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DEC - 7

STATE OF NEW JERSEY

HUNTERDON COUNTY

BANISCH ASSOCIATES, INC.

.....

Jill Machado, of full age, being duly sworn upon her oath, saith: that she is connected with **THE HUNTERDON COUNTY DEMOCRAT**, a newspaper published in Hunterdon County, New Jersey; that a notice of which the annexed is a true copy, was published on the 1st day of **October** A.D., 2009, in said newspaper and once a week thereafter successively, in all week(s), viz.: upon

Jill Machado.....

Sworn and subscribed before me this 6th day of **October** A.D. 2009

Sheila C. Mirinda.....

Notary Public of N.J.
 Sheila C. Mirinda
 My Commission Expires March 11, 2014

SHEILA C MIRENDA
 Notary Public
 State of New Jersey
 My Commission Expires Mar 11, 2014

Planning Board of the Township of Alexandria
 Hunterdon County, NJ

Please take notice that there will be a joint meeting of the Alexandria Township Planning Board and Alexandria Township Committee on October 15, 2009 for the purpose of a public hearing on the Highlands Council Regional Master Plan Element of the Alexandria Township Master Plan and the Highlands draft Land Use Ordinances. The meeting will be held at 7:30 p.m. at the Alexandria Township Middle School, 557 County Road 513, Pittstown, NJ 08867.

The Highlands Regional Master Plan Draft Element and Draft Land Use Ordinances are on file in the office of the Alexandria Township Planning Board and are available for inspection during normal business hours.

Barbara Chabot, Clerk
 Planning Board
 (Pr's. fee \$20.87) 10/01/09

**JOINT MEETING of the ALEXANDRIA TOWNSHIP PLANNING BOARD
and the ALEXANDRIA TOWNSHIP COMMITTEE**

**Meeting Agenda
October 15, 2009**

1. Approval of September 17, 2009 Minutes
2. Application 08-01, Ri-Arm Corporation
Resolution of Extension to June 30, 2009
3. Application 08-05, Randy & Beth Kelly
Resolution of Extension
4. Application 05-11, Key Equine
Resolution of Extension to December 31, 2010
5. Applications 05-06 & 05-07, Norwood Reid
Resolution of Extension to October 31, 2009
Resolution of Extension to October 15, 2009
Final Approval
6. Public Meeting on the Highlands Module 5 draft Master Plan Element of the
Alexandria Township Master Plan
7. Motion to Adjourn

A JOINT MEETING OF THE
ALEXANDRIA TOWNSHIP PLANNING BOARD AND
THE ALEXANDRIA TOWNSHIP COMMITTEE

REGULAR MINUTES

October 15, 2009

Mayor Harry Fuerstenberger called the meeting to order at 7:30 p.m., announcing that all laws governing the Open Public Meetings Act had been met, and that the meeting was duly advertised.

1. Present:

Harry Fuerstenberger, Mayor
Committeeman Harry Quick
Councilwoman Carol Hoffmann
Planning Board Chairman, Aram Papazian
William Fritsche
Robert Runge
Jacob Rick
Michelle Garay
Peter Kluber
Michael Giannone
Judith Tucker
Philip Rochelle

Other Personnel Present:

Paul Ricci, Planner
Joanna Slagle, Planner
Charles Newcomb, Planner
Gerald Philkill, Engineer
Ralph Runge, Engineer
Barbara Chabot, Secretary

Appearances:

Valerie Kimson, Esq.
Attorney for the Township Committee

Steven Gruenberg, Esq.
Attorney for the Planning Board

2. Chairman Aram Papazian announced that this was joint meeting of the Alexandria Township Planning Board and the Alexandria Township Committee.

3. Mayor Fuerstenberger asked for a roll call of the Township Committee members.

(On roll call, all members were present.)

Chairman Papazian asked for a roll call of the Planning Board members.

(On roll call, all members were present.)

Mayor Fuerstenberger turned the meeting over to the Planning Board Chairman.

4. Approval of September 17, 2009 Minutes

Ms. Hoffmann and Mr. Fritsche made corrections to the minutes, and a motion was made by Ms. Tucker to approve the minutes, seconded by Ms. Hoffmann.

(On roll call, all members voted in the affirmative, with the exception of Ms. Garay and Mr. Giannone, who abstained.)

5. Application #08-01, Ri-Arm Corporation
Resolution of Extension to June 30, 2010

Ms. Hoffmann made a motion to grant the resolution of extension, seconded by Mr. Fuerstenberger.

(On roll call, all members voted in the affirmative.)

6. Application #08-05, Randy and Beth Kelly
Resolution of Extension

Mr. Rochelle made a motion to grant the resolution of extension, seconded by Mr. Rick.

(On roll call, all members voted in the affirmative.)

7. Application #05-11, Key Equine
Resolution of Extension to December 31, 2010

Ms. Tucker made a motion that the resolution of extension be granted, seconded by Mr. Runge.

(On roll call, all members voted in the affirmative, with the exception of Chairman Papazian and Mr. Fritsche, who abstained.)

8. Applications #05-06, Norwood Reid
Resolution of Extension to October 15, 2009

John Gallina, Esq. of Flemington, New Jersey appeared representing Norwood Reid and indicated that they were waiting for the DEP on this matter, and requested that it be adjourned

Alexandria Township Planning Board
October 15, 2009

until June 30, 2010.

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Mr. Fritsche made a motion that it be so adjourned, seconded by Mr. Kluber.

(On roll call, all members voted in the affirmative.)

9. Application #05-07, Norwood Reid
Resolution of Extension to November 30, 2009

John Gallina, Esq. appeared on behalf of the applicant in this matter.

Mr. Rochelle made a motion that the resolution of extension be approved, seconded by Ms. Tucker.

(On roll call all members voted in the affirmative.)

10. Public Meeting on the Highlands Module #5
Draft Master Plan Element of the
Alexandria Township Master Plan

The public meeting was turned over to the planner to discuss the Highlands Act with both Boards, and the Court Reporter was excused.

