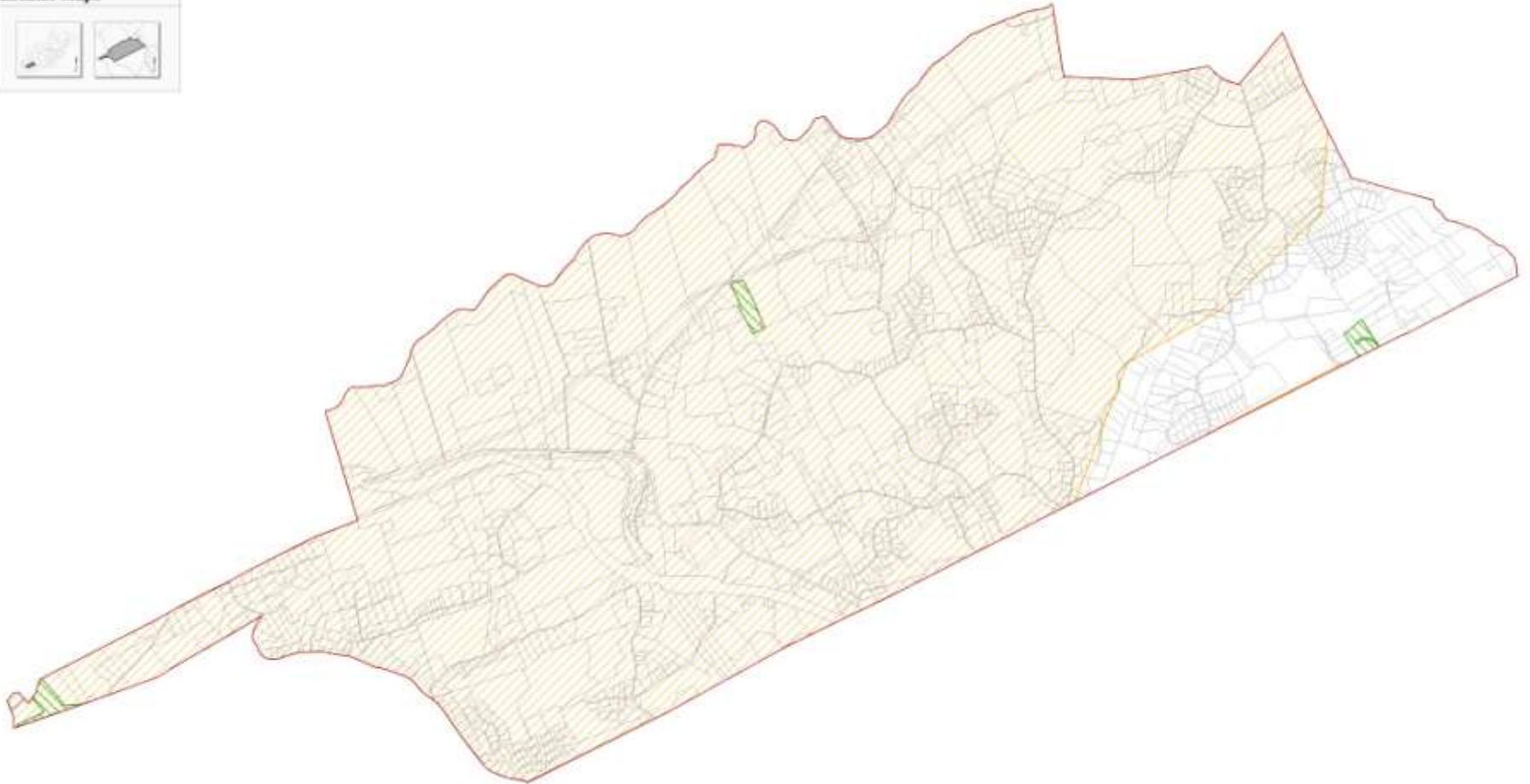


**Exhibit 8:**  
**Township of Bethlehem Highlands Area - Special Environmental Zone, Agricultural Resource Area**

**Legend**

-  Municipal Boundary
-  Parcel Boundaries
-  Special Environmental Zone
-  Agricultural Resource Area

**Locator Maps**



This map only used in connection with the New Jersey Highlands Water Conservation Order Application Tool located at <http://maps.highlandsnj.com/new/ahdtool.asp> to determine the presence of Highlands Environmental Resources on any given lot parcel.

