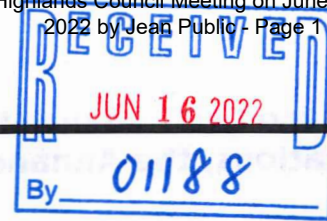


PUBLIC COMMENTS SUBMITTED AT  
HIGHLANDS COUNCIL MEETING JUNE 16, 2022



**Tagliareni, Annette [HIGHLANDS]**

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**From:** Tagliareni, Annette [HIGHLANDS]  
**Sent:** Thursday, June 16, 2022 9:44 AM  
**To:** Plevin, Lisa [HIGHLANDS]; Gallagher, Gabrielle [HIGHLANDS]; Humphries, James [HIGHLANDS]  
**Cc:** Diction, Carole Ann [HIGHLANDS]  
**Subject:** FW: [EXTERNAL] Fw: [NJ-HUNTERDON-WARREN-FORUM] Last chance to comment : Clinton Township Highlands Centers (Rt 31 Center and Annandale Center)  
**Attachments:** Screenshot\_20220615-184434.png; agenda\_jun16.pdf; reso\_clintontwpcenter (1).pdf; 1006\_DCRR\_20220526 (1).pdf  
**Categories:** Tracked To Dynamics 365

FYI – rec'd this morning in Highlands mailbox.

---

**From:** Jean Public <jeanpublic1@yahoo.com>  
**Sent:** Wednesday, June 15, 2022 10:32 PM  
**To:** Highlands [HIGHLANDS] <highlands@highlands.nj.gov>  
**Subject:** [EXTERNAL] Fw: [NJ-HUNTERDON-WARREN-FORUM] Last chance to comment : Clinton Township Highlands Centers (Rt 31 Center and Annandale Center)

i am totally against more intensive development in that area. it is unacceptable. jean publee [jeanpublic1@gmail.com](mailto:jeanpublic1@gmail.com), i am sorry i am not available to come to the meeting. is there a way to call in.

----- Forwarded Message -----

**From:** Jonathan Wall <[docjdwall@gmail.com](mailto:docjdwall@gmail.com)>  
**To:** "[nj-hunterdon-warren-forum@lists.sierraclub.org](mailto:nj-hunterdon-warren-forum@lists.sierraclub.org)" <[nj-hunterdon-warren-forum@lists.sierraclub.org](mailto:nj-hunterdon-warren-forum@lists.sierraclub.org)>  
**Sent:** Wednesday, June 15, 2022, 08:45:05 PM EDT  
**Subject:** Re: [NJ-HUNTERDON-WARREN-FORUM] Last chance to comment : Clinton Township Highlands Centers (Rt 31 Center and Annandale Center)

Dear Sierrans,

Tomorrow will be your last chance to weigh in on two areas above Clinton and in the Annandale area that will permit, in fact, encourage, development. If you are heading north from Clinton up to High Bridge, for example, expect more intensive development along the Spruce Run Reservoir and the South Branch. The details are in the attachment that Bill Honachefsky forwarded as well as information on the meeting up in Chester tomorrow can be found attached below.

Thank you,

Regards,

jdw

----- Forwarded message -----

**From:** William Honachefsky Jr <[william.honachefskyjr@hotmail.com](mailto:william.honachefskyjr@hotmail.com)>  
**Date:** Wed, Jun 15, 2022 at 7:06 PM  
**Subject:** Last chance to comment : Clinton Township Highlands Centers (Rt 31 Center and Annandale Center)  
**To:** [jonwall@jonwall.com](mailto:jonwall@jonwall.com) <[jonwall@jonwall.com](mailto:jonwall@jonwall.com)>



**This is the LAST chance to comment on two (2) proposed Highlands Center designations, the Annandale Center and the Rt 31 Center**

**Thursday June 16th  
Office of the Highlands Council .4PM**

**Office Location**

100 North Road (Route 513)  
Chester, New Jersey 07930

**Phone/Fax**

(908) 879-6737  
Fax: (908) 879 4205

**Email**

[highlands@highlands.nj.gov](mailto:highlands@highlands.nj.gov)

**Amended Petition for Plan Conformance, Clinton Township - Highlands Center Designation**

Clinton Township is requesting an amendment to its approved Petition for Plan Conformance to incorporate two designated Highlands Centers within the Township. A Highlands Center is an area where balanced development and redevelopment in planned and encouraged.

Complete details are available in the documents below.