Respectfully submitted,

Jacqueline Klapp

Alexandria Township Planning Board
October 15, 2009

Alexandria Township Highlands Module 5

Draft Highlands Master Plan Element
Meeting of the Planning Board &
Township Committee
October 15, 2009

Municipal Plan Conformance

- Basic Plan Conformance
 - Immediate mandatory requirements such as adopting resource protections
- "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

Plan Conformance Petition Deadlines

- Preservation Area – By Dec 8, 2009
 - Governing Body Resolution
- Planning Area
 - No Deadline – Petition Any time
 - Ordinance Required

Status of Basic Highlands Plan Conformance Modules

Module 1: Current Municipal Conditions & Build-Out Analysis -	100% Complete
Module 2: Land Use and Resource Capacity Analysis -	100% Complete
Module 3: Housing Element & Fair Share Plan	Extended by COAH to June 2010; Minimal 12-09 submission to HC
Module 4: Highlands Environmental Resource Inventory	Complete. HC prepared comments and revised draft to be submitted with petition.
Module 5: Highlands Master Plan Element	Draft Complete
Module 6: Highlands Regulations	To be prepared
Module 7: Self Assessment, Implementation Plan & Petition	To be prepared

Basic Conformance Next Steps

- Conduct public meeting on Mod 5 and consider public input;
- Prepare draft Highlands Ordinance for Planning Board and Township Committee review (Module 6); and
- Prepare and submit petition for Preservation Area (Module 7 – HC provided Template)

Highlands Exemptions Preservation Area

- Homeowners
- Vacant Lot Owner
- Schools
- Church
- Farmland Owners
- The exemptions in the Act allow most homeowners to proceed with home improvements or additions to schools or churches that existed in August 2004 within certain limits.

Homeowners - Exemptions

- Existing homeowners are protected by exemptions which allow expansion of existing dwellings and other improvements to the property. These include:
 - Reconstruction of any building or structure for any reason within 125 percent of the footprint of the lawfully existing impervious surfaces on the site (maximum of one-quarter acre impervious coverage)
 - Any improvement to a legally existing single-family dwelling in existence on August 10, 2004, including but not limited to an addition, garage, shed, driveway, porch, deck, patio, swimming pool, or septic system

Vacant Lot Owner - Exemptions

- Any vacant lot, regardless of size, that existed as of August 10, 2004 is entitled to an exemption for the construction of a single family dwelling for the owners own use.
- Lots existing as of August 10, 2004 are also exempt from the Highlands Act or RMP when less than one acre is disturbed for the construction.

Schools & Houses of Worship - Exemptions

- Schools will not be affected by Highlands Act and the Regional Master Plan since they are an exempt as a category of use
- Houses of Worship - Any improvement to a place of worship owned by a nonprofit entity, society or association, or association organized primarily for religious purposes, or a public or private school, or a hospital, in existence August 10, 2004, including new structures and additions to an existing building or structure, a site improvement, or a sanitary facility.

Farmland Owners

- Farmland Owners
 - When located in the Agricultural Resource Area, agriculture is encouraged and the RMP provides for the expansion of agricultural uses.
 - Township is entirely in the ARA
 - If woodlands on farm parcels exist, the RMP prioritizes preservation of the woodlands. Woodland management conducted for Farmland Assessment purposes is an exempt activity.
 - Must have an approved Woodland Management Plan

Land Uses

- A review/comparison between municipal and Highlands to be conducted to assess compatibility
 - If incompatible zoning amendments are necessary
- Prior to review, the existing uses shall remain in effect for non-exempt development, and must comply with:
 - all resource constraints;
 - all applicable provisions of the NJDEP Highlands Water Protection and Planning Act Rules (N.J.A.C. 7:38) and the NJ Dept. of Agriculture Ag. Development in the Highlands Rules (N.J.A.C. 2:92); and
 - Highlands density and intensity requirements

Waivers & Requirements

- The DEP may grant waivers on a case-by-case basis conditioned upon the DEP's determination that the statutory standards are met. A major Highlands Development may obtain one of the following three waivers:
 - Public Health and Safety
 - Redevelopment in previously developed areas as identified by the Highlands Council
 - Any areas for possible redevelopment shall be either a brownfield site designated by DEP or a site with at least 70% impervious coverage.
 - To avoid a Taking of Property without Just Compensation

Highlands Master Plan Key Elements

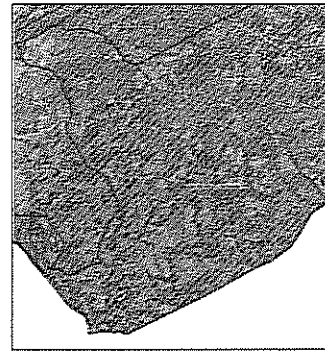
- Policies, Goals and Objectives
- Land Use Plan
- Housing Plan – to be submitted separately
- Conservation Plan
- Utility Services Plan
- Circulation Plan
- Land Preservation and Land Stewardship Plan
- Agricultural Retention/Farmland Preservation Plan
- Community Facility Plan
- Sustainable Economic Development Plan
- Historic Preservation Plan
- Development Transfer Plan (Optional)

Land Use Plan

- Highlands zones and sub-zones
- Land Uses
- Density and Intensity of Development
- Cluster Development
- Land Use Inventory
- Redevelopment Planning

Agricultural Resource Areas (ARA)

- Agricultural and horticultural uses
- residential cluster development wherever the minimum thresholds can be satisfied (80% open space set aside required);
 - Residential development concentrated on a limited portion of a much larger tract;
 - Remaining land permanently deed-restricted for agriculture (as a priority), conservation or open space; and
 - Held in common by the homeowners or dedicated to the municipality or other appropriate entity.



Cluster Development

- As follow-up to adoption of the Highlands Element, the Board will examine the opportunities for cluster development on a municipal-wide basis using
- Cluster locations will be based on:
 - water and wastewater treatment capacity,
 - natural resource constraints,
 - proximity to infrastructure,
 - suitability of Zone and Sub-Zone,
 - potential to enhance community character, and
 - efforts to achieve center-based development.