Map created on April 20, 2010.



Exhibit 9:  
Borough of Glen Gardner Highlands Preservation Area - Highlands Historic, Cultural and Archaeological Resources

**Legend**

- Municipal Boundary
- Street Boundary
- Historic Property Plots
- Archaeological Study Corridor
- Historic District
- Historic Property Plots

**Locator Maps**



**Exhibit 10:**  
**Township of Byram Highlands Area - Net Water Availability by HUC-14 Subwatershed,**  
**Highlands Domestic Sewerage Facilities, Public Community Water Systems**

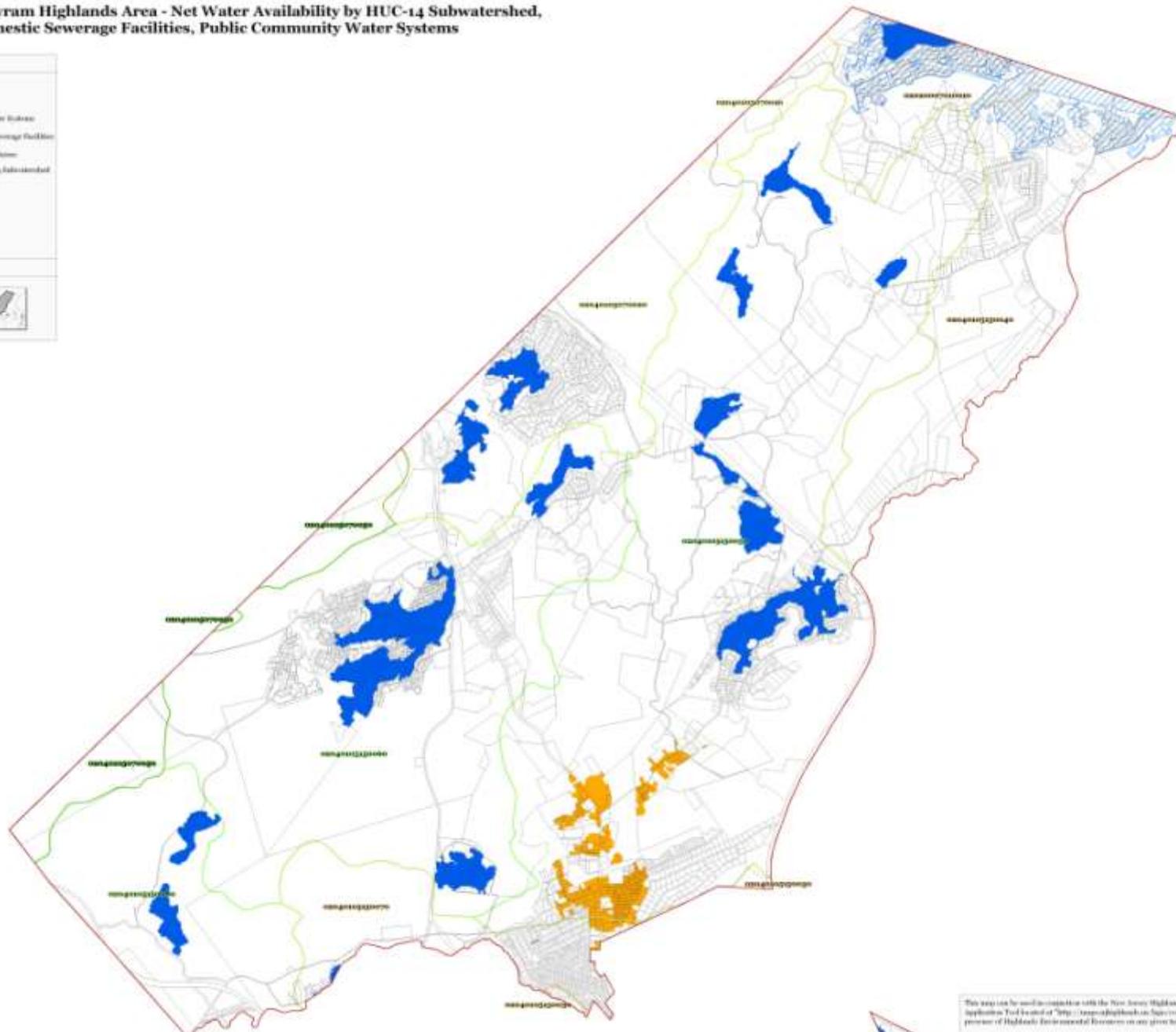
**Legend**

-  District Boundary
-  Parcel Boundary
-  Public Community Water System
-  Highlands Domestic Sewerage Facilities
-  Lakes Greater Than an Acre

Net Water Availability by HUC-14 Subwatershed  
 Millions of Gallons Per Day (MGD)

-  0.000 - 0.010
-  0.010 - 0.020
-  0.020 - 0.030
-  0.030 - 0.040

**Locator Maps**

This map can be used in conjunction with the New Jersey Highlands Order Compliance Review Application Tool located at <http://njhighlands.gov/arcgis/arcweb/default.asp> to determine the presence of Highlands Environmental Resources on any given lot parcel.

Map created on May 3, 2016.

