HIGH BRIDGE BOROUGH

HUNTERDON COUNTY

NEW JERSEY

PLANNING BOARD
ADOPTION: MAY 27, 2010
BOROUGH COUNCIL
APPROVAL: MAY 27, 2010

HOUSING ELEMENT & FAIR SHARE PLAN

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The original of this report was signed and sealed in accordance with NJSA 45:14A-12

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INTRODUCTION

According to the Fair Housing Act of 1985, a Housing Plan Element must be designed to address the municipal fair share for low and moderate income housing as determined by The New Jersey Council on Affordable Housing ("COAH"), which is charged with determining need and creating the standards by which the Act is carried out.

This is High Bridge Borough's second Housing Element and Fair Share Plan ("HEFSP") under COAH's new third round methodology for the period 2004 to 2018. COAH has substantially redesigned the process that provides affordable housing opportunities in New Jersey municipalities. During the first and second rounds, using a predetermined formula, COAH prescribed a specific number of units for which a municipality had to provide a realistic opportunity. The prescribed number was based on housing and employment conditions in the municipality, any remaining prior round unit obligation that was not constructed or otherwise committed for and deficient housing units occupied by low and moderate income housing units, known as the rehabilitation share.

The third round methodology adopted in 2008 requires that a municipality's fair share consist of three elements:

1. Rehabilitation share;
2. Any remaining prior round obligation that was not provided for;
3. Growth share
   - For every four market residential units that receive a certificate of occupancy one new affordable housing unit must be created.
   - For every sixteen jobs created upon receipt of certificates of occupancy as a result of non-residential new construction or expansion of existing structures, one affordable unit must be created using COAH formulae relating built non-residential space to number of employees.

MUNICIPAL SUMMARY

The Borough of High Bridge is located in Hunterdon County and has limited public sewer. High Bridge Borough is considered by the State as an Environmentally Sensitive Planning Area and is also located in the Highlands Planning Area, where conformance is voluntary. The Borough, which is 2.4 square miles in area, is characterized by a small downtown surrounded by predominately single-family homes. High Bridge is bordered by Clinton and Lebanon Township.

Between 1990 and 2000, High Bridge's population decreased to 3,776, down 110 persons since the 1990 Census. Looking into the future, the New Jersey Transportation Planning Authority (NJTPA) projects the Borough's population to remain stagnant between 2010 and 2020 at 3,790 persons.

COAH Status

In July of 1984 High Bridge was sued for exclusionary zoning. The Borough mediated an agreement rezoning what is known as the Catanzaretti site to include a development of 170 units with 34 affordable units. The site was included in High Bridge's first round plan, which received substantive certification on April 4, 1988.

The Borough filed in March of 1995 for the second round and was asked for further documentation of the mechanisms provided in the report. In the meantime, the Borough began a "credits without controls survey" to aid in reducing their obligation. Realizing the potential for these additional credits, the Borough requested a reduction of units at the Catanzaretti site and then for the complete removal of the site from the Plan. In 2001 the New Jersey Superior Court rejected the removal of the Catanzaretti site. Finally, in 2004 the Borough received certification from COAH for the second round. This plan included Catanzaretti against the Borough's will. Since the 2004 second round plan certification, the Borough has acquired the Catanzaretti property by eminent domain for open space use. The site contained environmental constraints that were deemed inappropriate for development.

High Bridge petitioned for third round COAH certification on December 23, 2008. The petition requested a vacant land adjustment for the prior round obligation and a growth share projection adjustment for the third round obligation, which reduced the prior round obligation from 27 to 23 and the third round obligation from 30 to 4. COAH deemed the petition complete on February 9, 2009. High Bridge's HEFSP was then open for public comment until March 29, 2009. During that time period the Fair Share Housing Center objected to the Borough's HEFSP, stating that the Borough should not be permitted to request an adjustment of its prior round obligation and that the Borough failed to address its entire third round obligation.

Following the objection, COAH issued a Pre-Mediation Report on October 1, 2009, which summarized High Bridge's HEFSP and the objections from Fair Share Housing Center. The Pre-Mediation Report also listed a number of additional items that the Borough was required to submit by November 30, 2009. High Bridge's professionals submitted all but one of the requested items (High Bridge Arbors Developers Agreement) on November 23, 2009. The executed Developers Agreement was sent to COAH on December 14, 2009. Meanwhile, mediation was scheduled for October 29, 2009, but it was subsequently canceled by COAH. Mediation was temporarily rescheduled for December 2009, which was then delayed until January 14, 2010 and ultimately canceled until the Borough re-petitions.