Cluster Development

- Cluster locations *must be* designed to maximize environmental protection and agricultural conservation while minimizing the overall number of isolated cluster developments in keeping with all other considerations.
 - Any lawfully existing or approved residential development in the Ag. Resource Area as of the date of adoption of the implementing Ordinances, shall remain a permitted use.

Density and Development

- Density or intensity of development standards:
 - water availability or available septic system yield
 - efficient use of new or extended water and wastewater utility infrastructure serving new development.
 - Amended standards SHALL NOT apply to lawfully existing or approved development at the time of adoption of the ordinances.
 - Amended standards SHALL apply to modifications or improvements to existing development that increase demand for water or increase septic system flow.

Density and Development

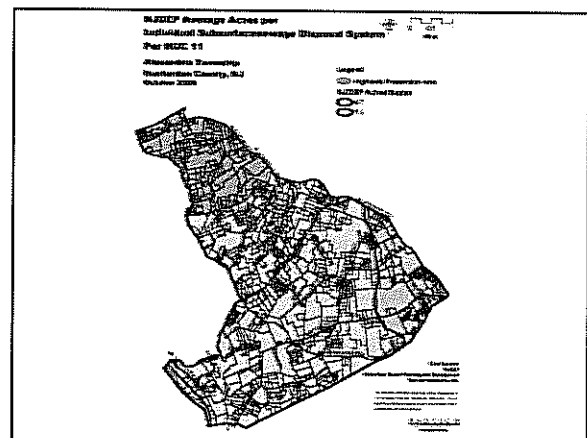
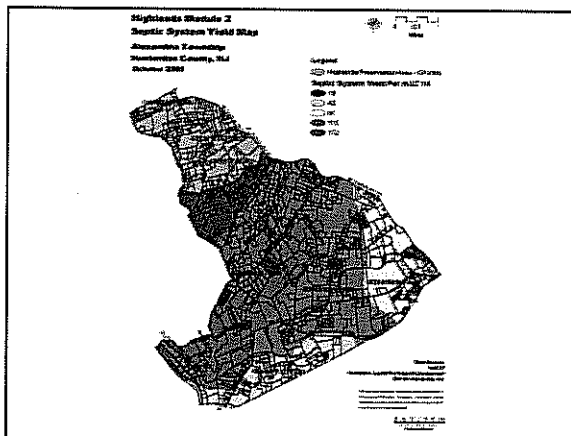
- Comprehensive analysis follows Highlands Element adoption to determine specific density and intensity allowances for future non-exempt development in the Highlands Area
- Analysis takes place with assistance of the HC Staff after Basic Plan Conformance
- Analysis to determine:
 - 1) Capacity for future growth and development;
 - 2) Where growth may be appropriate in the community; and
 - 3) Specific allocations of growth within the Highlands Zones and Sub-Zones
- Until the analysis can be completed, applications for development require project-by-project review

Basic Plan Conformance Septic Systems – Key Provisions

- **Preservation Area.**
 - Shall meet NJDEP septic system density requirements (N.J.A.C. 7:38).
- **Planning Area – Nitrate Targets**
 - Existing Community Zone – 2 mg/L, maximum
 - Conservation Zone – 1.87 mg/L, maximum
 - Protection Zone – 0.72 mg/L, maximum
 - Cluster Development Nitrate Targets - not to exceed 10 mg/L (safe drinking water standard)

Module 2 Build-Out Results

HUC14	BUBWATERSHED NAME	Conservation Zone Yield	Conservation Zone – EC Constrained Yield	Protection Zone Yield	TOTAL
2030105020030	Mulhockaway Creek	0	0	0	0
2030105020060	Capepatulin Creek	61	0	0	61
2030105020070	Renton R SB (River Rd to Spruce Run)	0	0	0	0
2040105170020	Hokihokoke Creek	19	0	0	19
2040105170030	Hokihokoke Creek (and to Hokihokoke Ck)	164	3	5	172
2040105170040	Nishisikawick Creek (above 40d 33m)	115	0	0	115
2040105170050	Nishisikawick Creek (below 40d 33m)	42	0	0	42
	TOTAL	421	3	5	429
	Preservation Area Yield	13			13



Net Density/Intensity Standards

Public water / Public sewer - minimums

- New Single-Family Residential Development.
 - Two (2) dwelling units per acre (DU/AC) min.
- New Multi-Family Residential Development. (Optional)
 - Six (6) dwelling units per acre (DU/AC) min.
- New Non-Residential Development.
 - Shall not be less than 0.84 F.A.R. If no F.A.R. in existing ordinance, then the .84 shall also apply as a maximum allowance
 - F.A.R. provisions shall not override the existing Township maximum building height restrictions

Basic Plan Conformance

Public Water Supply Utilities – Key Provisions

- Preservation Area
 - New, expanded, or extended public water systems are prohibited unless exempt from the Highlands Act, or unless waiver is granted by DEP
- Planning Area
 - Protection Zone, Conservation Zone, and Environmentally-Constrained Sub-Zones. New, expanded, or extended public water systems are permitted only where approved by the Highlands Council

Basic Plan Conformance

Public Water Supply Utilities – Key Provisions

- Preservation Area
 - New, expanded or extended wastewater collection and treatment systems - exempt or DEP waiver pursuant to N.J.A.C. 7:38
- Planning Area
 - Protection Zone, Conservation Zone, and Environmentally-Constrained Sub-Zones. Only where approved by the Highlands Council

Highlands Total Build-Out

vs.