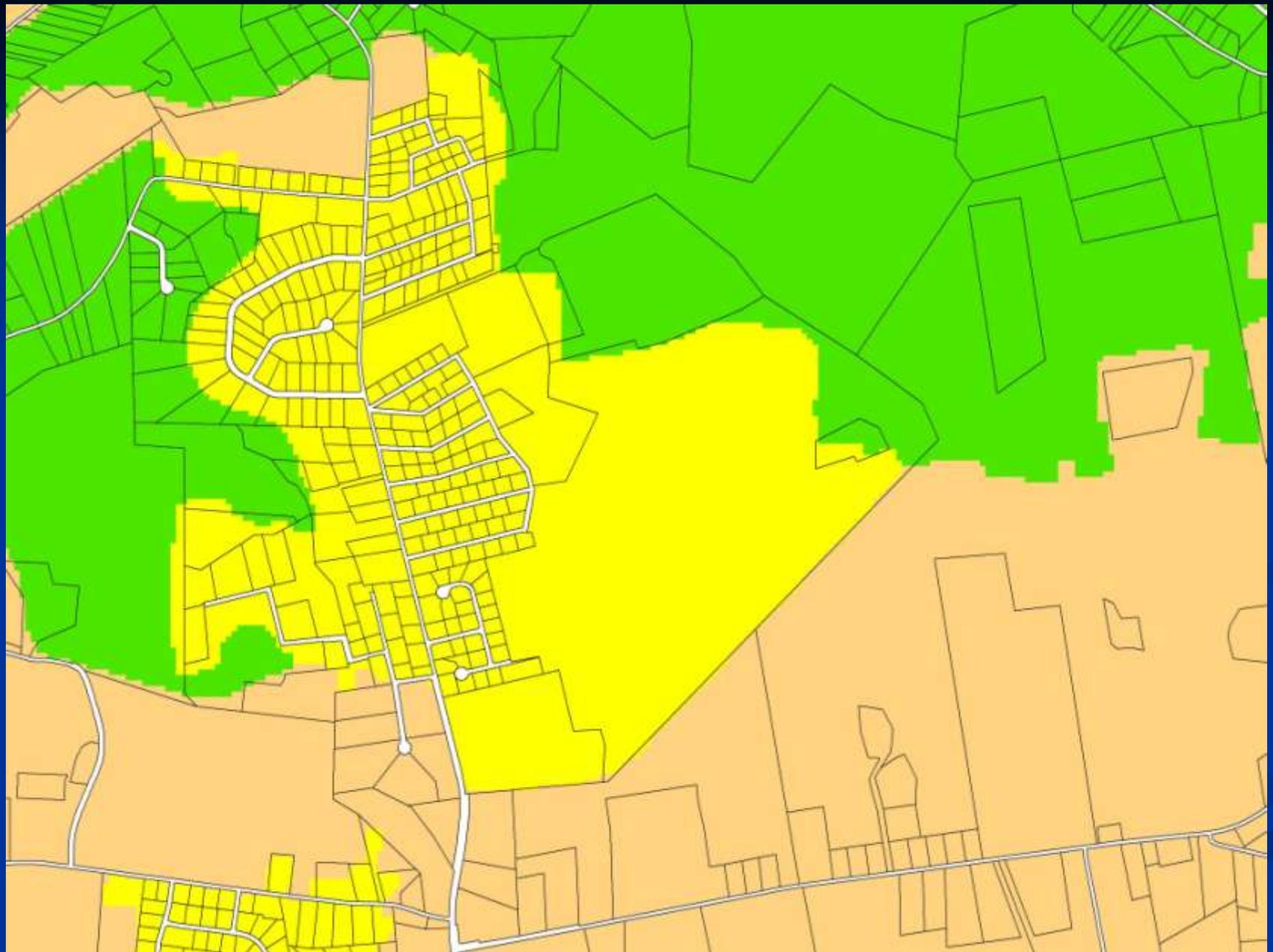


# Land Use Capability Map

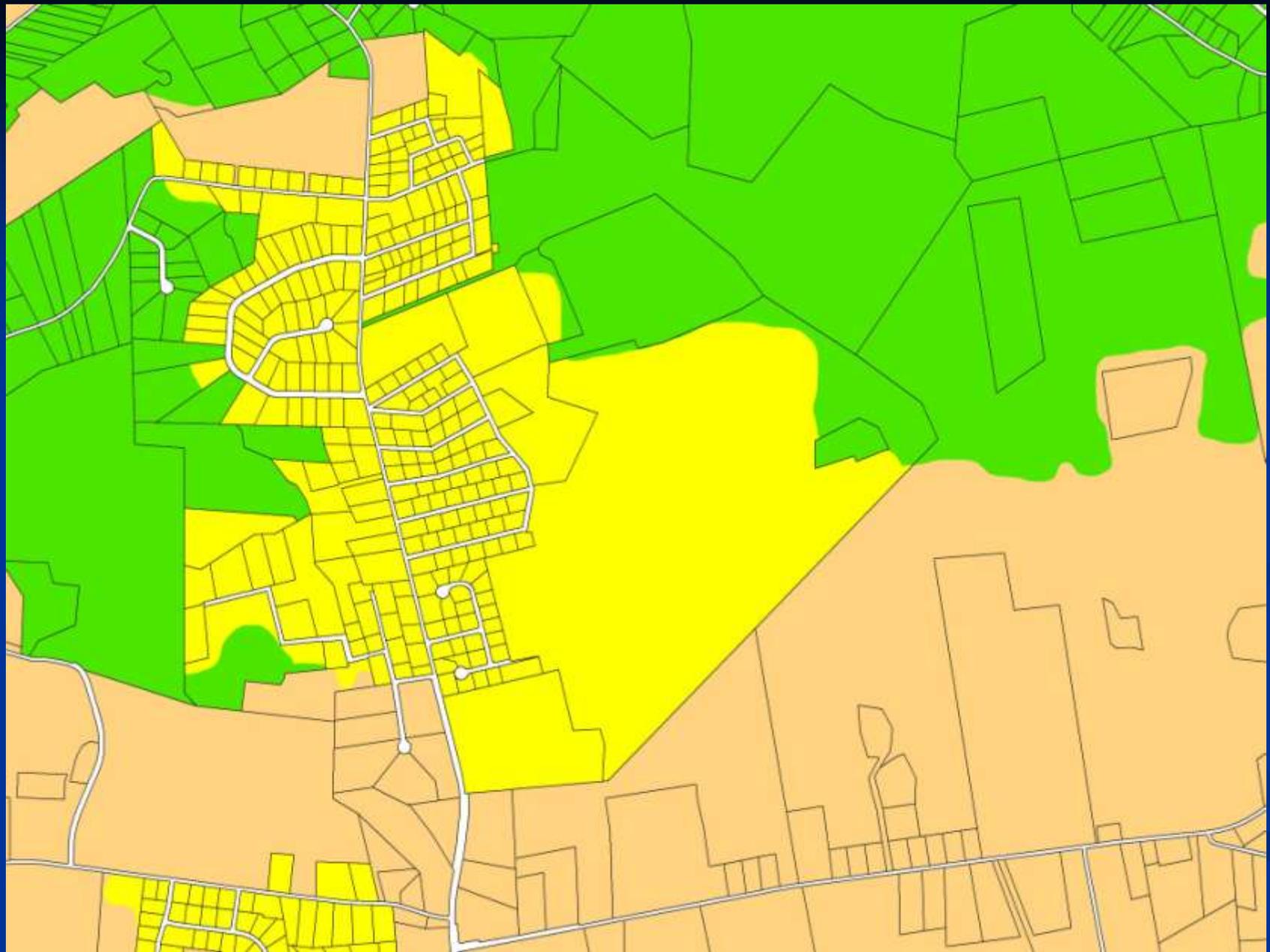
- ❖ In response to municipal suggestions, this mapping will include an enhanced Land Use Capability Map which will help streamline municipal and Highlands conformance review and add clarity for individual property owners when applying Land Use Capability Zone policies.
- ❖ At a municipal scale, the Land Use Capability Zone Map will use tax parcel lines and use existing dominant Land Use Capability Zones. Many of the smaller individual tax parcels will have one zone per tax parcel.
- ❖ For tax parcels over 5 acres, multiple zones may still be appropriate as significant resources need to be considered, thus these tax parcels maintained their existing Land Use Capability Zone designations.