While the Borough was working towards substantive certification from COAH, it was simultaneously completing a Highlands Initial Assessment Grant and Highlands Plan Conformance Grant. High Bridge had applied for the Initial Assessment Grant in February of 2009 and subsequently established a sub-committee to work with Maser Consulting, PA (Maser) in completing both grants. By August of 2009 both Modules 1 and 2 had been completed and sent to the Highlands for review. In September of 2009 the Highlands Council issued High Bridge's Municipal Build-Out Report, which was very close to the Borough's growth share projection adjustment results.

The Initial Assessment Study was finalized and then approved by both the Planning Board and Borough Council on November 12, 2009. On December 17, 2009 Highlands Council Executive Director Eileen Swan and Highlands Council Deputy Executive Director and Chief Counsel Tom Borden held a public information session before both the Planning Board and Council. The information session included a presentation by Ms. Swan and Mr. Borden as well as a question and answer session. Finally, on December 22, 2009 High Bridge's Council adopted Ordinance 2009-36 "Ordinance of Intention to Revise Master Plan and Development Regulations for Plan Conformance for the Land in the Planning Area", voluntarily opting into the Highlands.

As a result of High Bridge's adoption of Ordinance 2009-36, the mediation session scheduled on January 14, 2010 was canceled and High Bridge was instructed by COAH Planner Maria Connolly to re-petition its HEFSP by June 8, 2010. This report serves as the re-petition that has been modified to incorporate Regional Master Plan provisions as the basis for housing and employment growth projections. These projections have been calculated using the Highlands Council Municipal Build-Out Analysis results for the Borough, including consideration of water availability, septic system yield, and water and wastewater utility capacity. Housing and employment projections are required to determine the municipal "Growth Share" component of the overall Fair Share Housing obligation. Pursuant to COAH Rules, the overall housing obligation also includes a rehabilitation obligation and the prior round obligation; each of these is offset in the final analysis by eligible credits, reductions and adjustments, as appropriate.

GOALS & OBJECTIVES

In furtherance of High Bridge's efforts to ensure sound planning, this Housing Element and Fair Share Plan incorporates the following goals and objectives with respect to future housing in the Highlands Area:

- To the extent feasible, the Borough's zoning will guide anticipated new residential development into compact, center-based projects.
- To provide a realistic opportunity for the provision of the municipal share of the region's present and prospective needs for housing for low- and moderate-income families.
- To the maximum extent feasible, to incorporate affordable housing units into any new residential construction that occurs within High Bridge, including any mixed use, redevelopment, and/or adaptive reuse projects.
- To preserve and monitor existing stock of affordable housing.
- To reduce long term housing costs through:
    - The implementation of green building and energy efficient technology in the rehabilitation, redevelopment and development of housing. Recent innovations in building practices and development regulations reflect significant energy efficiency measures, and therefore cost reductions, through building materials, energy efficient appliances, water conservation measures, innovative and alternative technologies that support conservation practices, and common sense practices, such as recycling and re-use.
    - The promotion of the use of sustainable site design, efficient water management, energy efficient technologies, green building materials and equipment, and retrofitting for efficiencies.
    - Maximizing the efficient use of existing infrastructure, through such means as redevelopment, infill and adaptive reuse.
- To use a smart growth approach to achieve housing needs:

- Use land more efficiently to engender economically vibrant communities, complete with jobs, houses, shopping, recreation, entertainment and multiple modes of transportation.
- Support a diverse mix of housing that offers a wide range of choice in terms of value, type and location. In addition, seek quality housing design that provides adequate light, air, and open space.
- Target housing to areas with existing higher densities and without environmental constraints, within walking distance of schools, employment, services, transit and community facilities with sufficient capacity to support them.

CONTENT OF HOUSING ELEMENT

The Municipal Land Use Law ("MLUL") requires that "the housing element be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing". A municipal master plan must contain a housing element to give a municipality protection from 'builder's remedy lawsuits' through the COAH process. As per the MLUL, the housing element must contain at least the following items:

1. Minimum requirements contained in N.J.S.A. 52:27D-310:
    a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;
    b. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
    c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
    d. An analysis of the existing jobs and employment characteristics of the municipality, and a projection of the probable future jobs and employment characteristics of the municipality
    e. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and
    f. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.
2. Household projection in Appendix F(2) of COAH's Third Round Rules
3. Employment projection in Appendix F(2) of COAH's Third Round Rules
4. Prior round obligation in Appendix C of COAH's Third Round Rules
5. Rehabilitation share in Appendix B of COAH's Third Round Rules
6. Projected growth share in accordance with N.J.A.C. 5:97-2.4

