



State of New Jersey

Highlands Water Protection and Planning Council
100 North Road (Route 513)
Chester, New Jersey 07930-2322
(908) 879-6737
(908) 879-4205 (fax)
www.nj.gov/njhighlands



PHILIP D. MURPHY
Governor

CARL RICHKO
Chairperson

SHEILA Y. OLIVER
Lt. Governor

LISA J. PLEVIN
Executive Director

CONSISTENCY REVIEW AND RECOMMENDATIONS REPORT

PETITION FOR HIGHLANDS CENTER DESIGNATION TOWNSHIP OF CLINTON, HUNTERDON COUNTY

Prepared by the State of New Jersey Highlands Water Protection and
Planning Council in Support of the Highlands Regional Master Plan

MAY 18, 2022

**FOR CONSIDERATION AT THE JUNE 16, 2022 MEETING OF THE
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
Petition for Highlands Center Designation –Consistency Review and Recommendations Report**

INTRODUCTION

The New Jersey Highlands Water Protection and Planning Council (“Highlands Council”) approved the Township of Clinton’s Petition for Plan Conformance on June 18, 2015, by adoption of Resolution #2015-13. The Township conformance area is municipal-wide and consists of 643 acres in the Preservation Area and 21,064 acres in the Planning Area. Since the time of Highlands Council approval, the Township has made steady progress toward completion of all required Plan Conformance implementation tasks, as set forth in the Highlands Implementation Plan and Schedule.

In the process of completing its Petition for Plan Conformance, the Township determined, and the Highlands Council concurred, that Highlands Center designation should be studied for the municipality. This initiative was completed with assistance of Highlands Council funding, as an eligible component of the Highlands Council Plan Conformance program. The resultant analyses proposes the designation of two Highlands Centers within the Township, which are intended to advance the goals and intents of both the Township Master Plan and the Highlands Regional Master Plan (RMP).

The Township petitioned the Highlands Council for designation of a Highlands Center on August 23, 2019. Highlands Council staff subsequently found the petition to be insufficient for review pending additional information on water supply constraints. The Township submitted additional information on August 18, 2021 and September 3, 2021 and requested the Highlands Council initiate a review of the petition on September 14, 2021.

This Consistency Review and Recommendations Report (“Report”) has been prepared by Highlands Council Staff for consideration by the Highlands Council as to the consistency of the Center Designation, proposed by the Township of Clinton, with the RMP. The Report begins with a brief summary of Plan Conformance activities, including a Plan Conformance status update indicating completion of required implementation tasks by date.

While a single petition and consistency review is presented for the proposed Highlands Centers, due to the distinct nature of those Centers, the petition is separated into two resolutions for Highlands Council consideration. Each Center is proposed to be subject to the same conditions set forth in this Consistency Review; however, the Township, should it choose, may implement the Centers at different times based on need and schedule.

**FOR CONSIDERATION AT THE JUNE 16, 2022 MEETING OF THE
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
Petition for Highlands Center Designation –Consistency Review and Recommendations Report**

REPORT SUMMARY

Municipality: Township of Clinton, Hunterdon County

Date of Amended Petition Submission: August 23, 2019

Date Deemed Complete: September 14, 2021

Highlands Center Proposal: Clinton Township Center

Staff Recommendation: Approval subject to conditions

PLAN CONFORMANCE STATUS UPDATE

Implementation Task	Completion
1. Petition for Plan Conformance	Approved by Highlands Council 6/18/15
2. Planning Area Petition Ordinance	Adopted 9/9/15
3. Master Plan Reexamination Report	Adopted 11/16/15
4. Highlands Municipal Referral Ordinance	Adopted 5/25/16
5. Highlands Master Plan Element	Adopted 3/9/17
6. Highlands Land Use Ordinance	Adopted 1/27/21
7. Highlands Center Designation Study	8/23/19
8. Wastewater Management Plan (WMP)	In Progress

**FOR CONSIDERATION AT THE JUNE 16, 2022 MEETING OF THE
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
Petition for Highlands Center Designation –Consistency Review and Recommendations Report**

A. REVIEW OF ADMINISTRATIVE SUBMITTALS

1. Highlands Center Feasibility Report

B. SUBSTANTIVE REVIEW

The Township of Clinton completed a feasibility study for designation of a Highlands Center(s) within the municipality. With the assistance of its planning consultant, this effort culminated in production of a report entitled “Petition for Plan Conformance: Annandale Highlands Center Designation,” dated August 23, 2019. Upon Highlands Council review, staff found the Petition to be insufficient for review due to pending water supply and infrastructure issues. The Township submitted additional information in September 2021. On September 14, 2021 the Township 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 Center. The Highlands Center Feasibility Report is attached as Appendix A.

1. Proposed Boundaries.

Boundary Summary: The majority (97%) of Clinton Township is located in the Planning Area. The Township is petitioning for the creation of a Highlands Center. The proposed center has two distinct areas, both located in the Planning Area.

The first area (see Appendix A) is located east of the Township’s border with the Town of Clinton, just to the west of the intersections of Routes 31 and 78. The area extends just past NJ Transit’s Raritan Valley Line. This portion of the proposed center contains the historic area of Annandale and is largely located in the Highlands Existing Community Zone. The easternmost portion of the proposed center contains a large vacant parcel currently designated as Conservation Zone. For the purposes of this report, this shall be referred to as the Annandale Center.

The second area lies to the north of the Town of Clinton along Route 31. The second section of the proposed center, referred to as the Route 31 Center, is a largely developed commercial corridor, a single parcel in depth, and lies entirely in the Highlands Existing Community Zone.

Annandale Center Summary

The Annandale Center is constituted primarily of Existing Community Zone with two areas of Conservation Zone. The existing designation of Conservation Zone in the RMP precludes the provision of new or extended public water and wastewater to the area and would limit the ability to place the areas in a sewer service area. The approval of a center designation would allow the extension of infrastructure and the inclusion of the sites in a sewer service area.

The area of Existing Community Zone is comprised of single family and multi-family residential developments along with some institutional/educational uses. The Annandale

**FOR CONSIDERATION AT THE JUNE 16, 2022 MEETING OF THE
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
Petition for Highlands Center Designation –Consistency Review and Recommendations Report**

Train Station services the area and includes a park and ride facility. Large portions of the area are located in the rights of way for Routes 78, 22, and 31, along with their associated intersections.

The first concentration of Conservation Zone is located on Block 30, Lot 35, a site owned and occupied by the Church of the Immaculate Conception. The site was developed prior to the Highlands Act and future expansion would be exempt due to its status as a religious institution.

The other concentration of Conservation Zone is located just north of the Annandale Train Station, primarily consisting of Block 46, Lots 33 and 33.01. This site is currently approved for a 21-unit residential development with roads and substantial infrastructure and utilities already installed, including paved roads, stormwater drainage and fire water mains, hydrants and storage tanks; the open land has been cleared and is currently farmed. The property is located in an existing public water franchise area with an 8-inch water main extending north into Lot 33 from the adjacent Annandale train station but is not currently serviced by either public water or wastewater. The property is not located in an existing sewer service area. The property is currently identified in the Township's Fair Share Plan as being proposed for a 400-unit inclusionary development. Inclusion of the area in a Highlands Center is necessary to provide both public water and wastewater to the site.

Route 31 Center Summary

The Route 31 Center, located along Route 31 north of Clinton Town, is currently designated Existing Community Zone in the RMP. This existing designation permits the service of the area by public water and public wastewater. The area is located in an existing sewer service area. The area is noted as being in a moderate deficit of net water availability (-0.115 mgd). The area is characterized by existing highway commercial and office development.

C. FINDINGS

In accordance with the adopted Plan Conformance Procedures (2019) the following criteria should be used to determine if a proposed center is consistent with the goals, policies, and objectives of the RMP. Findings related to each criteria are provided below.

- 1) The proposed Highlands Center is located in an area with sufficient water availability, water supply, wastewater, and transportation capacity and is appropriate for increased land use intensity;
- 2) The proposed Highlands Center is consistent with the resource protection standards of the Regional Master Plan, in accordance with the intent and purpose of the Highlands Act;
- 3) The proposed Highlands Center is consistent with the Smart Growth and Low Impact Development (LID) standards of the Regional Master Plan; and
- 4) There is a need for land uses within the community that may be met by the Highlands Center, particularly those that complement local and regional (or sub-regional) socio-economic needs,

**FOR CONSIDERATION AT THE JUNE 16, 2022 MEETING OF THE
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
Petition for Highlands Center Designation –Consistency Review and Recommendations Report**

provide for affordable housing, increased transit opportunities, and the potential use of Highlands Development Credits.

- 1) Sufficient Infrastructure:
 - a. Finding: The proposed centers can be determined to be in an area appropriate for increased land use intensity provided the conditions found below are met.

Water Service: Clinton Township is provided with public water service primarily from the Town of Clinton Water Department which also provides water to the Town of Clinton, Union Township, High Bridge Borough, and Lebanon Borough. The Town of Clinton Water Department indicates that there is approximately 21,217 gallons per day available for all communities served by the utility. Some of this remaining allocation has been encumbered by “will serve” letters issued for various affordable housing sites in both the Town of Clinton and Clinton Township. The Township recently requested that 20,145 gallons per day of this capacity be transferred by the Town to the Township to be held in trust for this and other Township affordable housing projects. The Township expects this additional water capacity allocation to be approved in Q1 2022. Finally, 29,745 gallons per day has already been transferred to Clinton Township (per a court order) and is being held in trust for use in these and other affordable housing projects.

The centers proposed are both located in areas noted as being in a net water availability deficit. Specific conditions and details regarding each center area and available water infrastructure are provided below. However, an overarching goal for both centers shall be to comply with RMP Objective 2B8b which requires that any proposed new consumptive or depletive water uses in a current deficit area shall only occur under a completed and adopted Water Use and Conservation Management Plan, and each project shall, in addition, provide for mitigation.

Annandale Center

The Annandale Center is located in HUC-14 subwatershed 02030105020050 Beaver Brook (Clinton), which is in a net water availability deficit of -1.558 million gallons per day (mgd).

RMP Policy 2B3 and Objective 2B3b permit the use of up to 2% of Ground Water Capacity to service development (conditional water availability) when located in the Existing Community Zone, or 1% in the Conservation Zone and Protection Zone. Ground Water Capacity is listed in Appendix D of the Highlands Council Water Resources Technical Report Volume 2. The Ground Water Capacity for HUC-14 subwatershed 02030105020050 is 1,233 mgd. Therefore, in the Conservation Zone, 1% would make 12,330 gpd available, and in the Existing Community Zone 2% or 24,600 gpd would be available for use for the entire HUC-14. Assuming designation of the Annandale area as a Highlands Center, this would indicate that the Highlands Council finds that it is appropriate to make available 2% of the Ground Water Capacity for use, prioritized in accordance with Objective 2B4a.