# Land Use Capability Map

- ❖ The process will allow municipalities to refine the mapping provided by the Council by tax parcel to be more consistent with existing land uses.
- ❖ These maps will be approved through the formal Plan Conformance approval process where the Council approves municipal Plan Conformance through resolution.
- ❖ Mapping and subsequent consideration of individual environmental resources are in no way lost or changed as a result of this process. Highlands Open Water areas, Forest Resource Areas etc. and their appropriate policies are still applicable.



Land Use Capability Map



Land Use Capability Map



Land Use Capability Map



Land Use Capability Map



Land Use Capability Map

# Interim Wastewater Management Plan

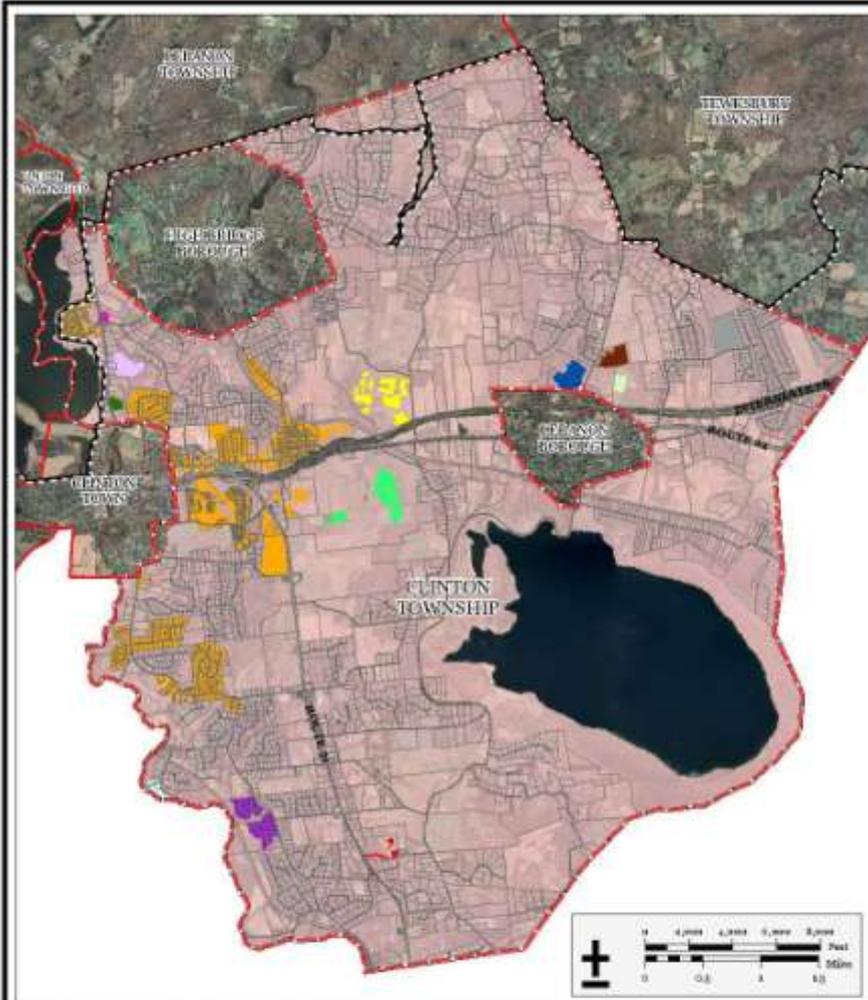
- ❖ Interim WMP are encouraged by NJDEP for municipalities pursuing Plan Conformance for the area covered by a Notice of Intent where the Notice addresses the full municipality.
- ❖ The purpose of the Interim WMP is to remove future sewer service areas that are inconsistent with the Land Use Capability Zone Map designations and policies of the RMP while the Plan Conformance Process is being completed.
- ❖ Interim WMPs will be replaced by Final WMPs that will result from the Plan Conformance process and be adopted into the County WMPs by municipality where County WMPs are developed, or as stand-alone documents where a County WMP is not developed.

# Interim Wastewater Management Plan

Working with NJDEP, we have developed a template for Interim WMP Planning maps, using Clinton Township as a pilot.

- Waste water mapping has been prepared identifying Existing Sewer Service Area, Future Sewer Service Area, and Potential Future Sewer Service Area.
- Interim WMP Planning maps and will be coordinating with NJDEP and the appropriate municipalities and counties as they become available.
- The Interim WMP also includes an extensive narrative using the results of the Highlands Municipal Build-Out Reports.

We are very hopeful that this work product prepared for the Highlands municipalities will expedite the adoption of updated WMPs.