HOUSING ELEMENT

HOUSING DEMOGRAPHICS

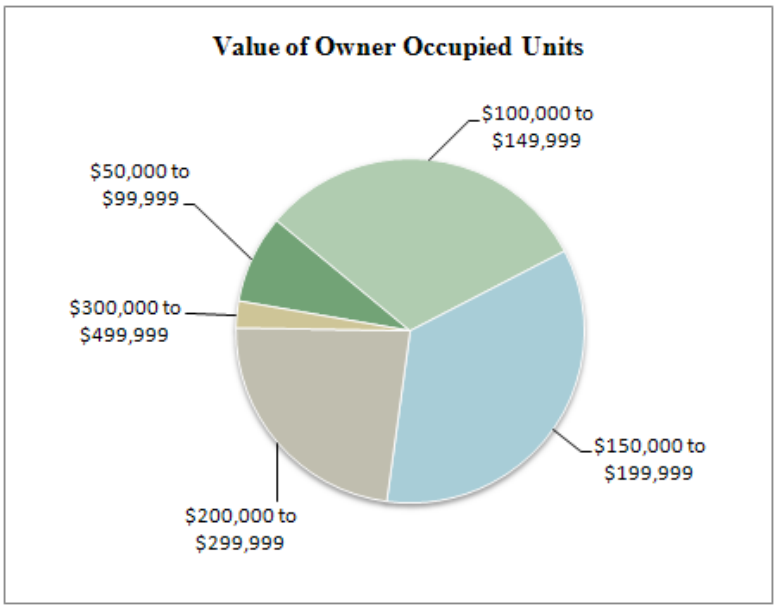
As of the 2000 census, there were 1,478 total housing units and 50 vacant housing units in High Bridge Borough. The majority of the owner-occupied housing stock consists of single-family detached housing. The Borough's housing stock includes single-family detached units, single-family attached units, multi-family dwelling units and mobile homes. Single-family detached dwellings totaled 1,133 or 76.7% of the total housing stock. Including the 146 single-family attached dwelling units, single-family dwelling units account for 86.6% of the Borough's total housing stock. The second most prevalent dwelling structure in High Bridge Borough is two-family units. Two-family homes totaled 115 units or 7.8% of the housing stock. Multi-family units containing 3 or more units in a structure only totaled 61 units, or 4.1% of the total housing stock. Of the 1,428 occupied housing units in the Borough, 1,184 units, or 82.9% were owner occupied and 244 units, or 17.1% were rentals. The median of 6.1 rooms per unit is indicative of High Bridge Borough's primarily single-family housing stock.

HOUSING TYPE BY UNITS IN STRUCTURE		
Unit Type	Number	Percent
1, Detached	1,133	76.7%
1, Attached	146	9.9%
2	115	7.8%
3 or 4	40	2.7%
5 to 9	21	1.4%
10 to 19	0	0.0%
20 or more	0	0.0%
Mobile Home	23	1.6%
Other	0	0.0%
Total	1,478	
Vacant Units	50	
Median Rooms Per Unit	6.1	

Sources: US Census Bureau DP-4 Profile of Selected Housing
DP-1 Profile of General Demographic Characteristics: 2000

PURCHASE AND RENTAL VALUE OF HOUSING STOCK

Based on the 2000 Census, High Bridge Borough had 1,124 owner occupied units. The largest percentage of which were in the $100,00 to $149,00 and the $150,000 to $199,999 brackets accounting for 65.8% of the total number of units. The median value of owner occupied housing in High Bridge Borough was $163,300 according to the Census.



VALUE OF OWNER OCCUPIED UNITS		
Value	Number of Units	Percent of Total
Less than $50,000	0	0.0%
$50,000 to $99,999	93	8.3%
$100,000 to $149,999	350	31.1%
$150,000 to $199,999	390	34.7%
$200,000 to $299,999	259	23.0%
$300,000 to $499,999	28	2.5%
$500,000 to $999,999	4	0.4%
$1,000,000 or more	0	0.0%
Total Units	1,124	
Median (in dollars)	$163,300	

Source: US Census Bureau DP-4. Profile of Selected Housing Characteristics: 2000

According to the 2000 Census, there were 242 renter occupied units in High Bridge Borough. Of those units, 41.3% cost less than $750 per month. The median gross rent for High Bridge Borough was $788.