COAH 2018 Build-Out

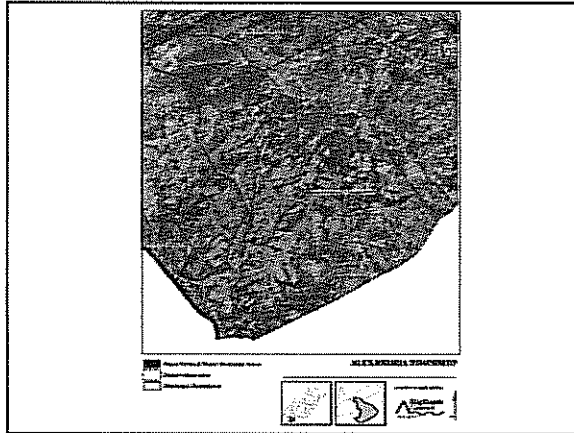
Affordable Unit Generators	Affordable Units Highlands	Affordable Units COAH
CO's 1/04-2/09	28.9	28.9
Highlands Total Growth Share	86.8 (2.6 Pres) (84.2 Planning)	
COAH 2009-2018 Growth Share		68
Total 2009-2018 Growth Share		96.9
Prior Round Fair Share Obligation (Unmet Need)	22	22
Total Fair Share Obligation	137.7	118.9

Conservation Plan

- Forest Resources
- Highlands Open Waters and Riparian Areas
- Steep Slopes
- Critical Habitat
- Carbonate Rock (n/a)
- Lake Management (n/a)
- Water Resources Availability
- Prime Groundwater Recharge Areas
- Water Quality
- Wellhead Protection
- Low-Impact Development

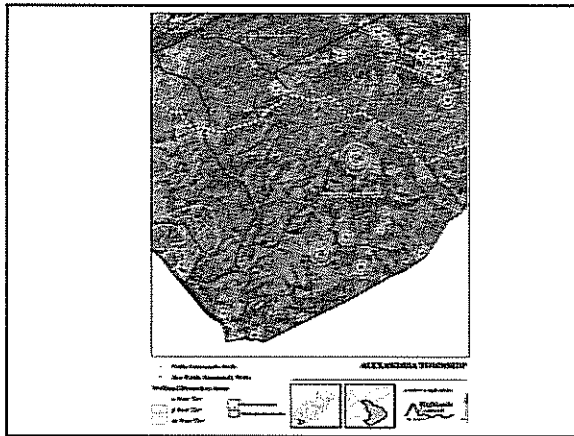
Prime Groundwater Recharge Areas

- Major Potential Contaminant Source (PCS) expressly prohibited
- Minor Potential Contaminant Source (PCS) shall be permitted only where conditioned approval of an Operations and Contingency Plan.
 - Approved by the Board of Health, detailed information on design and management & the means available to contain and remedy any contaminant discharges



Wellhead Protection Areas

- 3 Tiers
 1. Major or Minor Potential Contaminant Source (PCS) shall be expressly prohibited from any portion of "Tier 1 Wellhead Protection Area"
 2. Major PCS shall be expressly prohibited from any portion of the Highlands Area
 1. Minor PCS permitted only on approval of an Operations and Contingency Plan.
 3. Major or Minor PCS permitted only on approval of an Operations and Contingency Plan



Redevelopment

- Brownfields
- Grayfields
- Highlands Redevelopment Areas (70% or greater impervious coverage)
- Alexandria may identify candidate Brownfields and Highlands Redevelopment sites
 - Known Contaminated Sites (i.e. Crown Vantage Landfill)

Historic / Cultural Resources

- The following sites, districts and properties are listed in the Highlands Historic and Cultural Resources Inventory:
 - Little York Historic District (ID#1559) - County Route 614 and Sweet Hollow Road
 - Mount Pleasant Historic District (ID#1561) - County Route 519 and Rick Road
 - Curtis Paper Mill Historic District (ID#4197) - Frenchtown Road
 - Pittstown Historic District (ID#1589) - Pittstown and Quakertown roads and Race Street
 - Everittstown Historic District (ID#1558) - Intersection of NJ Routes #12 and 15, and Palmyra Road
 - Mount Salem Methodist Episcopal Church (ID#1562) - County Route 579
 - St. Thomas Episcopal Church (ID#1563) - Sky Manor Road
 - Martin Mine, Petty Mine, Wright Mine, and three unnamed mines

Highlands Scenic Resources Inventory

- Schick Reservation, 311 acres on Schick Road

Questions / Comments

111 Main St.
Flemington, NJ 08822
908.782.0835

joannaslagle@banisch.com
davidbanisch@banisch.com

Alexandria Township Highlands Module 5

Draft Highlands Master Plan Element
Meeting of the Planning Board &
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October 15, 2009

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Highlands Master Plan Key Elements