Although the Annandale Center is primarily serviced by Clinton Water Department and will not require additional water capacity, the Township is also proposing a new public community water system to provide potable water to Block 46, Lots 33 and 33.01 (proposed inclusionary development of 400 units).

**FOR CONSIDERATION AT THE JUNE 16, 2022 MEETING OF THE
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
Petition for Highlands Center Designation –Consistency Review and Recommendations Report**

Should this new water use not be able to be considered under the above 2% Conditional Net Water Availability standards (Policy 2B3), then this or any other new consumptive or depletive water use proposed in the HUC-14 over the Conditional Net Water Availability limit would require an equal reduction in existing water use in the same HUC-14 subwatershed. This could be accomplished through a number of methods, potentially identified in a Water Use and Conservation Management Plan. Additional recommended conditions to address net water availability are found in the Staff Recommendations and Conditions section of this report.

Route 31 Center

The Route 31 Center is located in HUC-14 subwatershed 02030105010080 Raritan R SB (Spruce Run-StoneMill gage), which is in a net water availability deficit of -0.115 mgd.

RMP Policy 2B3 and Objective 2B3b permit the use of up to 2% of Ground Water Capacity to service development (conditional water availability) when located in the Existing Community Zone. The Ground Water Capacity for HUC-14 subwatershed 02030105010080 is 0.681 mgd. Therefore, in the Existing Community Zone, 2% or 13,620 gpd would be available for use for the entire HUC-14, to be prioritized in accordance with Objective 2B4a. It is expected that any new development in the Route 31 Center will be serviced by Clinton Water Department and therefore will not require any increase in the deficit or the use of Conditional Water Availability. However, should any new consumptive or depletive water use be proposed over conditional water availability limits, it would require an equal reduction in existing water use in the HUC-14 subwatershed. This could be accomplished through a number of methods, potentially identified in a Water Use and Conservation Management Plan. Additional recommended conditions to address net water availability are found in the Staff Recommendations and Conditions section of this report.

Wastewater Service:

Clinton Township is provided with wastewater service primarily from the Clinton Town Wastewater Treatment Plant (WWTP) (NJPDES permit # NJ0020389) which also serves Clinton Town, Union Township, High Bridge Borough, Lebanon Township, and Franklin Township. Clinton Town WWTP has an approved and operative total permitted system capacity of 2.03 MGD, which is contracted out to each contributing municipality. As of November 2021, Clinton Town WWTP is at 72.5% capacity, with an existing flow of 1.472 MGD, which does not include the build-out from all contributing municipalities. The Maximum 12-Month Rolling Average over 5-years (existing flow) for Clinton Township portion is approximately 0.363001 MGD with a projected build-out of 0.49102 MGD. Clinton Township is allocated 0.548222 MGD from Clinton Town WWTP.

Any remaining capacity has been allocated to the Township's affordable housing efforts, with little, if any, available for additional development. There is some additional sewage capacity held by a local private entity which may be available for a premium.

The largest development opportunity lies within the Annandale Center on Block 46, Lots 33 and 33.01, which is a proposed inclusionary development of 400 units. The site is not currently located in a sewer service area. The developer is seeking to place the site in a sewer service area and use an onsite discharge to groundwater system to address the wastewater needs of the development. This will require the

**FOR CONSIDERATION AT THE JUNE 16, 2022 MEETING OF THE
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
Petition for Highlands Center Designation –Consistency Review and Recommendations Report**

inclusion of the property in a sewer service area and is not dependent upon available capacity from the Clinton Town WWTP. Any such system would require NJDEP approval.

Where opportunities do not exist to connect to an existing or proposed wastewater system, a condition of approval for the Highlands Land Use Ordinance will maintain the septic densities and other requirements of the Existing Community Zone. Protection Zone densities will apply in the Highlands Environmental Resource Zone (HERZ) which are further described below under Resource Protection Standards section #2 below.

Transportation

As discussed above, the Annandale Center contains a Train Station on NJ TRANSIT's Raritan Valley Line as well as a park and ride facility. In accordance with RMP Policy 5D1 and objective 5D1b, development or redevelopment in the Annandale Center should occur in a manner that provides convenient access to all modes of transportation, including rail.

In addition to the Annandale Station, a train station is also available in High Bridge Borough, and a park and ride bus terminal is available at the intersection of Route 31 and 78. The Hunterdon County LINK system provides inter-county transit connections. Overall, the proposed centers are well serviced by public transit links, local, county, state, and interstate highways.

2) Resource Protection Standards

- a. Finding: To address consistency with the resource protection standards of the RMP, Highlands Environmental Resource Zones are proposed (see Figures 1-2).

A Highlands Environmental Resource Zone (HERZ) is a land area within a designated center that contains environmentally sensitive resources. The delineation of the HERZ recognizes that a designated center, while generally suitable for future development and redevelopment, may contain areas of sensitive resources that may require additional protections. Each HERZ will be identified according to its features and be afforded appropriate planning and management as part of the comprehensive center planning.

The majority of the proposed Annadale center is developed and identified as Existing Community Zone with 2 areas of Conservation Zone. While there are Highlands open water protection areas within the Route 31 Center, they are largely developed.

The proposed HERZ primarily consists of four significant areas. The northwestern area, encompassing the rear of the easternmost parcels in the Route 31 Center, consists of critical habitat and wetlands. The second area, located in the middle of the Annandale Center, along the Beaver Brook Tributary, consists primarily of wetlands and a stream. The third and fourth area of the proposed HERZ are located on Block 46, Lot 33, a 150-acre parcel located in the northeast portion of the Annandale Center, which contains wetlands, the Beaver Brook, and critical habitat.

**FOR CONSIDERATION AT THE JUNE 16, 2022 MEETING OF THE
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
Petition for Highlands Center Designation –Consistency Review and Recommendations Report**

All areas mapped as HERZ will remain subject to the protections set forth for the Protection Zone of the Land Use Capability Zone Map in the Regional Master Plan and Highlands Land Use Ordinance (the most restrictive zone).

3) Smart Growth/Low Impact Standards

- a. Finding: The proposed Highlands Centers are consistent with the RMP Goals policies and Objectives regarding Smart Growth and LID.

RMP Goal 6N and subsequent policies address the approach to planning and land management where growth and development are concentrated and organized around centers to achieve improved protection of environmental resources. While the desirability of this type of development is conducive to affording future development some level of flexibility in site design; it shall be balanced by minimum standards for water conservation, stormwater management, and resource protection as well as mitigation requirements.

Where the designation of the Center is inherently aligned with Smart Growth, the guiding principle shall be low impact development. Low Impact Development (LID) encompasses a broad array of development and management techniques and can be implemented in resource management practices, stormwater management methods, and low impact “green” construction activities. Activities such as the implementation of a Water Use and Conservation Management Plan to promote water efficient landscaping, rain collection systems, use of gray water, water efficient irrigation shall be required, specifically in areas facing severe deficits in water availability. Where disturbance of Highlands resources is proposed, including but not limited to steep slopes, forest resources, critical habitat, Highlands Open Waters, and riparian areas, and prime ground water recharge areas, future development shall, to the maximum extent feasible, maintain the quality and value of such resources through site design and, where necessary, mitigate those disturbances off-site at a level commensurate with the level of disturbance proposed.

4) Community Land Use Needs

- a. Finding: The proposed Highlands Centers address the need for land uses within the community and complement local and regional needs.

The Highlands RMP seeks to address a full range of housing needs for the Region. This includes housing needs for low and moderate income ranges as well as middle and upper income ranges. Centers should support a variety of housing types such as rental housing, multi-family housing, age restricted housing, and supportive and special needs housing. Housing issues can be complex and are related to economic, social, and environmental considerations. The RMP requires that municipalities implement both the resource protection requirements of the RMP along with the New Jersey Supreme Court’s Mount Laurel doctrine. In accordance with RMP Goal 6O and subsequent policies and objectives, the centers shall seek to address a comprehensive approach to housing needs that include a mix of housing types. Housing development should include densities that are compatible with existing development typologies with easy access to schools, employment, transit, and community facilities.

**FOR CONSIDERATION AT THE JUNE 16, 2022 MEETING OF THE
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
Petition for Highlands Center Designation –Consistency Review and Recommendations Report**

In accordance with these policies, Clinton Township is proposing to provide its fair share of affordable housing through two projects located in the proposed centers. The first in the Annandale Center, as previously discussed would include a 400-unit development with a 26% affordable housing set aside. A development proposed in the Route 31 Center will consist of 146 units, 55% of which are proposed to be affordable. The proposed centers therefore comply with the criteria 4 of the Highlands Center procedures.

Regarding the use of Highlands Development Credits, the major developments proposed for each center are affordable housing developments. Affordable Housing developments cannot support the increased cost associated with the use of Highlands Development Credits; therefore, this goal is not applicable.

D. STAFF RECOMMENDATION AND CONDITIONS

The approval of Clinton Township's Petition for Center Designation is recommended with the following conditions:

- 1) Adherence to the Plan Conformance Implementation Tasks set forth in the Implementation Plan and Schedule (IPS) (Appendix B). The Council's approval of the Township's Highlands Center designation would specifically include grant funding for those items listed in Fiscal Year 2022 of the IPS. Funding for items beyond Fiscal Year 2022 are subject to future Highlands Council approval.
- 2) Completion and adoption of a municipal wide Water Use and Conservation Management Plan.
- 3) Any conditional water availability shall be in accordance with RMP Objective 2B4a which provides for the priority use of conditional water availability to uses for public health and safety, redevelopment or takings waivers, cluster development, and development that provides at least 10% affordable units.
- 4) Compliance with RMP Objective 2B8b, that proposed new consumptive or depletive water uses in a current deficit area shall only occur under a completed and adopted Water Use and Conservation Management Plan, and each project shall, in addition, provide for mitigation. Said mitigation shall be completed prior to the initiation of the water use and based on the proposed use up to and including 200%. Any mitigation shall occur within the same HUC14 subwatershed, but may be located outside of the designated Highlands Center. This mitigation may take the form of site-specific mitigation, or the Township may wish to develop a center-based mitigation program.
- 5) Adoption of Amendments to the Highlands Land Use Ordinance to implement the Centers as described above and Highlands Environmental Resource Zones.
- 6) Continued adherence to and implementation of the Township's affordable housing fair share plan.