**EXISTING SEWER SERVICE AREA**  
Interim Wastewater Management Plan

Clinton Township, Hunterdon County, New Jersey  
April 12, 2010

**Existing Area Served**

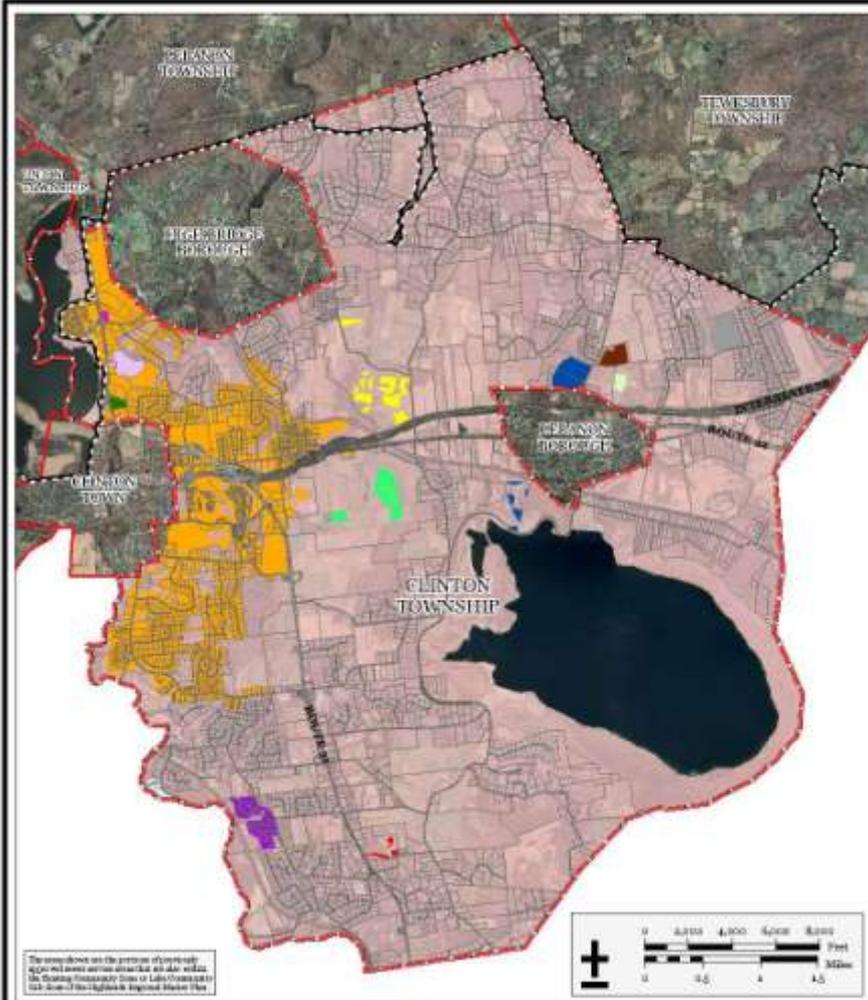
	NI000308 / Town of Clinton WTP / HDSF
	NI000379 / Clinton Twp BOR - Round Valley / NON-HDSF
	NI000848 / NJDC - Youth Center - Mt View / NON-HDSF
	NI000929 / Arrow M <sup>2</sup> Plaza / NON-HDSF
	NI000733 / Rolling Hills of Hesterhill LP / NON-HDSF
	NI000938 / XXXON - CLINTON TWP / NON-HDSF
	NI000800 / Remington-Lebanon SA / HDSF
	NI000028 / Glen Meadows/Twin Oaks / NON-HDSF
	NI004391 / Clinton Wellness Center / NON-HDSF
	NI000091 / YMCA Camp Carr / NON-HDSF
	NI000044 / 22 R & R LLC / NON-HDSF
	NI000398 / New York Life Ins Co / NON-HDSF
	NI000356 / Geyrock Village / NON-HDSF
	NI000054 / Baptist Camp & Golf Center / NON-HDSF

Areas identified by the Highlands Regional Planning Commission as being Discharge to Ground Water are shown in green and are not included in the Interim Wastewater Management Plan. Discharge to Ground Water is a potential issue approved by NJDEP as a condition of the Wastewater Management Plan. The discharge and collection of individual residential sewage disposal areas and property or subdivisions is shown in green.



This information is presented as planning information to the best of our knowledge according to the Highlands Regional Planning Commission. However, no warranty is made as to the accuracy, completeness or reliability of the information. The Highlands Regional Planning Commission is not responsible for the accuracy or completeness of the information presented herein. The Highlands Regional Planning Commission is not liable for any errors or omissions made from reliance on any information contained herein from whatever source and shall be free to take for any other information for any such reliance. All information contained herein may include NJDEP and NJ DEP GIS data for the necessary project location information.

- Clinton Township Wastewater Management Planning Area
  - Discharge to Ground Water \*
  - Preservation Area
  - Parcel Boundaries
- \*Discharge to Ground Water from this source follows per NJDEP Wastewater Discharge to Ground Water (22) and is a potential issue approved by NJDEP as a condition of the Wastewater Management Plan.