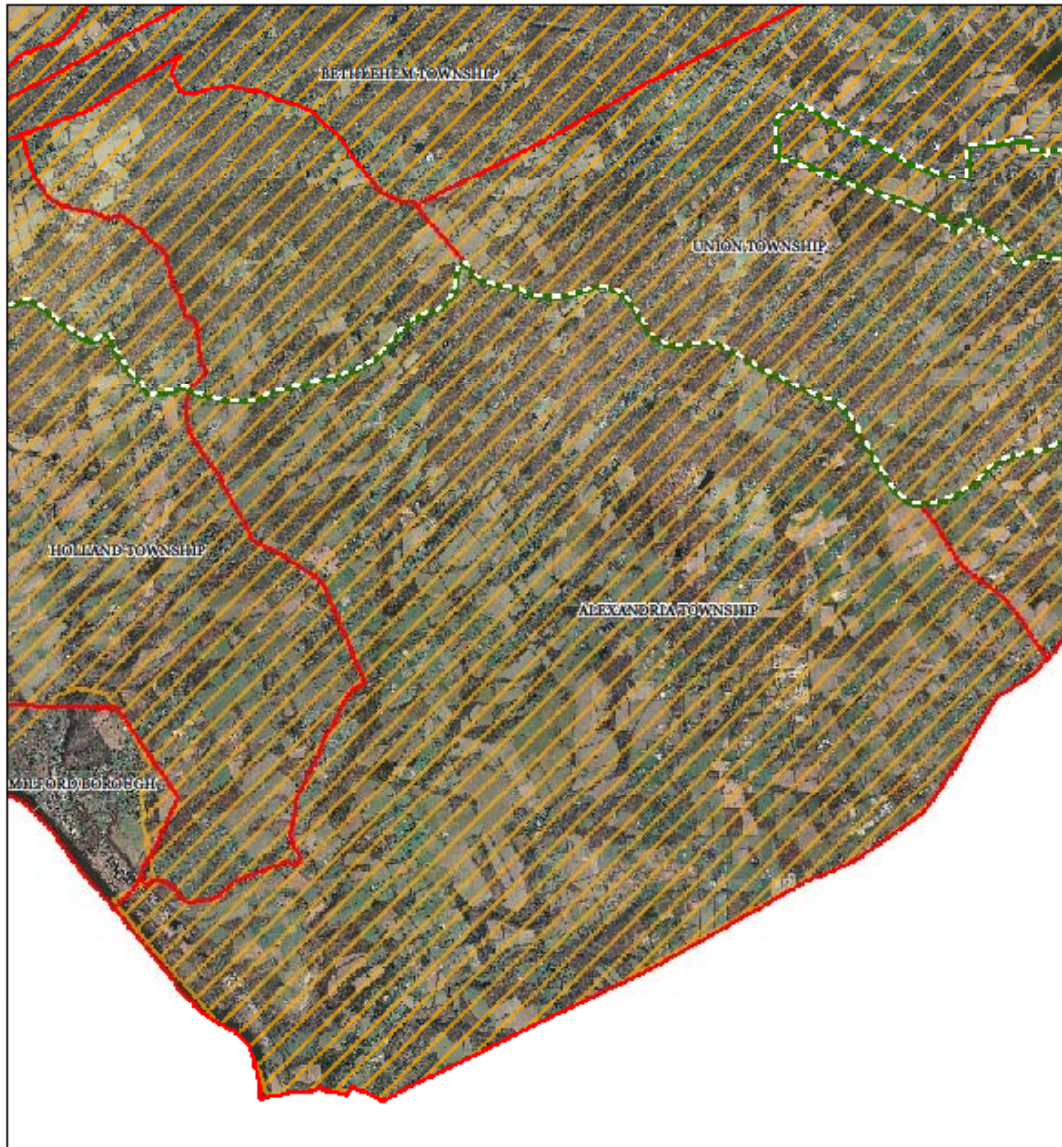
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Land Use Plan

- Highlands zones and sub-zones
- Land Uses
- **Density and Intensity of Development**
- **Cluster Development**
- Land Use Inventory
- Redevelopment Planning

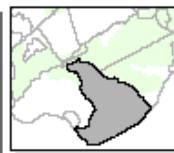
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-  Agricultural Resource Area
-  Preservation Area
-  Municipal Boundaries

ALEXANDRIA TOWNSHIP



1 inch = 0.956 miles



Cluster Development

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Basic Plan Conformance

Septic Systems – Key Provisions

■ **Preservation Area.**

- Shall meet NJDEP septic system density requirements (N.J.A.C. 7:38).

■ **Planning Area – Nitrate Targets**

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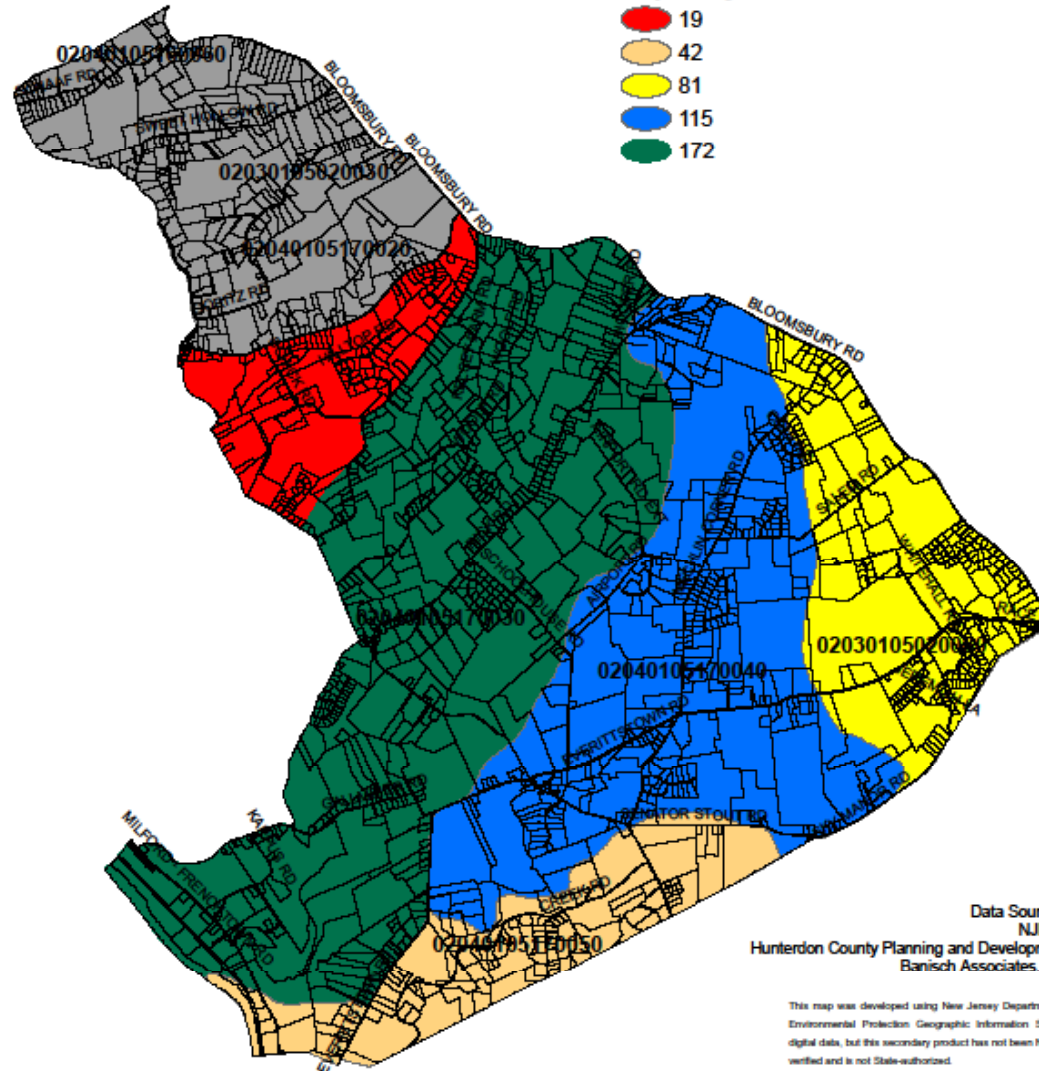
Highlands Module 2 Septic System Yield Map