**FOR CONSIDERATION AT THE JUNE 16, 2022 MEETING OF THE
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
Petition for Highlands Center Designation –Consistency Review and Recommendations Report**

APPENDIX A

HIGHLANDS CENTER DESIGNATION FEASIBILITY REPORT

Township of Clinton, Hunterdon County

**PETITION FOR PLAN CONFORMANCE:
ANNANDALE HIGHLANDS CENTER DESIGNATION**



**TOWNSHIP OF CLINTON
HUNTERDON COUNTY, NEW JERSEY**

August 23, 2019

Prepared by:
Thomas Behrens, P.P., AICP



I. INTRODUCTION

The Highlands Water Protection and Planning Act of 2004 established the Highlands Region in northwestern New Jersey and delineated the boundaries of the Preservation and Planning Areas. The Highlands Region includes 88 municipalities in portions of seven counties. The Township of Clinton, located in Hunterdon County, is situated at the southerly boundary of the Highlands Region. The majority of the Township, approximately 97% of its 33.9 square miles (21,064 acres), is located in the Highlands Planning Area and the remainder in the Preservation Area located at the northerly boundary of the municipality.

Clinton Township has historically served as a regional crossroads where Interstate 78 (“I-78”), U.S. Route 22 (“Route 22”) and State Highway 31 (“Route 31”) converge. In addition, the Annandale Train Station located in historic Annandale Village provides limited weekday service along New Jersey Transit’s Raritan Valley Line linking to Newark with connections to New York City. Many of the Township’s commercial uses are concentrated along Routes 22 and 31. The Township is bordered by nine Hunterdon County municipalities, including Franklin Township, the Town of Clinton, Union Township, Borough of High Bridge, Lebanon Township and Borough, Tewksbury Township, Readington Township and Raritan Township. The United States Census Bureau American Community Survey 5-year estimates (2013-2017) indicates Clinton Township had a population of approximately 13,067 residents in 2017.

Clinton Township is generally characterized as a rural community with a strong agricultural heritage, including an abundance of farmland and open space disbursed throughout. Notable recreation areas in the Township include Round Valley Reservoir and Spruce Run Reservoir.

The Highlands Council has established a procedure to designate Highlands Center within the Highlands Region to concentrate development and redevelopment within existing communities that promote smart growth principles which allows for the protection of resources in other areas. Such a designation enables a municipality to center-specific land use standards apart from the assigned Highlands land use capability zones.

A Highlands Center Work Shop Session was held in 2017 at which Township representatives, developers of the 150-acre Headley Farm Estate tract and Highlands Council representatives discussed the prospective Annandale Village Highlands Center, including the proposed center boundary, existing land use pattern, environmental features and resources, availability of water and wastewater capacity and transportation, among other related planning issues. Ultimately, it was determined that the area in question generally met the Highlands Regional Master Plan (“RMP”) criteria to be designated as a Highlands Center. This petition for plan conformance has been prepared in support of Clinton Township’s effort to establish the proposed Annandale Highlands Center in accordance with the RMP center designation process.

II. PROPOSED CENTER

The proposed Highlands Center generally encompasses the northwest area of the Township surrounding the intersection of I-78, Route 22 and Route 31 having historically served as a regional hub. This area also includes the Annandale Train Station and Annandale Village Historic District, Clinton Township Park and Ride bus facility and commercial and community uses along Beaver Avenue and Route 31. The residential uses around the train station are among the most densely developed in the Township and include five of the municipality's affordable housing sites, both existing and proposed. All of the parcels indicated in the center are included in an existing sewer service area.

The limits of the proposed Annandale Highlands Center are illustrated on the attached Annandale Highlands Center Map. The area in question comprises approximately 1.27 square miles (813.8 acres), or 3.8% of the Township. It is noted that the proposed center is bisected by the portion of Route 31 located in the Town of Clinton forming two geographically distinct boundaries but should nonetheless function as a cohesive center given their proximities to each other and number of shared attributes. Descriptions of the specific features of the center are provided below.

Land Use

The Annandale Center consists of a variety of land uses, including single-family, townhouse and multifamily development around the Annandale Train Station, commercial development primarily along Beaver Avenue and Route 31, Spruce Run School, Clinton Township Middle School and Immaculate Inception School. As noted above, five of the Township's affordable housing sites, including the 66-unit, 100% affordable Beaver Brook Homestead redevelopment project under construction, proposed 400 inclusionary units at the Headley Farm Estate, existing 221 inclusionary units at the Mews, proposed 12 inclusionary units at the Old Municipal Building redevelopment site and 4 affordable units at the Village Green at Annandale. Nonresidential uses in the center also include several houses of worship, retail stores, restaurants, professional offices, medical offices and personal services, among others.

The majority of parcels within the center are currently developed and/or have been cleared or disturbed for prior agricultural uses. The attached Land Use Capability Map provides an overview of the center's existing land use capability zones as determined by the Highlands Council. Most of the area within the proposed center constitutes an existing Community Zone while there are smaller areas located within a Conservation Zone, Conservation Environmentally Constrained Subzone and Existing Community Environmentally Constrained Subzone.

There remains significant interest in opportunities for both residential, nonresidential and mixed-use development in this area of the Township. The center designation will enable the Township to achieve its development goals for this area and allow for continued preservation efforts in other more environmentally sensitive areas of the community.

Zoning

The Annandale Center includes the following existing Zoning designations as established by the Township of Clinton:

- AH-2 Affordable Housing District (The Mews)
- AH-4 Affordable Housing District (Beaver Brook Homestead now Willows at Annandale)
- AH-8 Affordable Housing District (Headley Farm Estate)
- C-1 Commercial District
- OB-1 Office Building District
- OB-2 Office Building District
- SR Suburban Residential
- ROM-1 Research, Office and Manufacturing 1
- RR-4 Rural Residential 4
- VR Village Residential

A total of 3 parcels are located in the SR Suburban Residential and RR-4 Rural Residential and they include the Clinton Township Middle School, Spruce Run School and 1 parcel of vacant land fronting Route 31. The two VR Village residential zones allow for the most compact single-family development in the Township. Based on the names of the other listed zones, they are fairly self-evident in terms of their character and permitted uses. The center includes at least two redevelopment projects – the Beaver Brook Homestead and Old Municipal Building (Fox/Seals) sites. There is the potential to designate a number of other sites as areas in need of redevelopment in accordance with the Local Redevelopment and Housing Law (LRHL).

Clinton Township is in the process of reviewing a number of economic development strategies which focus on this area of the community. They include the introduction of new uses and development standards to incentivize investment. The demand for office space in the area seems to have diminished, the zoning designations for which will likely be reviewed. In addition, larger sites present opportunities for integrated retail and mixed-use development. The attached Zoning Map illustrates the existing zoning designations of the Annandale Center.

Historic Sites and Districts

The Annandale Center includes the Annandale Village Historic District situated around the train station and originally developed between 1852 and 1930 retaining much of its historic character. 191 buildings within the district were considered to be contributing to the character of the historic district at the time of application to the National Register of Historic Places. The main house located at the Beaver Brook Homestead site is being rehabilitated for use as a community center at the 66-unit 100% affordable development currently under construction. The Christoffel Vought Farmstead located on Route 31 is on the New Jersey State Register of Historic Places.

Transportation

The proposed Annandale Highlands Center has long served as a regional mixed-use center due its convenient access to regional roadways which now include I-78, Route 22 and Route 31. Other major roadways providing circulation through the center include Beaver Avenue, Old Highway 22, Old Allerton Road and West Street/Annandale Highbridge Road. The Center also features the Annandale Train Station along NJ Transit's Raritan Valley Ride connecting to Newark with transfers to New York City, among other destinations. The majority of residential uses in the center are within walking distance (within ½-mile) of the train station. In addition, the Clinton Township Park and Ride bus facility is located at the intersection of Route 31 and Center Street.

Water and Wastewater Service Areas

The majority of properties contained within the Annandale Center are served by the Town of Clinton Water Department and Township of Clinton Sewerage Authority with a few sites not directly connected but adjacent to existing water and sewer utilities allowing for easy connections to those public systems. In accordance with the Town of Clinton's quarterly report on water availability, as of July 1, 2019, 21,217 gallons per day (GPD) available for all five communities served by the utility. It is understood that some of this allocation has already been designated with "will serve" letters issued for various affordable housing sites in both the Town of Clinton and Township of Clinton.

Wastewater in the Annandale Center area is treated by the Township of Clinton Sewerage Authority. Essentially, any available sewerage capacity has been allocated to the Township's affordable housing efforts, with little, if any, available for additional development. There is some additional sewerage capacity held by a local private entity which may be available for a premium.

Based on the available data, development in the Annandale Center is limited, with the exception of those affordable housing projects including the Marookian site which have already received will serve letters and have been allocated sewerage capacity. At present, the availability of water capacity appears to be the most restrictive factor and is controlled by the Town of Clinton Water Department.

Natural Resources

The center area selected contains some moderate levels of natural resources as identified by the Highlands Council. Such resources include riparian and habitat areas associated with the South Branch of the Raritan River. There are also areas within the center containing forest and agricultural resources. However, as noted previously, and through a review of the individual sites included in the center area, it is apparent that most sites are developed or have been disturbed by current or previous agricultural activities. It is not anticipated that development of the center would exacerbate any impacts to natural resources beyond the levels of impacts of current development. Development buffers would still be required from the most environmentally sensitive areas and resources. The center designation is located in a historic regional center and would serve to alleviate development pressure and preserve natural resources elsewhere in the Township.

III. HIGHLANDS CENTER IMPLEMENTATION PLAN

The Highlands center designation process requires the submission of a Highlands Center Implementation Plan, including the following components:

1. Indication that the municipality will be conforming for the portion of their town for which ha Highlands Center is proposed.

On June 18, 2015, Clinton Township received Highlands Council approval for its Petition for Plan Conformance for both its Planning and Preservation Areas, including the proposed Highlands Center located entirely in the Planning Area.

2. Explanation of the purpose and goals for the proposed center and how they are supported by rational planning principles.

The purpose and goals of the proposed Highlands Center and consistency with the Highlands RMP, including its variety of planning goals and objectives, are provided in this petition for plan conformance. These goals generally relate to such planning themes as promoting development in already developed areas of the community, facilitating economic development, creation of diverse housing opportunities, provision of efficient multiple modes of transportation, protection of environmental resources, utilization of smart growth principles and historic preservation, among other goals and policies.