The map shows the portion of previously approved sewer service area that is also within the Clinton Township Sewer Collection System (SCS) Study of the High Hills & Impact Areas Plan.

**FUTURE SEWER SERVICE AREA**  
Interim Wastewater Management Plan

Clinton Township, Hunterdon County, New Jersey  
April 12, 2010

- Future Sewer Service Area (Existing Facilities)**
- N46001038 / Town of Clinton WTP / HDSF
  - N46001076 / Clinton Twp BOE - Round Valley / NON-HDSF
  - N46001848 / YMCA - Youth Center - Mt View / NON-HDSF
  - N46007929 / Arrow Mill Plaza / NON-HDSF
  - N46007930 / Rolling Hills of Hunterdon LP / NON-HDSF
  - N46009338 / KKKON - CLINTON TWP / NON-HDSF
  - N46009892 / Redington-Lehman SA / HDSF
  - N46009898 / Glen Meadows/Twin Oaks / NON-HDSF
  - N46043381 / Clinton Wellness Center / NON-HDSF
  - N46050891 / YMCA Camp Carr / NON-HDSF
  - N46050894 / R & R LLC / NON-HDSF
  - N46053098 / New York Life Ins Co / NON-HDSF
  - N46053683 / Greyrock Village / NON-HDSF
  - N46053554 / Baptist Camp & Conf Center / NON-HDSF

Over the life of the Clinton Township Interim Wastewater Management Plan, the Township will continue to evaluate the feasibility of link-line service areas. The Township will continue to evaluate the feasibility of link-line service areas for the Township to provide service to the Township. The Township will continue to evaluate the feasibility of link-line service areas for the Township to provide service to the Township.

**Locator Map**

The information shown on this map is the best available according to the Township's records. However, the Township's records are not necessarily accurate and are subject to change. The Township Council cannot be held responsible for the accuracy or completeness of the information presented. Therefore, users are advised to verify the information shown on this map with the Township's records. The Township Council cannot be held responsible for the accuracy or completeness of the information presented. Therefore, users are advised to verify the information shown on this map with the Township's records.

- Clinton Township Wastewater Management Planning Area
- Discharge to Ground Water \*
- Preservation Area
- Parcel Boundaries

\*Discharge to Ground Water of this type is not allowed under NJSP. Wastewater flow is assumed to flow to the sewer system unless approved by NJSP as a result of a discharge to the Wastewater Management Plan.



The boundaries are the province of ownership; appropriate services attached as also noted. The Clinton Township Office or Labor Division may not be aware of the Highways Regional Master Plan.

**POTENTIAL FUTURE SEWER SERVICE AREA**  
Interim Wastewater Management Plan

Clinton Township, Hunterdon County, New Jersey  
April 12, 2010

- Potential Future Sewer Service Area (Proposed Facilities)**
- Township of Clinton (East) WTP
  - Township of Clinton (West) WTP
  - Clinton Township Wastewater Management Planning Area
  - Preservation Area
  - Parcel Boundaries

Areas identified by the Highlands Regional Master Plan as being "Consistent With Development" Consistent with the State's "Smart Growth" Policy. However, the Highlands Regional Master Plan is not a regulatory document and does not constitute a final decision on the part of the Highlands Regional Master Plan. The Highlands Regional Master Plan is a planning document and does not constitute a final decision on the part of the Highlands Regional Master Plan.



The information contained on this map is the best available according to the Highlands Council. However, unannounced changes may occur, particularly when they are not included in the Highlands Council's final decision. The Highlands Council is not responsible for the accuracy or completeness of the information presented herein. The Highlands Council is liable for any errors in the information, such as those that may be caused by the Highlands Council's information. Individual areas of information may include in GIS and GIS/MSD cell data, for the boundaries of the Highlands Council's final decision.

HIGHLANDS REGIONAL



MASTER PLAN  
2008

# Highlands Council Meeting

May 20, 2010