Alexandria Township
Hunterdon County, NJ
October 2009



Legend

- Highlands Preservation Area - 13 Units
- Septic System Yield Per HUC 14
 - 19
 - 42
 - 81
 - 115
 - 172



Data Sources:
NJDEP
Hunterdon County Planning and Development
Banisch Associates, Inc.

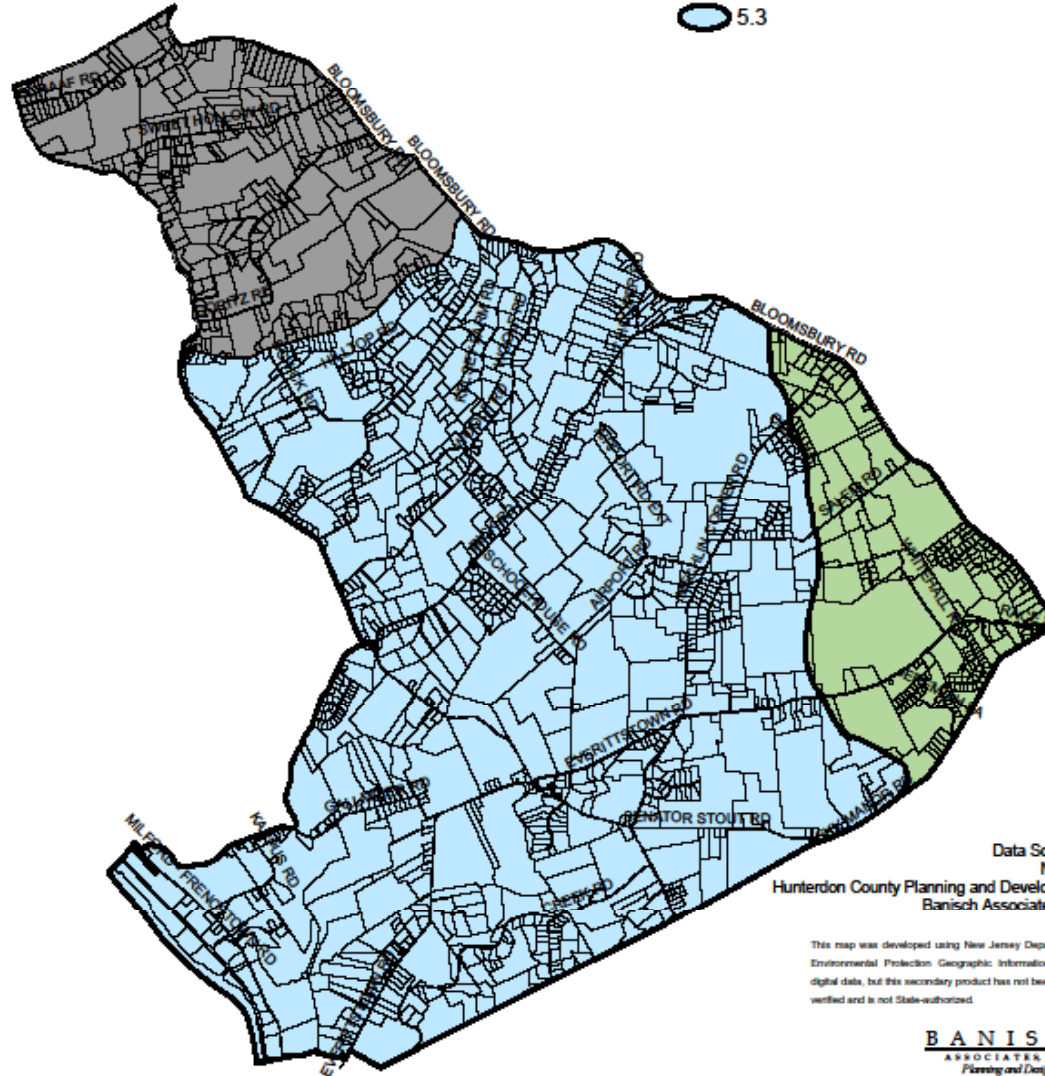
This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-authorized.

NJDEP Average Acres per Individual Subsurface Sewage Disposal System Per HUC 11

Alexandria Township
Hunterdon County, NJ
October 2009



- Legend
- Highlands Preservation Area
 - NJDEP Acres/Septic
 - 4.7
 - 5.3



Data Sources:
NJDEP
Hunterdon County Planning and Development
Banisch Associates, Inc.