3. Identification of the area(s) for which a center designation is desired and descriptions of the areas of existing development within the municipality.

A description of the proposed Highlands Center, including the existing land uses, zoning designations, utility infrastructure, transportation network, historic assets and other pertinent features are provided herein. The proposed center boundary and its various features are illustrated in the maps accompanying this petition for plan conformance.

4. Provide a summary of how the center planning process will be community-driven and an intended strategy for public outreach.

The center planning process, as with all of Clinton Township's land use planning activities, will remain transparent with public meetings held to discuss the center's implementation, including its prospective development regulations. To date, there has been substantial public input in determining the suitable locations of affordable housing, the preparation of redevelopment plans and site plan approvals in the area of the proposed center. As such, the land use requirements have already been adopted for some sites, including the Beaver Brook Homestead, Fox/Seals General Store (Old Municipal Building) and Headley Farm Estate. The Township's Planning and Zoning Boards will continue to review applicable development applications at regularly scheduled public hearings.

5. Explanation of how the proposed center(s) is/are appropriate for additional growth and economic development.

This petition for plan conformance for the proposed Highlands Center designation provides an overview of the center's existing land use pattern, zoning, general lack of environmental constraints and advantageous location at the intersection of major regional roadways and public transportation networks. The majority of parcels within the center area have already been developed for a variety of uses or disturbed and cleared from prior agricultural and non-agricultural uses.

6. Details of available infrastructure, either currently existing or reasonably anticipated, to serve the proposed center(s).

The availability and locations of water and wastewater infrastructure are discussed herein. It is noted that while the proposed Highlands Center is served by both public water and sewer utilities, the availability of water and sewerage capacity is currently limited. Through this center designation the Township anticipates exploring additional alternatives for providing the necessary water and sewer services for sites within the center in accordance with the Highlands RMP and other applicable regulations.

III. PURPOSE AND GOALS OF HIGHLANDS CENTER DESIGNATION

This center designation will enable the Township to continue to advance the intents and purposes of the Highlands Act and Highlands Regional Master Plan by encouraging development in appropriate locations with supportive infrastructure, specifically in the area of the I-78, Route 22 and Route 31 intersection and Annandale Train Station. The center designation will be used as a catalyst for economic development and smart growth along the Township's primary commercial corridors with the opportunity to address vacant land, obsolete and blighted development, introduce new uses to the community and further enhance the Township's sense of place. The Annandale Center sets forth the following goals:

1. Promote economic development in the Township by encouraging development of vacant land and redevelopment along Route 31 and Beaver Avenue in a manner consistent with the existing rural character of the community.
2. Encourage development in areas of existing development and land disturbance with access to water and sewer utilities and convenient transportation while preserving environmental resources in more sensitive areas of the Township.
3. Enhance the Township's sense of place and community by providing quality places where people can gather and meet.
4. Promote the use of public transportation to minimize traffic and carbon emissions.
5. Encourage comprehensive developments of large sites and contiguous parcels, including mixed-use development where appropriate, rather than smaller, isolated individual developments.
6. Promote quality design to preserve and enhance the visual quality and bucolic scenery of the Township particularly along the Route 31 corridor.
7. Preserve the integrity of the Annandale Village Historic District and historic sites within the Township.
8. Encourage investment with adjustments to the Township's development standards, allow for adaptive reuse and introduce new uses to replace uses which are obsolete and/or are no longer in demand.
9. Maintain and enhance buffers to minimize impacts to existing residential development.

IV. RELATIONSHIP TO HIGHLANDS REGIONAL MASTER PLAN

The proposed Annandale Highlands Center is consistent with and advances many of the goals, policies and objectives of the 2008 Highlands Regional Master Plan, as follows:

Goal 4A: Protection and preservation of the historic, cultural and archaeological resources of the Highlands region.

- Policy 4A3: To ensure through local development review, where a municipality has adopted an historic preservation ordinance under Policy 4C2, that human development does not adversely affect the character or value of resources which are listed on the Highlands Historic and Cultural Resource Inventory to the maximum extent practicable.
- Policy 4A4: To require that the impact of proposed human development on the historic and cultural resources of the Highlands Region be addressed during local development review and Highlands Project Review and approval.
- Policy 4A5: To use the US Secretary of the Interior's Standards for the Treatment of Historic Properties as guidance for municipal historic and cultural preservation review and include, at a minimum, the preservation and re-use of historic structures.
- Policy 4A7: To promote historic and cultural heritage tourism in the Highlands Region.
- Policy 4A9: To advocate on the federal and state levels for grants and financial incentives to aid landowners in the preservation and maintenance of historic, cultural, and archaeological resources.

Goal 5A: Provision of safe and efficient mobility within the Highlands region, and between the highlands and destinations outside of the region.

- Policy 5A1: To ensure that the Highlands transportation system provides safe and efficient intra-regional and inter-regional mobility and that critical safety road improvements use design and engineering controls to minimize induced demand and maximize resource protection.
- Policy 5A2: To ensure that the Highlands transportation system affords the Highlands private economic sector, including agriculture, cost-effective transportation for raw materials, products, and employees.
- Policy 5A3: To improve public safety through implementation of traffic calming measures in areas with high pedestrian activity.
- Policy 5A4: To provide for safe and efficient pedestrian connections including features such as sidewalks, proper lighting, signage, shelters, and green street initiatives consistent with the NJDOT's Pedestrian Safety Initiative.
- Policy 5A5: To promote safe routes for children to travel to and from school in support of the NJDOT's Safe Routes to School Program.

Goal 5C: Transportation improvements within the highlands region that are consistent with the Highlands Regional Master Plan.

Policy 5C2: To coordinate with NJDOT, NJ Transit, NJTPA, counties and municipalities with regard to transportation planning and strategies within both the Highlands Region and the larger 13-county metropolitan planning region.

Policy 5C4: To support economic development by ensuring that transportation planning and improvements support regional development, redevelopment, and tourism opportunities.

Goal 5D: A multi-modal transportation system which facilitates the movement of people and goods within and through the Highlands region without adversely affecting ecosystem integrity and community character.

Policy 5D1: To promote the use of mass transit and other alternative modes of transportation within the Highlands Region.

Policy 5D2: To promote transit improvements within the Highlands Region which primarily support intra-regional mobility.

Goal 5E: Minimization of travel demand and vehicle miles of travel.

Policy 5E1: To promote land use patterns that support a balance of jobs to housing as a means of reducing average trip lengths.

Policy 5E2: To promote municipal and county master plans and development regulations which facilitate the development of mixed land uses in locations that result in reduced average trip lengths, increase community and regional connectivity and support existing development patterns.

Goal 6A: Use the highlands land use capability map series as a framework for determining the character, location and magnitude of new growth and development in the Highlands region.

Policy 61A: To use the LUCM Series as a geographic framework for land use planning and management within the Highlands Region.

Goal 6E: Incorporation of regional development patterns and related environmentally sensitive areas within existing community zones.

Policy 6E1: To promote the location of sustainable and economically viable development activities in the Existing Community Zone where not constrained by existing environmentally sensitive resources.

Goal 6F: Support of compact development, mixed use development and redevelopment and maximization of water, wastewater and transit infrastructure investments for future use of land and development within the existing community zone.

Policy 6F1: To promote compatible development and redevelopment within the ECZ.

Policy 6F2: To promote the restoration and redevelopment of brownfields, particularly those located in or adjacent to transportation corridors or transit stations. In cases where redevelopment is not appropriate, encourage “brownfield to greenfield” approaches.

- Policy 6F3: To ensure that development activities within the ECZ are subject to standards and criteria which ensure that development and redevelopment incorporate smart growth principles and do not adversely affect natural resources.
- Policy 6F4: To ensure that development and redevelopment within the ECZ are served by adequate public facilities including water supply, wastewater treatment, transportation, educational and community facilities.
- Policy 6F5: To ensure that development and redevelopment in the ECZ are compatible with existing community character.
- Policy 6F6: To encourage new population growth, where desired by the municipality, and development in the ECZ is in the form of center based and mixed-use development.
- Policy 6F7: To encourage redevelopment in the Existing Community Zone as a means to relieve development pressure from more environmentally sensitive areas.

Goal 6H: Guide development away from environmentally sensitive and agricultural lands and promote development and redevelopment in or adjacent to existing developed lands.

- Policy 6H4: To promote compatible growth opportunities that include in-fill development, adaptive re-use, redevelopment, and brownfields redevelopment in existing developed areas.
- Policy 6H5: To promote land uses which create a sense of place with attractive, walkable neighborhoods that support community connectivity of developed lands and community facilities.
- Policy 6H6: To integrate public parks and green spaces into development and redevelopment projects and ensure restoration of impaired natural resources to the extent required by law, at a minimum, and where feasible to a greater extent to maximize long term value of the project.
- Policy 6H7: Provisions and standards relating to regional growth activities which increase the intensity of development shall be discretionary for conforming municipalities and counties.
- Policy 6H8: Regional growth, where accepted through local planning and regulations, should identify opportunities to maximize land use intensity while protecting natural features and community character.
- Policy 6H9: To incorporate smart growth principles and green building design and technology in development and redevelopment initiatives.

Goal 6J: Accommodation of regional growth and development needs through the reuse and redevelopment of previously developed areas, including brownfields, grayfields, and underutilized sites.

- Policy 6J2: To encourage redevelopment in the ECZ in the Planning Area of brownfields, grayfields, and other previously developed areas that have adequate water, wastewater, transportation capacity, and are appropriate for increased land use intensity or conversion

to greenfields, as approved through Plan Conformance or the Highlands Redevelopment Area Designation process.

Goal 6K: Concentrate residential, commercial and industrial development, redevelopment and economic growth in existing developed areas and locations with limited environmental constraints, access to existing utility, and transportation infrastructure.

Policy 6K1: To promote redevelopment of brownfields, grayfields, and other previously developed areas in a manner consistent with the goals and requirements of the Plan.

Goal 6L: Conforming municipalities and counties consider development, redevelopment and brownfields opportunities in their master plans.

Policy 6L2: To require that conforming municipalities amend development regulations and zoning to enable project implementation of local redevelopment initiatives that are identified under Policy 6L1 and locally endorsed through Plan Conformance.

Goal 6M: Protection and enhancement of highlands resources through the remediation of contaminated sites in region.

Policy 6M1: Encourage and support the restoration and redevelopment or open space use of contaminated areas.

Goal 6N: Use of smart growth principles, including low-impact development to guide development and redevelopment in the Highlands region.