- [Draft Consistency Review and Recommendations Report: Petition for Highlands Center Designation](#) (pdf)
- [Public Notice Announcing Comment Period](#) (pdf)

RESOLUTION 2022-12  
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL  
AMENDED PETITION FOR PLAN CONFORMANCE  
FOR DESIGNATION OF THE CLINTON TOWNSHIP HIGHLANDS CENTERS  
CLINTON TOWNSHIP, HUNTERDON COUNTY

~ 1 ~

WHEREAS, the Highlands Water Protection and Planning Act (Highlands Act) has created a public body corporate and politic with corporate succession known as the Highlands Water Protection and Planning Council (Highlands Council); and

WHEREAS, Section 14 of the Highlands Act expressly requires mandatory Plan Conformance whereby municipalities or counties, located wholly or partially in the Preservation Area, must revise and conform their local master plan and development regulations, as they relate to development and use of land in the Preservation Area, with the goals, requirements and provisions of the Regional Master Plan (RMP) within 15 months of adoption thereof, or December 8, 2009; and

WHEREAS, Section 15 of the Highlands Act provides for voluntary Plan Conformance whereby any municipality or county located wholly or partially in the Planning Area may voluntarily revise and conform its local master plans and development regulations, as they relate to the development and use of land in the Planning Area, with the goals, requirements and provisions of the RMP at any time; and

WHEREAS, the Highlands Act provides that approval of a Petition for Plan Conformance entitles the conforming municipality or county to specific benefits including: planning grants, technical assistance, state aid, priority for projects, tax stabilization funds, a strong presumption of validity and extraordinary deference in the event of legal challenge, and legal representation; and

WHEREAS, Section 18 of the Highlands Act obligates the Highlands Council to establish a grant funding program to reimburse municipalities and counties for reasonable expenses associated with Plan Conformance; and

WHEREAS, on December 18, 2008, the Highlands Council approved Resolution 2008-73 to provide grant

funding for the Highlands municipalities to cover the reasonable expenses associated with revisions to master plans, development regulations or other regulations to conform them to the RMP; and  
WHEREAS, Clinton Township is located within the Highlands Region, and contains approximately 21,054 acres in the Planning Area and 639 acres in the Preservation Area; and  
WHEREAS, on June 18, 2015, after due consideration and opportunity for public comment, the Highlands Council approved Clinton Township's Petition for Plan Conformance with the conditions as set forth in Resolution 2015-13, the Final Consistency Review and Recommendations Report dated June 10, 2015, and the Highlands Implementation Plan and Schedule; and  
WHEREAS, in the process of completing its Petition for Plan Conformance, Clinton Township determined, and the Highlands Council concurred, that Highlands Center designation should be studied for the municipality

RESOLUTION 2022-12  
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL  
AMENDED PETITION FOR PLAN CONFORMANCE  
FOR DESIGNATION OF THE CLINTON TOWNSHIP HIGHLANDS CENTERS  
CLINTON TOWNSHIP, HUNTERDON COUNTY

~ 2 ~

WHEREAS, Clinton Township thus completed a feasibility study for designation of a Highlands Center(s) within the municipality, which culminated in production of a report entitled "Petition for Plan Conformance: Annandale Highlands Center Designation," dated August 23, 2019; and  
WHEREAS, the resultant analysis of that study proposed designation of two Highlands Centers within Clinton Township, each intended to advance the goals and intents of both the Clinton Township Master Plan and the RMP; and  
WHEREAS, the Highlands Council reviewed the Petition and found the Petition to be insufficient for review due to pending water supply and infrastructure issues; and  
WHEREAS, Clinton Township submitted additional information in September of 2021 and on September 14, 2021, requested that the Highlands Council review the petition again in light of the additional information provided and amend the previously approved Petition for Plan Conformance to include the Highlands Centers; and  
WHEREAS, Highlands Council staff have reviewed the Highlands Center Designation Feasibility Report and found it to be consistent with the RMP; and  
WHEREAS, in consideration of the proposed Amended Petition, and a revised Final Consistency Review and Recommendations Report and Highlands Implementation Plan and Schedule which addresses funding needs relating to the Amended Petition, a Public Notice was posted, with the revised Petition materials, on the Highlands Council website for public review and comment on April 5, 2022; and  
WHEREAS, one comment seeking clarification regarding center mappings and water supplies was received during the public comment period, which closed on May 5, 2022; and  
WHEREAS, pursuant to N.J.S.A. 13:20-5.j, no action authorized by the Highlands Council shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Council has been delivered to the Governor for review, unless prior to expiration of the review period the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE, BE IT RESOLVED that the Highlands Council hereby approves Clinton Township's Amended Petition for Plan Conformance with conditions, and adopts the Revised Consistency Review and Recommendations Report and Revised Highlands Implementation Plan for Fiscal Year 2022, and authorizes additional funding in the amount of \$80,000 (subject to funding availability) as set forth in the Highlands Implementation Plan; and

BE IT FURTHER RESOLVED that the Executive Director is authorized to make any amendments and publicly release the Revised Final Consistency Review

MEETING OF THE HIGHLANDS COUNCIL  
RESOLUTION 2022-12  
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL  
AMENDED PETITION FOR PLAN CONFORMANCE  
FOR DESIGNATION OF THE CLINTON TOWNSHIP HIGHLANDS CENTERS  
CLINTON TOWNSHIP, HUNTERDON COUNTY

~ 2 ~

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BE IT FURTHER RESOLVED that the Executive Director is authorized to make any amendments and publicly release the Revised Final Consistency Review and R

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Email: [jonwall@jonwall.com](mailto:jonwall@jonwall.com)

LinkedIn: [www.linkedin.com/in/jonathan-wall-psyd](http://www.linkedin.com/in/jonathan-wall-psyd)

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