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BANISCH
ASSOCIATES, INC.
Planning and Design

Net Density/Intensity Standards

Public water / Public sewer - minimums

- New Single-Family Residential Development.
 - Two (2) dwelling units per acre (DU/AC) min.
- New Multi-Family Residential Development. (Optional)
 - Six (6) dwelling units per acre (DU/AC) min.
- New Non-Residential Development.
 - Shall not be less than 0.84 F.A.R. If no F.A.R. in existing ordinance, then the .84 shall also apply as a maximum allowance
 - F.A.R. provisions shall not override the existing Township maximum building height restrictions

Basic Plan Conformance

Public Water Supply Utilities – Key Provisions

■ Preservation Area

- New, expanded, or extended public water systems are prohibited unless exempt from the Highlands Act, or unless waiver is granted by DEP

■ Planning Area

- Protection Zone, Conservation Zone, and Environmentally-Constrained Sub-Zones. New, expanded, or extended public water systems are permitted only where approved by the Highlands Council

Basic Plan Conformance

Public Water Supply Utilities – Key Provisions

- Preservation Area

- New, expanded or extended wastewater collection and treatment systems - exempt or DEP waiver pursuant to N.J.A.C. 7:38

- Planning Area

- Protection Zone, Conservation Zone, and Environmentally-Constrained Sub-Zones. Only where approved by the Highlands Council

Highlands Total Build-Out vs. COAH 2018 Build-Out

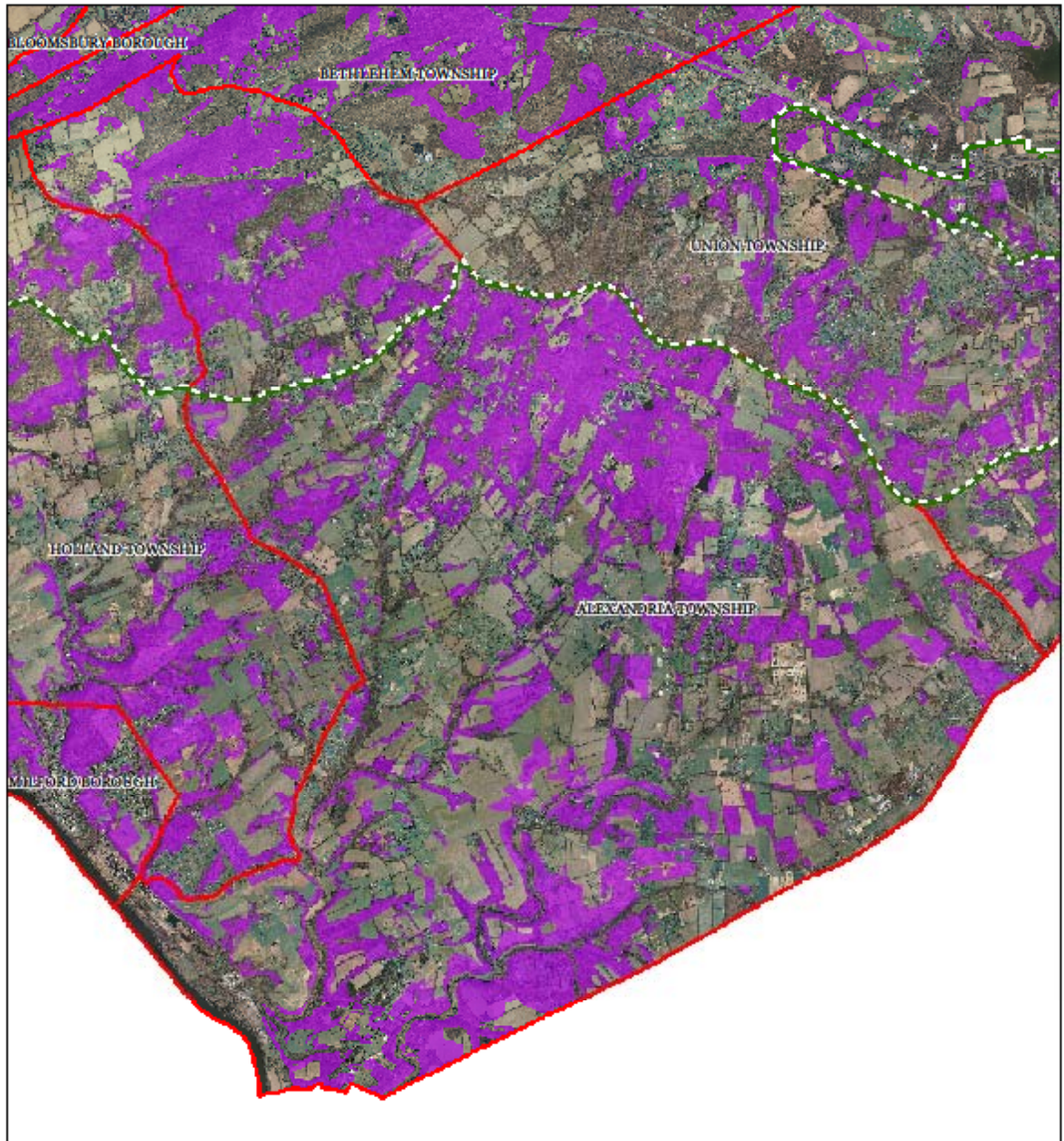
Affordable Unit Generators	Affordable Units Highlands	Affordable Units COAH
CO's 1/04-2/09	28.9	28.9
Highlands Total Growth Share	86.8 (2.6 Pres) (84.2 Planning)	
COAH 2009-2018 Growth Share		68
Total 2009-2018 Growth Share		96.9
Prior Round Fair Share Obligation (Unmet Need)	<u>22</u>	<u>22</u>
Total Fair Share Obligation	137.7	118.9

Conservation Plan

- Forest Resources
- Highlands Open Waters and Riparian Areas
- Steep Slopes
- Critical Habitat
- Carbonate Rock (n/a)
- Lake Management (n/a)
- Water Resources Availability
- **Prime Groundwater Recharge Areas**
- Water Quality
- **Wellhead Protection**
- Low-Impact Development

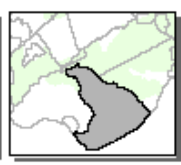
Prime Groundwater Recharge Areas

- Major Potential Contaminant Source (PCS) expressly prohibited
- Minor Potential Contaminant Source (PCS) shall be permitted only where conditioned approval of an Operations and Contingency Plan.
 - Approved by the Board of Health, detailed information on design and management & the means available to contain and remedy any contaminant discharges