Policy 6N1: To establish smart growth programs and Low Impact Development principles for use within the Highlands Region to guide and control development and redevelopment throughout the Highlands Region.

Policy 6N5: To require through Plan Conformance that municipalities and counties incorporate programs for community and neighborhood design that support a variety of housing options, mixed uses, redevelopment, adaptive re-use of historic sites and structures, and infill development in their master plans and development regulations.

Goal 6O: Market-rate and affordable housing sufficient to meet the needs of the highlands region within the context of economic, social, and environmental consideration and constraints.

Policy 6O1: To establish a region-wide, comprehensive approach to addressing housing needs in the Highlands Region, serving all age groups, income levels, and mobility options.

Policy 6O2: To promote, where appropriate and permitted by the Land Use Capability Zone, center-based development approaches that address a mix of housing types, support mixed uses, and implement compact development approaches.

Policy 6O3: To promote, where appropriate and permitted by the Land Use Capability Zone, affordable housing within new residential and mixed-use development, redevelopment, or adaptive reuse projects.

- Policy 6O4: To encourage the targeting of new housing to areas with compatible existing densities and within walking distance of schools, employment, transit, and community facilities and services.
- Policy 6O5: To locate and maintain community facilities and services that support compact development patterns, shared services, and provide a high level of service.
- Policy 6O8: To require that conforming municipalities update and adopt a housing element, fair share plan, and implementing ordinance(s) to reflect current conditions and resource protection requirements of the RMP.

Goal 8A: Sustainable economic development in the Highlands region.

- Policy 8A1: To maintain and expand the existing job and economic base by promoting appropriate, sustainable, and environmentally compatible economic development throughout the Highlands Region.
- Policy 8A2: To preserve the high quality of life in the Highlands Region through economic planning and implementation of the RMP.
- Policy 8A3: To identify and pursue state and federal programs that offer financial and/or technical assistance for sustainable economic development in the Highlands Region.

Goal 8C: Expansion of compatible and sustainable tourism and recreation within the Highlands region.

- Policy 8C1: To promote recreation and tourism based economic initiatives, which derive economic benefit from sustainable use of the natural resources of the Highlands Region.
- Policy 8C2: To enhance the Region's tourism infrastructure in order to increase visitors to the Highlands Region.
- Policy 8C3: To promote public and private tourism attractions in the Highlands Region through the marketing of natural resources, the arts, cultural, historic, scenic, agricultural, and recreational resources, urban amenities, and accommodations.
- Policy 8C4: To support local, state, and federal eco-, agri- and heritage tourism programs.
- Policy 8C5: To advocate for state and federal funding of recreation and tourism initiatives in the Highlands Region.

Goal 8D: Expansion of innovative technology and entrepreneurial businesses including home office, energy efficiency, and resource conservation enterprises in the Highlands region.

- Policy 8D1: To ensure opportunities for home office, entrepreneurial, and other small business activities in the Highlands Region.

Goal 9A: Reduction of air pollution through use of alternative and efficient modes of transportation and the use of renewable energy sources.

- Policy 9A3: To encourage land use development and redevelopment practices that promote center-based growth and mixed-use development and offer alternative modes of transportation

as a means to reduce automobile dependency, vehicle miles traveled, vehicle trip length, and duration, for the reduction of local and regional air pollutants and of carbon dioxide emissions linked to global warming.

Policy 9A5: To encourage energy efficient design and green building practices in support of regional resource protection and smart growth planning policies.

V. SUMMARY

The proposed Annandale Highlands Center will promote economic development and smart growth in an already developed area of Clinton Township where infrastructure exists and would advance the goals and objectives of the Highlands Regional Master Plan as well as those of the Township. The center designation will allow the Township to concentrate future growth around the intersection of I-78, Route 22, Route 31 and the Annandale Train Station, an area which has long served as a regional hub due to its convenient access to major transportation routes. The Township anticipates revitalization through the development of prime vacant land and redevelopment of obsolete and deteriorating sites which will also result in the creation of new jobs. This will include the provision of goods and services not currently offered in the community or located at a distance. The concentration of development in this center, including affordable housing, alleviates development pressures and allows for better protection of environmentally sensitive resources in other areas of the Township.

The center will capitalize on the train station and bus park and ride facility, provide a range of housing choices for households of diverse needs and income, enhance the Township's sense of place, foster community relationships, encourage sustainable development and preserve significant historic assets for the residents of today and future generations.

VI. IMPLEMENTATION SCHEDULE

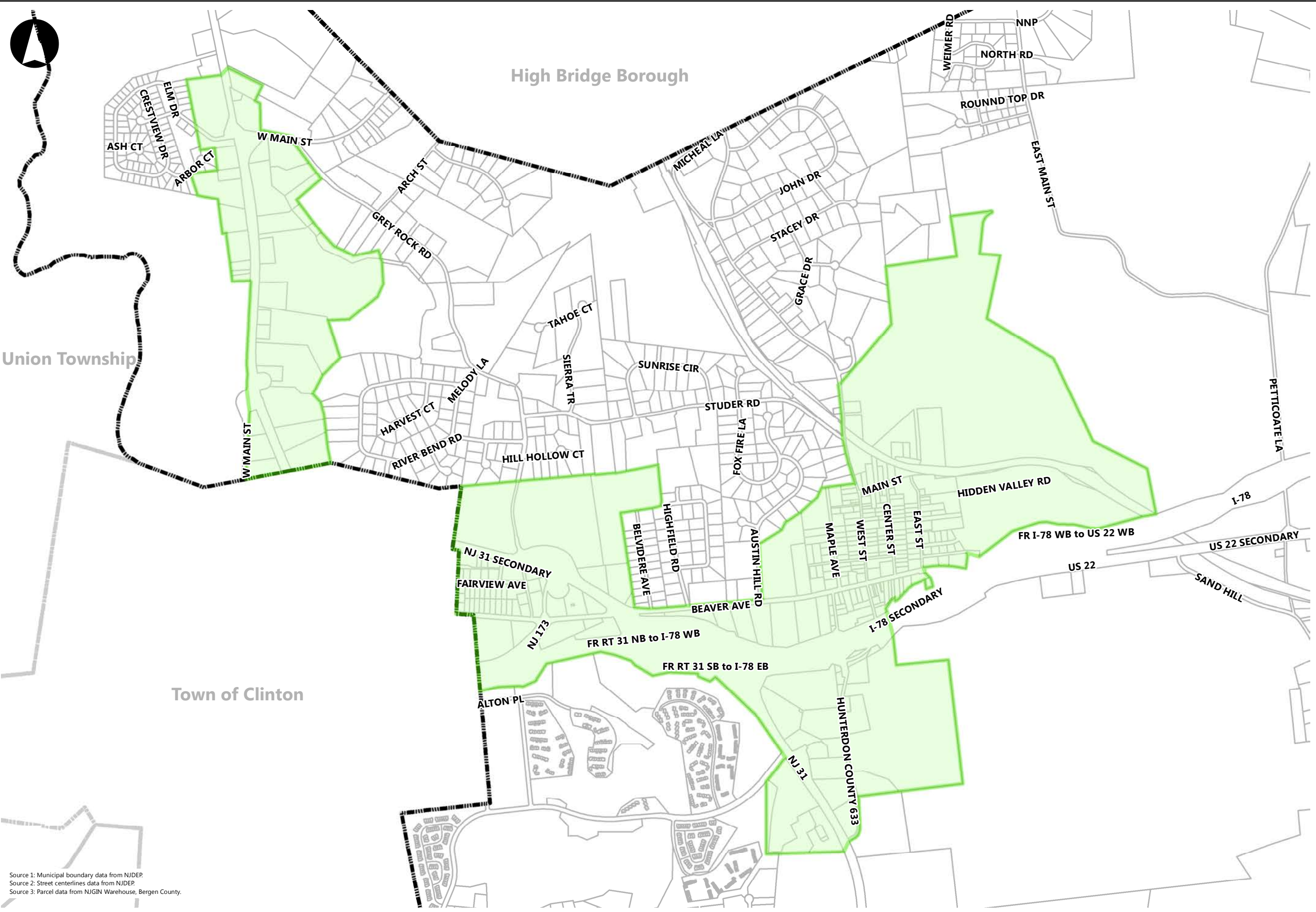
As noted previously, Clinton Township received Highlands Council approval in June 2015 for its Petition for Plan Conformance for both its Preservation and Planning Areas. The Township has already adopted its Highlands Planning Area Petition Ordinance, Highlands Referral Ordinance and Master Plan Reexamination Report. In order to fully implement the proposed Highlands Center, the Township is required to prepare its Highlands Center Master Plan Element and Highlands Center Land Use Ordinance which may include regulations for land use designations, densities and design standards. The Center's land use ordinance provisions will likely be contained in the Township's comprehensive Highlands Land Use Ordinance.

The preparation of the Highlands Center Master Plan Element and Land Use Ordinance shall commence upon the Highland Council's designation of the proposed Annandale Highlands Center currently anticipated at the Council's December 2019 meeting in accordance with the schedule shown below. Each of these documents will include public hearings and outreach in developing the goals and land use regulations for the Center. The anticipated time frames include the preparation of the documents and public hearings for outreach and implementation. The master plan element shall inform the land use ordinance.

Task	Commence Date	Completion Date
Highlands Center Master Plan Element	December 2019	June 2020 (±6 months)
Highlands Center Land Use Ordinance	March 2020	September 2020 (±6 months)

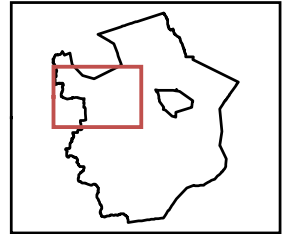
APPENDIX

1. Highlands Center Boundary Map
2. Highlands Center Aerial Map
3. Highlands Center Land Use Capability Map
4. Highlands Center Existing Land Use Map
5. Highlands Center Zoning Map
6. Highlands Center Historic Sites Map



Source 1: Municipal boundary data from NJDEP.
 Source 2: Street centerlines data from NJDEP.
 Source 3: Parcel data from NJGIN Warehouse, Bergen County.