COST OF RENTALS		
Cost	Number of Units	Percent of Total
Less than $499	6	2.5%
$500 to $749	94	38.8%
$750 to $999	73	30.2%
$1,000 to $1,499	41	16.9%
$1,500 or more	10	4.1%
No cash rent	18	7.4%
Total Units	242	
Median (in dollars)	$788	

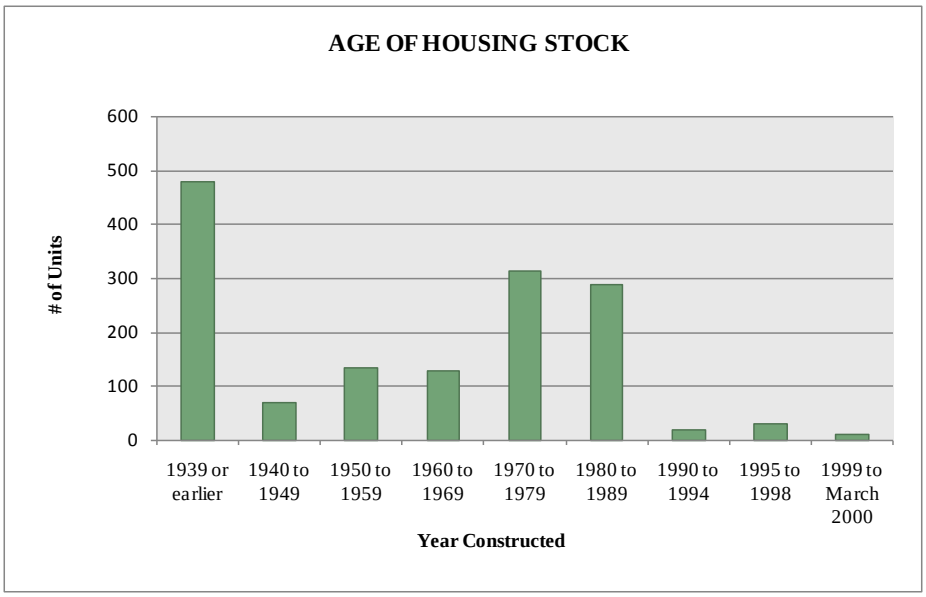
Source: DP-4. Profile of Selected Housing Characteristics: 2000

Condition of Housing Stock

The Census does not classify housing units as standard or substandard, but it can provide an estimate of substandard housing units that are occupied by low and moderate income households. COAH uses the Census to determine which units are overcrowded with more than one person living per room and dilapidated – lacking complete plumbing and/or kitchen facilities. COAH computes a municipality's rehabilitation share by adding together the number of overcrowded and dilapidated units and then multiplying that sum by the municipality's regional low/moderate income deterioration share. Subtracted from this result is any rehabilitation share credit.

Year Structure Built

COAH's new methodology for calculating rehabilitation has made one significant change from the methods presented in the original Third Round Rules. Housing units built in 1949 or earlier are now flagged instead of units built in 1939 or earlier. Research has demonstrated that units built 50 or more years ago are much more likely to be in substandard condition. Included in the rehabilitation calculation are overcrowded units and dilapidated housing. Overcrowded units are defined by the U.S. Department of Housing and Urban Development as those with more than one person living per room. Finally, COAH includes dilapidated housing – lacking complete plumbing and/or kitchen facilities as reported by the 2000 Census.



AGE OF HOUSING STOCK		
Year Built	Total Units	Percent
1939 or earlier	479	32.4%
1940 to 1949	69	4.7%
1950 to 1959	135	9.1%
1960 to 1969	129	8.7%
1970 to 1979	314	21.2%
1980 to 1989	290	19.6%
1990 to 1994	19	1.3%
1995 to 1998	32	2.2%
1999 to March 2000	11	0.7%
Total Units	1,478	

Source: US Census Bureau DP-4. Profile of Selected Housing Characteristics: 2000

Approximately 37.1% of High Bridge Borough's housing stock was built before 1950. Units built before 1950 is a factor in COAH's determine of each municipality's rehabilitation share. In High Bridge, 548 units were

constructed before 1950. COAH has cited an obligation of zero rehabilitation units for the Borough, reflecting the good condition of these older homes. The years prior to 1939 produced High Bridge's largest amount of housing units (479 units). Since the spike of development between 1970 and 1989, residential development in the Borough has slowed.

Persons Per Room

1.01 or more persons per room is an index of overcrowding. Therefore, a total of 4 units may be overcrowded.