- Prime Ground Water Recharge Areas
- Preservation Area
- Municipal Boundaries

ALEXANDRIA TOWNSHIP



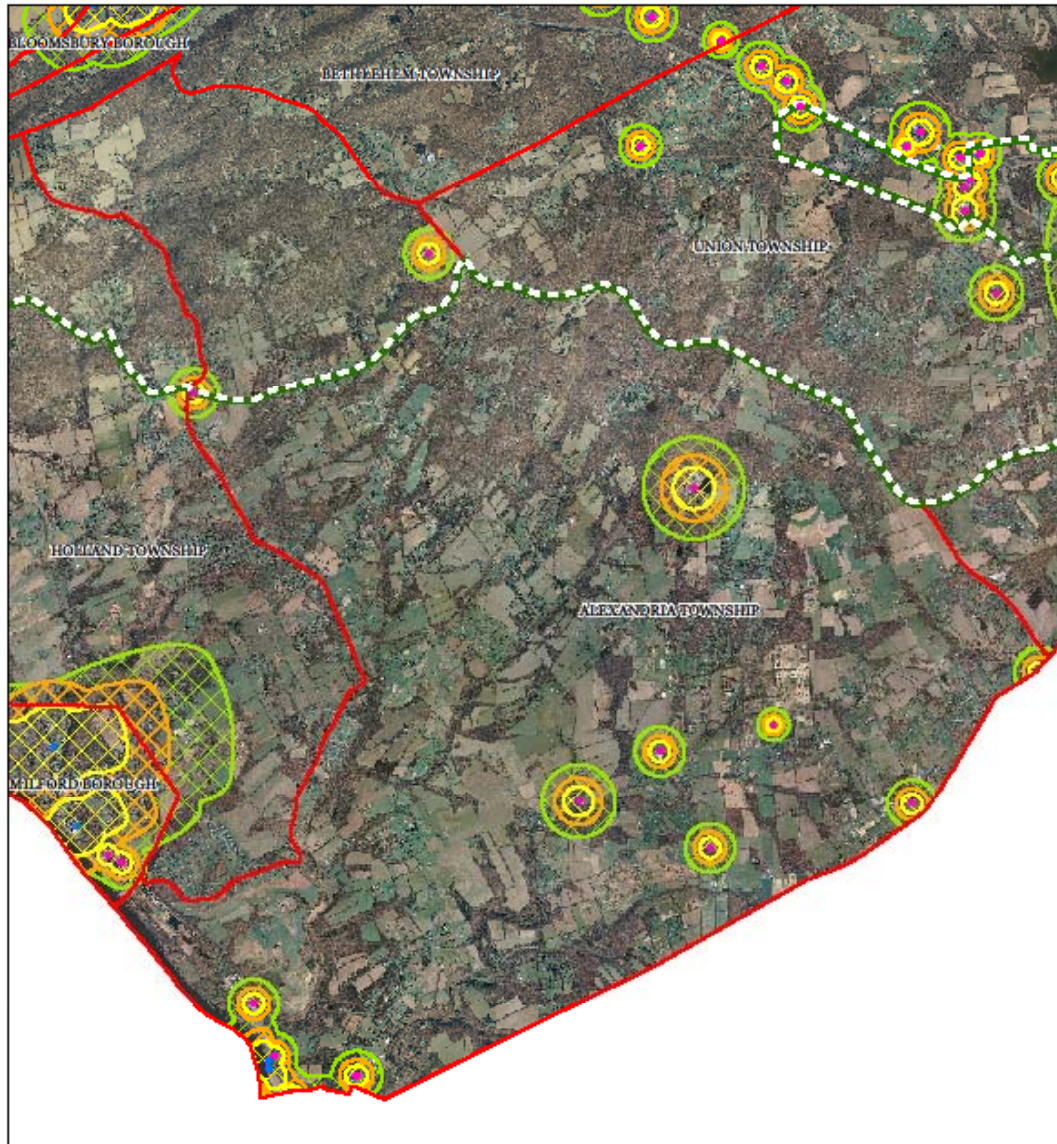
1 inch = 0.956 miles



Wellhead Protection Areas

- 3 Tiers

1. Major or Minor Potential Contaminant Source (PCS) shall be expressly prohibited from any portion of “Tier 1 Wellhead Protection Area”
2. Major PCS shall be expressly prohibited from any portion of the Highlands Area
 1. Minor PCS permitted only on approval of an Operations and Contingency Plan.
3. Major or Minor PCS permitted only on approval of an Operations and Contingency Plan



- Public Community Wells
- Non-Public Community Wells

Wellhead Protection Areas

- 2-Year Tier
- 5-Year Tier
- 12-Year Tier
- Preservation Area
- Municipal Boundaries

ALEXANDRIA TOWNSHIP

1 inch = 0.956 miles

Redevelopment

- Brownfields
- Grayfields
- Highlands Redevelopment Areas (70% or greater impervious coverage)
- Alexandria may identify candidate Brownfields and Highlands Redevelopment sites
 - Known Contaminated Sites (i.e. Crown Vantage Landfill)

Historic / Cultural Resources

- The following sites, districts and properties are listed in the Highlands Historic and Cultural Resources Inventory:
 - Little York Historic District (ID#1559) - County Route 614 and Sweet Hollow Road
 - Mount Pleasant Historic District (ID#1561) - County Route 519 and Rick Road
 - Curtis Paper Mill Historic District (ID#4197) - Frenchtown Road
 - Pittstown Historic District (ID#1589) - Pittstown and Quakertown roads and Race Street
 - Everittstown Historic District (ID#1558) - Intersection of NJ Routes #12 and 15, and Palmyra Road
 - Mount Salem Methodist Episcopal Church (ID#1562) - County Route 579
 - St. Thomas Episcopal Church (ID#1563) – Sky Manor Road
 - Martin Mine, Petty Mine, Wright Mine, and three unnamed mines

Highlands Scenic Resources Inventory

- Schick Reservation, 311 acres on Schick Road

Questions / Comments

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