Project Title:
Annandale Highlands Center
 TOWNSHIP OF CLINTON
 HUNTERDON COUNTY, NEW JERSEY



Legend

- Township Boundary
- Municipal Boundaries
- Parcels
- Proposed Highlands Center

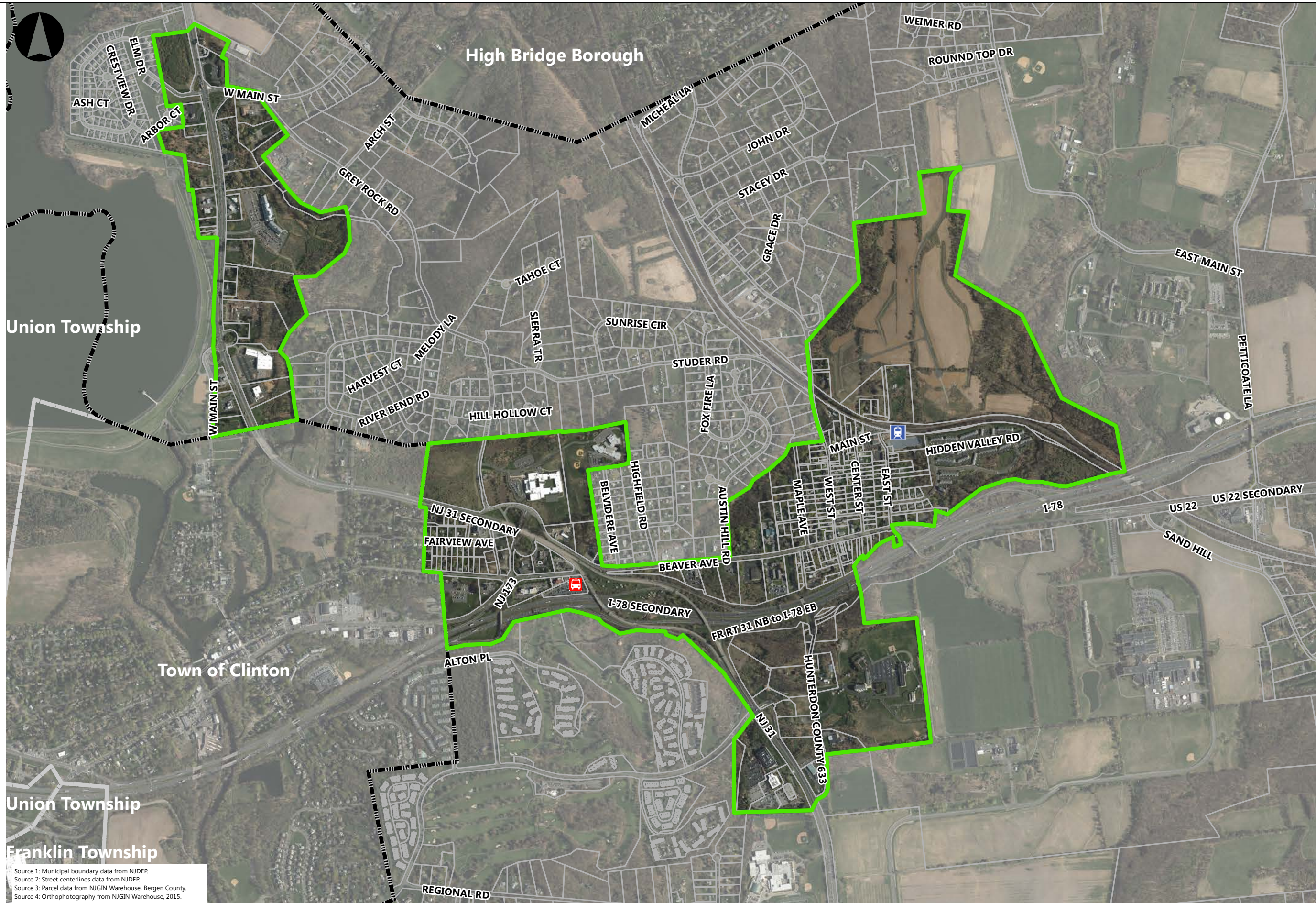
Rev	Description	Date	Dwn	Ckd

Dwg. Title
Highlands Center Boundary



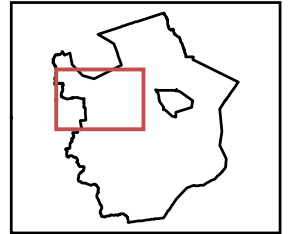
JOSEPH H. BURGIS AICP
 PROFESSIONAL PLANNER
 NEW JERSEY LIC. NO. 2450

Project No.	3413.15
Sheet No.	1 of 1
Date	08/19/19
Drawn	TB
Scale	1" = 1,250'



Source 1: Municipal boundary data from NJDEP.
 Source 2: Street centerlines data from NJDEP.
 Source 3: Parcel data from NJGIN Warehouse, Bergen County.
 Source 4: Orthophotography from NJGIN Warehouse, 2015.

Project Title:
Annandale Highlands Center
 TOWNSHIP OF CLINTON
 HUNTERDON COUNTY, NEW JERSEY



- Township Boundary
- Municipal Boundaries
- Parcels
- Proposed Highlands Center
- Train Station
- Bus Park & Ride

Rev	Description	Date	Dwn	Ckd

Dwg. Title
Highlands Center Boundary
Aerial Map



JOSEPH H. BURGIS AICP
 PROFESSIONAL PLANNER
 NEW JERSEY LIC. NO. 2450

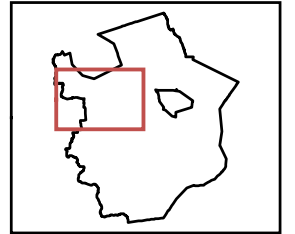
Project No.	3413.15
Sheet No.	1 of 1
Date	08/19/19
Drawn	TB
Scale	1" = 1,250'
Dwg. No.	CA

2019 COPYRIGHT BA - NOT TO BE REPRODUCED



Source 1: Municipal boundary data from NJDEP.
 Source 2: Street centerlines data from NJDEP.
 Source 3: Parcel data from NJGIN Warehouse, Bergen County.
 Source 4: Orthophotography from NJGIN Warehouse, 2015.

Project Title:
Annandale Highlands Center
 TOWNSHIP OF CLINTON
 HUNTERDON COUNTY, NEW JERSEY



Legend

- Parcels
- Municipal Boundaries
- Township Boundary
- Proposed Highlands Center

Land Use Capability Zone

- Conservation Environmentally Constrained Subzone
- Conservation Zone
- Existing Community Environmentally Constrained Subzone
- Existing Community Zone
- Train Station
- Bus Park & Ride

Rev	Description	Date	Dwn	Ckd

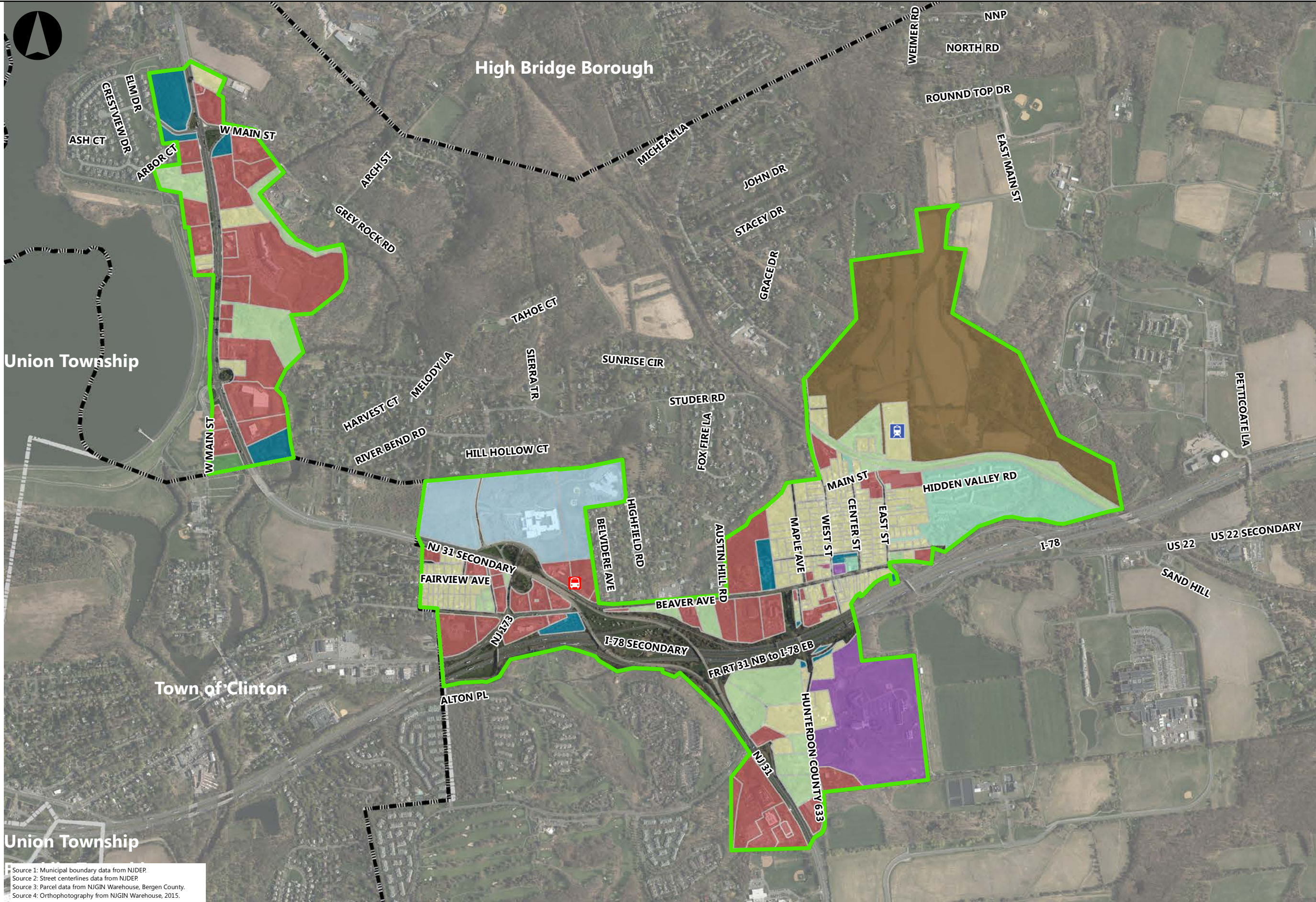
Dwg. Title
**Highlands Center
 Land Use Capability Zones**

Graphic Scale
 0 310 620 1,240 Feet

JOSEPH H. BURGIS AICP
 PROFESSIONAL PLANNER
 NEW JERSEY LIC. NO. 2450

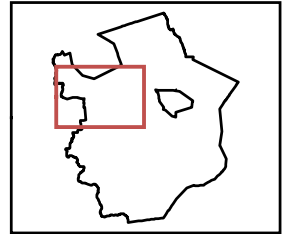
Project No.	3413.15
Sheet No.	1 of 1
Date	08/19/19
Drawn	TB
Scale	1" = 1,250'

Dwg. No.
 CA
 2019 COPYRIGHT BA - NOT TO BE REPRODUCED



Source 1: Municipal boundary data from NJDEP.
 Source 2: Street centerlines data from NJDEP.
 Source 3: Parcel data from NJGIN Warehouse, Bergen County.
 Source 4: Orthophotography from NJGIN Warehouse, 2015.