OCCUPANTS PER ROOM		
Occupants	Number of Units	Percent of Total
1.00 or less	1,424	98.5%
1.01 to 1.50	4	1.0%
1.51 or more	0	0.0%
Total Units	1,428	

Source: US Census Bureau DP-4. Profile of Selected Housing Characteristics: 2000

Plumbing Facilities

Inadequate plumbing is indicated by either a lack of exclusive use of plumbing or incomplete plumbing. The 2000 Census indicates that zero units within High Bridge Borough lack complete plumbing facilities.

Kitchen Facilities

Inadequate kitchens are indicated by shared use of a kitchen or the lack of a sink with piped water, a stove or a refrigerator. The 2000 Census indicates that there are no units within High Bridge Borough that lack complete kitchen facilities.

Most of the Census indicators available at the municipal level indicate a sound housing stock. Approximately 1.0% of the units are occupied by more than 1 person per room. The vast majority of the housing stock has complete plumbing facilities and kitchen facilities. Although the majority of the housing stock in High Bridge Borough is relatively old, COAH has cited a rehabilitation obligation of zero units for the Borough, reflecting the good condition of these older homes.

POPULATION DEMOGRAPHICS

As of 2000, High Bridge Borough's population was 3,776 persons, which represents a net decrease of 110 persons since 1990. Previously, population had increased by 541 persons or 16.2% between 1980 and 1990.

POPULATION GROWTH			
Year	**Population**	**Population Change**	**Percentage change**
1980	3,345	---	---
1990	3,886	541	16.2%
2000	3,776	-110	-2.8%

Source: US Census Bureau DP-1. Profile of General Demographic Characteristics: 2000, 1990, & 1980

By 2020, the North Jersey Transportation Planning Authority has projected that High Bridge Borough's population will increase to 3,790 - an increase of only 20 persons.

PERMANENT POPULATION PROJECTION	
Year	Population
2005	3,770
2010	3,790
2015	3,790
2020	3,790

SOURCE: NJTPA http://www.njtpa.org/DataMap/Demog/Forecast/documents/FinalMCDforecasts.PDF

HOUSEHOLD SIZE & TYPE

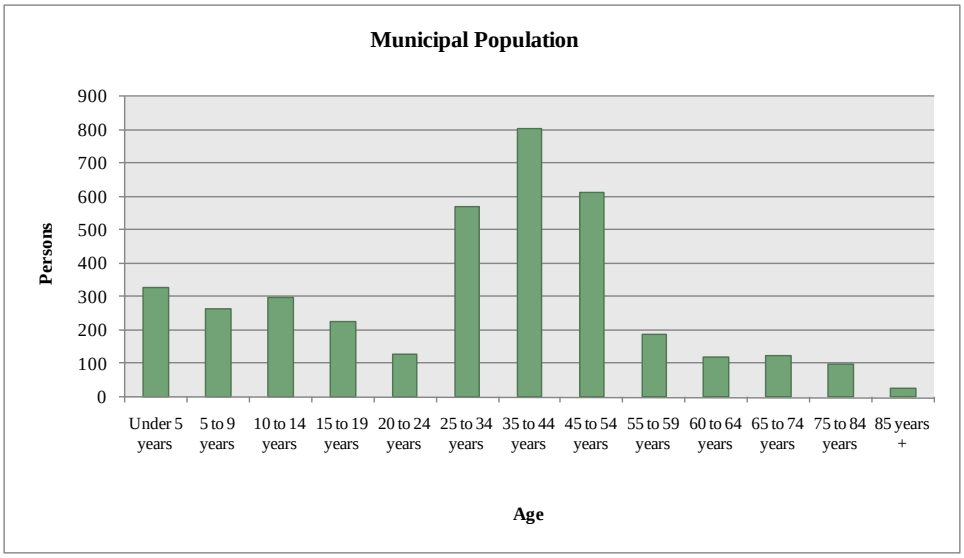
High Bridge had an average household size of 2.64 in 2000. Comparatively, the Borough had an average family size of 3.10 persons. There were a total of 1,428 households, of which, 73.6% or 1,051 were family households. Over 8% of households were headed by a female with no husband present. Non-family households composed 20.9% of all households in High Bridge. Finally, 4.8% or 69 households were occupied by persons 65 years and older in 2000.