Project Title:
Annandale Highlands Center
 TOWNSHIP OF CLINTON
 HUNTERDON COUNTY, NEW JERSEY



Legend

- Township Boundary
- Municipal Boundaries
- Parcels
- Proposed Highlands Center

Land Use

- Vacant
- Public School
- Public Property
- Church & Charitable
- Cemeteries & Graveyards
- Other Exempt
- One to Four Family Residential
- Farm
- Commercial
- Multifamily

Transportation

- Train Station
- Bus Park & Ride

Rev	Description	Date	Dwn	Ckd

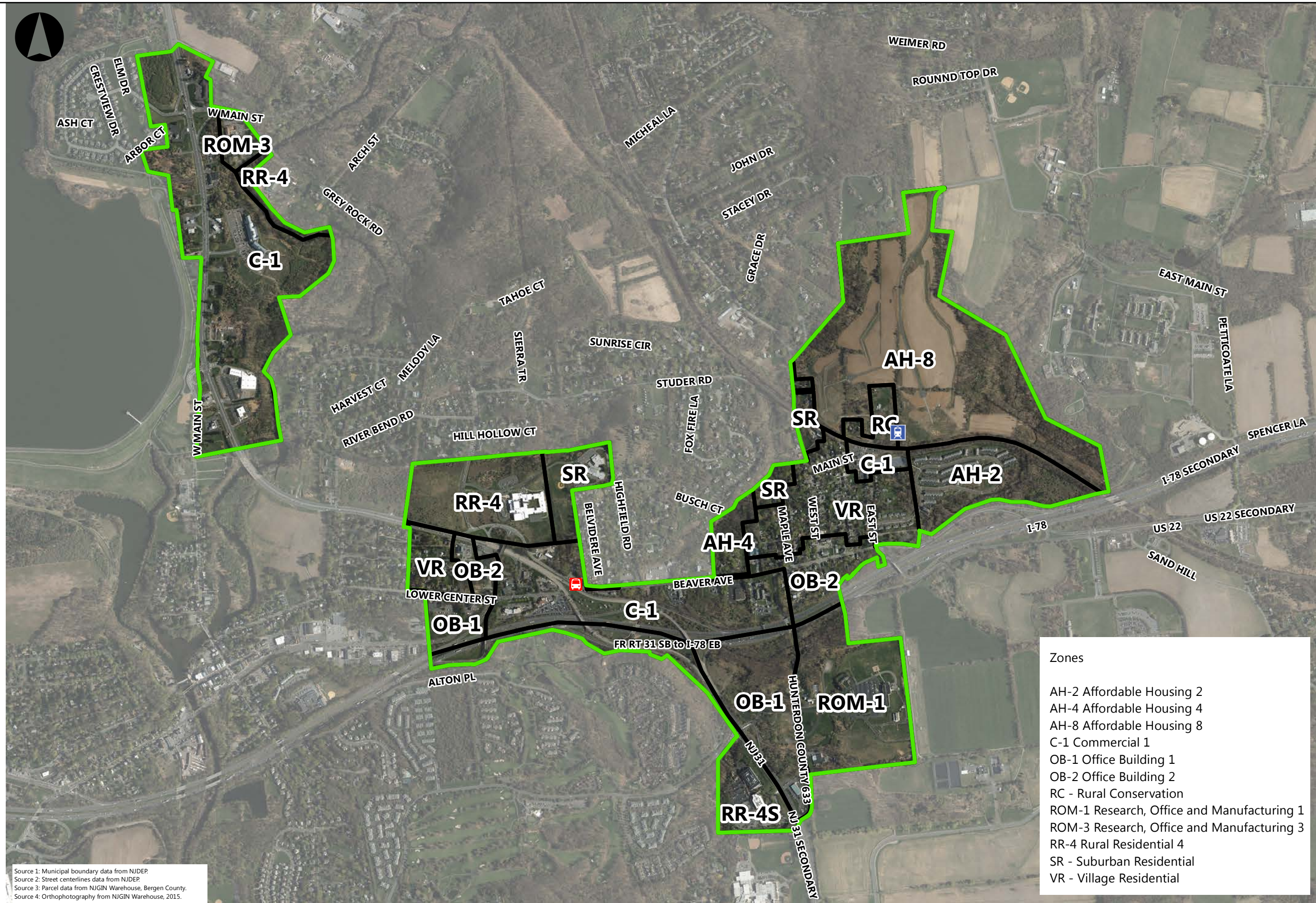
Dwg. Title
**Highlands Center
 Existing Land Use Map**

Graphic Scale
 0 310 620 1,240 Feet

JOSEPH H. BURGIS AICP
 PROFESSIONAL PLANNER
 NEW JERSEY LIC. NO. 2450

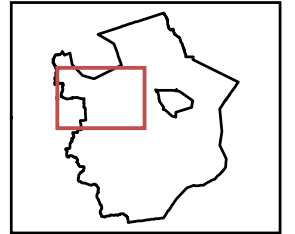
Project No.	3413.15
Sheet No.	1 of 1
Date	08/19/19
Drawn	TB
Scale	1" = 1,250'

Dwg. No.
 CELU
 2019 COPYRIGHT BA - NOT TO BE REPRODUCED



Source 1: Municipal boundary data from NJDEP.
 Source 2: Street centerlines data from NJDEP.
 Source 3: Parcel data from NJGIN Warehouse, Bergen County.
 Source 4: Orthophotography from NJGIN Warehouse, 2015.

Project Title:
Annandale Highlands Center
 TOWNSHIP OF CLINTON
 HUNTERDON COUNTY, NEW JERSEY



- Township Boundary
- Municipal Boundaries
- Parcels
- Proposed Highlands Center
- Zone Boundary

- Train Station
- Bus Park & Ride

- Zones
- AH-2 Affordable Housing 2
 - AH-4 Affordable Housing 4
 - AH-8 Affordable Housing 8
 - C-1 Commercial 1
 - OB-1 Office Building 1
 - OB-2 Office Building 2
 - RC - Rural Conservation
 - ROM-1 Research, Office and Manufacturing 1
 - ROM-3 Research, Office and Manufacturing 3
 - RR-4 Rural Residential 4
 - SR - Suburban Residential
 - VR - Village Residential

Rev	Description	Date	Dwn	Ckd

Dwg. Title
**Highlands Center
 Existing Zoning Map**

Graphic Scale
 0 310 620 1,240 Feet

JOSEPH H. BURGIS AICP
 PROFESSIONAL PLANNER
 NEW JERSEY LIC. NO. 2450

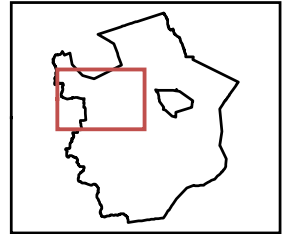
Project No.	3413.15
Sheet No.	1 of 1
Date	08/19/19
Drawn	TB
Scale	1" = 1,250'

Dwg. No.
 CZ
 2019 COPYRIGHT BA - NOT TO BE REPRODUCED



Source 1: Municipal boundary data from NJDEP.
 Source 2: Street centerlines data from NJDEP.
 Source 3: Parcel data from NJGIN Warehouse, Bergen County.
 Source 4: Orthophotography from NJGIN Warehouse, 2015.

Project Title:
Annandale Highlands Center
 TOWNSHIP OF CLINTON
 HUNTERDON COUNTY, NEW JERSEY

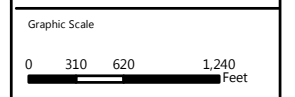


- Legend**
- Township Boundary
 - Municipal Boundaries
 - Parcels
 - Proposed Highlands Center
 - Historic Districts
 - Historic Properties

- Train Station
- Bus Park & Ride

Rev	Description	Date	Dwn	Ckd

Dwg. Title
**Highlands Center
 Historic Properties & Districts**



JOSEPH H. BURGIS AICP
 PROFESSIONAL PLANNER
 NEW JERSEY LIC. NO. 2450

Project No.	3413.15
Sheet No.	1 of 1
Date	08/19/19
Drawn	TB
Scale	1" = 1,250'

**FOR CONSIDERATION AT THE JUNE 16, 2022 MEETING OF THE
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
Petition for Highlands Center Designation –Consistency Review and Recommendations Report**

APPENDIX B

IMPLEMENTATION PLAN AND SCHEDULE

Township of Clinton, Hunterdon County

TOWNSHIP OF CLINTON, HUNTERDON COUNTY, NEW JERSEY
HIGHLANDS IMPLEMENTATION PLAN AND SCHEDULE (REVISED)

DRAFT MUNICIPAL IMPLEMENTATION PLAN AND SCHEDULE FOR PLAN CONFORMANCE BY TASK		Previously Allocated Funding	Approximate Budget	Status and Comments
1.	Housing Element & Fair Share Plan (Module 3)	\$30,000		
	a. Modifications of municipally approved and adopted Housing Element and Fair Share Plan as applicable	--		
	c. Adoption of Implementing Ordinances	--		
2.	Highlands Environmental Resource Inventory (Module 4) – Adopted	\$2,000		
4.	Highlands Element of Municipal Master Plan (Module 5) – Adopted	\$7,000		
	a. Master Plan Reexamination Report – Prepared and Adopted			
5.	Municipal Master Plan Elements (as applicable)			
	a. Land Use Plan Element			
	b. Conservation Plan Element			
	c. Circulation Plan Element			
	d. Land Preservation and Land Stewardship Plan Element			
	e. Agriculture Retention/Farmland Preservation Plan Element			
	f. Community Facilities Plan Element	\$2,000		Release of funding contingent upon Executive Director approval of a scope of work.
	g. Sustainable Economic Development Plan Element			
	h. Historic Preservation Plan Element	\$30,000		Township, which has areas with limited growth and redevelopment capacity due to the lack of sewerage. Funds will be released upon approval of scope of work.
	j. Septic System Yield Allocation (if applicable)			
6.	Highlands Land Use Ordinances (Module 6) – Adopted			
	a. Adopt Planning Area Petition Ordinance			
	b. Adopt Checklist Ordinance			
7.	Zoning Map Update – Adopted (Update to reflect Highlands Overlay Zones, Districts)	\$5,000		
8.	Cluster Development for Agricultural Resource Areas			
	a. Municipal Cluster Development Plan	TBD		
	b. Municipal Cluster Development Ordinance and Design Guidelines	TBD		
9.	Resource Management Plans and Programs			
	a. Water Use and Conservation Management Plan	TBD	\$80,000	Required component of Center Designation
	b. Habitat Conservation and Management Plan	TBD		
	c. Stream Corridor Protection/Restoration Plan	\$35,000		municipality and to mitigate the impacts of future land uses on such water resources. Funds to be released upon approval of scope of work.
	d. Wastewater Management Plan	\$3,000		
	e. Septic System Management/Maintenance Plan	TBD		
	f. Lake Restoration Management Plan (if applicable)	TBD		
	g. Scenic Resource Management Plan (optional)	TBD		
	h. Municipal Stormwater Management Plan	\$15,000		Updates to incorporate RMP provisions; Plans are required under NJDEP regulations.
	i. Regional Stormwater Management Plan (if applicable)	TBD		
	j. Land Preservation and Land Stewardship Program	TBD		
	k. Forest Stewardship Plan (optional)	TBD		
10.	Board of Health Ordinances			
	a. Septic System Maintenance	TBD		
	b. Potential Contaminant Source Management	TBD		
11.	Implementing Ordinances for Management Plans and Programs			
	a. Water Use and Conservation Management Plan Ordinance	TBD		
	b. Habitat Conservation and Management Plan Ordinance	TBD		
	c. Stream Corridor Ordinance	TBD		
	d. Lake Restoration Management Plan Ordinance	TBD		
	e. Tree Clearing Ordinance	TBD		
	f. Right to Farm Ordinance (if applicable)	--		
	h. Scenic Resource Mgmt Ordinance (if applicable)	TBD		
	i. Stormwater Management Ordinance	TBD		
12.	Redevelopment and Brownfields Opportunities (optional)			
	a. Highlands Redevelopment Area Planning	TBD		
13.	RMP Updates (optional)			
14.	Map Adjustment Petition(s) (optional)			

TOWNSHIP OF CLINTON, HUNTERDON COUNTY, NEW JERSEY
HIGHLANDS IMPLEMENTATION PLAN AND SCHEDULE (REVISED)

DRAFT MUNICIPAL IMPLEMENTATION PLAN AND SCHEDULE FOR PLAN CONFORMANCE BY TASK		Previously Allocated Funding	Approximate Budget	Status and Comments
	a. Affordable Housing Site Map Adjustment	\$12,000		To complete the planning process for various Map Adjustments including any resource management or mitigation plans required as a condition of approval.
15.	Highlands Center Petition (optional)	\$46,000		
16.	Submission of Municipal Planning and Regulatory Documents and Supporting Materials (See Draft Consistency Report)	--		
17.	Discretionary Documents or Requests (financial and technical assistance requests from the municipality)			
18.	Attendance at Highlands Council Training Sessions			
	a. Municipal Exemption Determinations			
	b. Ordinance Administration: Application Procedures, Implementation, Enforcement	\$1,500		
			\$80,000	

This Plan will be altered over time, to reflect the municipality's progress toward completing all Plan Conformance activities and to address funding and implementation tasks that carry forward into future years. All such changes will involve a collaborative effort and agreement between the municipality and the Highlands Council. Important in such considerations is the on-going recognition of the voluntary nature of Plan Conformance with respect to Clinton Township's Planning Area. The Highlands Council may modify, in consultation with the municipality, the above deadlines for completion and may also reallocate the approximate budget costs within the total amount approved. No timeframe will be considered to have begun, however, until the municipality has been provided the tools (including grant funding) with which to accomplish each component of the Plan Conformance program.

**FOR CONSIDERATION AT THE JUNE 16, 2022 MEETING OF THE
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
Petition for Highlands Center Designation –Consistency Review and Recommendations Report**

APPENDIX C

PUBLIC COMMENTS/HIGHLANDS COUNCIL RESPONSES

Amended Petition for Plan Conformance

Township of Clinton, Hunterdon County

**FOR CONSIDERATION AT THE JUNE 16, 2022 MEETING OF THE
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
Petition for Highlands Center Designation –Consistency Review and Recommendations Report**

INTERAGENCY COORDINATION

In accordance with the Memorandum of Understanding with the Office of Planning Advocacy (OPA) the Highlands Council provided an advanced copy of the Clinton Township Petition for Center Designation to the OPA for comment. OPA, in a formal response, expressed support for Clinton Township's Petition for Center Designation noting that since the Township achieved initial Plan Conformance in June of 2015 it has made steady progress toward the completion of all required Plan Conformance implementation tasks. OPA further commended Clinton Township for the extent to which the Petition and proposed Centers will address affordable housing needs in a manner consistent with environmental protection and smart growth goals.

PUBLIC COMMENTS RECEIVED

Written comments regarding Clinton Township's Amended Petition for Plan Conformance were accepted by the Highlands Council for a period of 30 days through the close of the Public Comment period on May 5, 2022. Comments were provided by the following individuals/entities:

- 1) Jonathan E. Drill, Esq on Behalf of the Township of Clinton

PUBLIC COMMENT/RESPONSE SUMMARY

- 1) **Comment:**

The comment, provided by Mr. Drill, requests clarification that the proposed Center mapping include a 50-foot-wide portion of Lot 33 which provides connection to East Main Street. Furthermore, the comment is seeking an acknowledgement that the proposed 400 unit development in the Annandale Center has secured a substantial water supply reservation from the Town of Clinton public water utility.

- 2) **Response:**

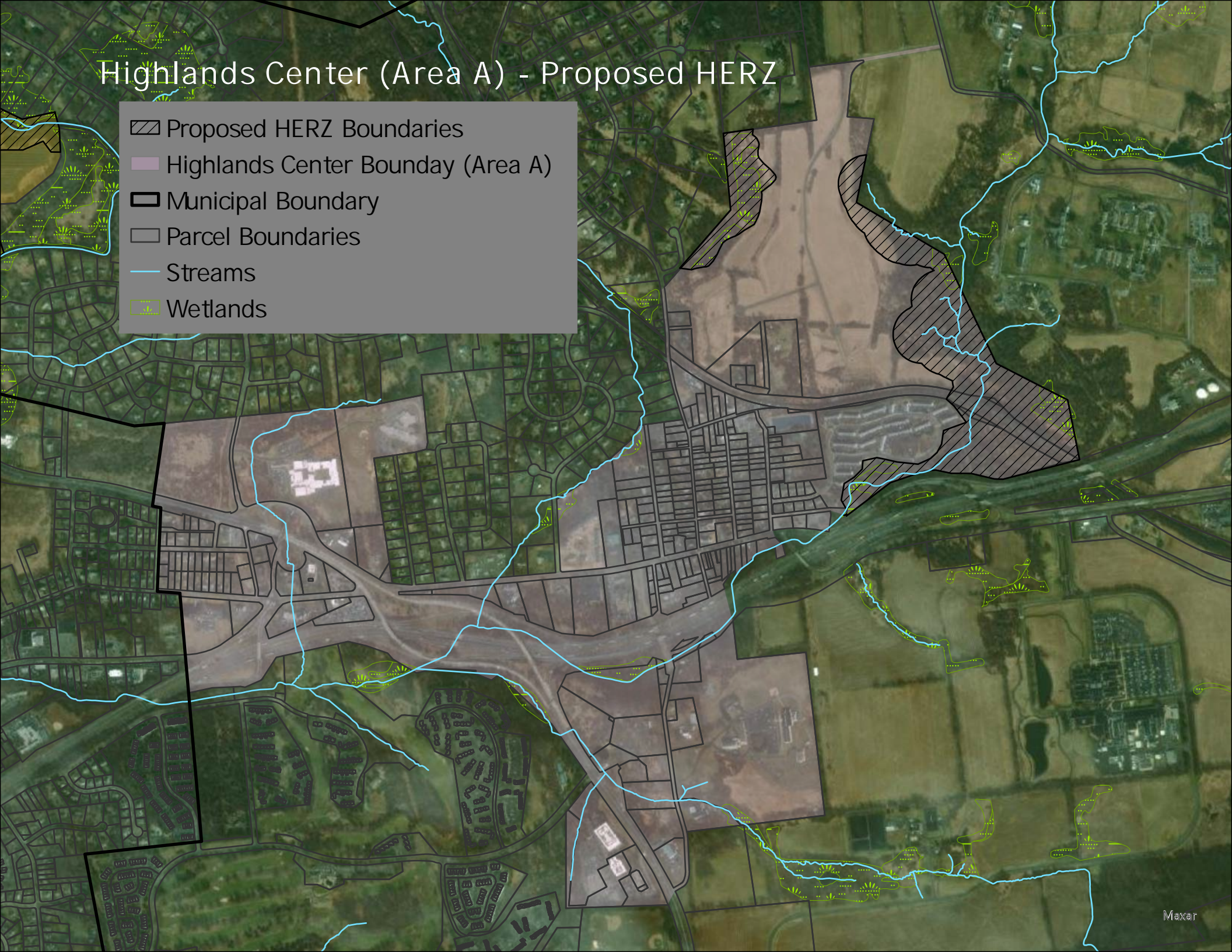
Thank you for your comments. The Highlands Council has reviewed the official Center mapping provided by the Township of Clinton via GIS Shapefiles and found that the 50-foot-wide portion of Lot 33 is and will continue to be included in the proposed Center. In addition, the Highlands Council acknowledges the public water allocation received from the Town of Clinton public water utility for the project in the Annandale Center. Details of water and wastewater supply for individual projects will be explored during the project review stage of development.

**FOR CONSIDERATION AT THE JUNE 16, 2022 MEETING OF THE
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
Petition for Highlands Center Designation –Consistency Review and Recommendations Report**







FIGURES

Highlands Center (Area A) - Proposed HERZ

- Proposed HERZ Boundaries
- Highlands Center Bounday (Area A)
- Municipal Boundary
- Parcel Boundaries
- Streams
- Wetlands



Highlands Center (Area B) - Proposed HERZ

-  Proposed HERZ Boundaries
-  Highlands Center Boundary (Area B)
-  Municipal Boundary
-  Parcel Boundaries
-  Streams
-  Wetlands