HOUSEHOLDS BY TYPE		
Type	Number	Percentage
Family households (families)	1,051	73.6%
With own children under 18 years	570	39.9%
Female householder, no husband present	121	8.5%
Nonfamily households	377	26.4%
Householder living alone	298	20.9%
Householder 65 years and over	69	4.8%
TOTAL	**1,428**	**100%**

Source: 2000 Census, DP-1 Profile of General Demographic Characteristics

Age Distribution of Population

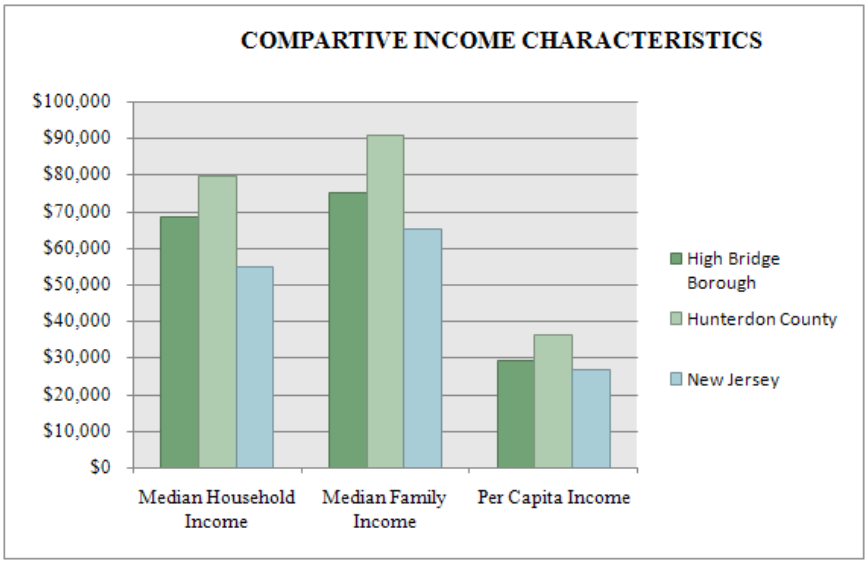
In 2000, 29.5% of High Bridge Borough's population was 19 years of age and younger, which is on par with the County and State, which had 27.5% and 27.1% respectively. More than 6% of High Bridge's population (364 persons) was 65 years or older. Compared to the County and the State, High Bridge has a smaller percentage of those over 65 years, the County had 13.7% and the State had 17.1%.



The median age in High Bridge Borough was 36.1 years in 2000. The largest age cohort in the Borough is the 35 to 44 range, with 21.3% of the population. Only 6.5% or 246 residents are age 65 or older.

Income and Poverty Status

The 2000 Census indicates that the median household income in 1999 for High Bridge Borough was $68,719. This is 16% lower than the median household income of Hunterdon County, which is $79,888, and 24.6% higher than the State, which is $55,146.



Similar to median household income, per capita income in High Bridge Borough is lower than Hunterdon County, and higher than New Jersey. In 1999, High Bridge Borough's

INCOME CHARACTERISTICS			
	High Bridge Borough	Hunterdon County	New Jersey
Median Household Income	$68,719	$79,888	$55,146
Median Family Income	$75,357	$91,050	$65,370
Per Capita Income	$29,276	$36,370	$27,006
Poverty Status (Percent of Individuals)	3.3%	2.6%	8.5%
Poverty Status (Percent of Families)	1.9%	1.6%	6.3%

Source: US Census Bureau DP-3. Profile of Selected Economic Characteristics: 2000

per capita income was $29,276, which is $7,094 less than Hunterdon County's per capita income of $36,370. The State's per capita income was $27,006, which is $2,720 less than High Bridge Borough's per capita income. High Bridge Borough's poverty status, as per the 2000 US Census, is slightly more on a percentage basis than that of Hunterdon County, but is much less than New Jersey.

The 2000 Census indicates that the greatest percent of High Bridge Borough households had an income between $50,000 and $74,999 in 1999. A total of 29.2% of High Bridge Borough's households were within that income bracket, while the County had 18.7% and the State had 19.8% of their households within the same bracket.

HOUSEHOLD INCOME						
	High Bridge Borough		Hunterdon County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Less than $10,000	35	2.5%	1,134	2.6%	213,939	7.0%
$10,000 to $14,999	24	1.7%	1,143	2.6%	143,783	4.7%
$15,000 to $24,999	59	4.1%	2,387	5.5%	288,606	9.4%
$25,000 to $34,999	129	9.1%	2,815	6.4%	305,449	10.0%
$35,000 to $49,999	161	11.3%	4,644	10.6%	437,373	14.3%
$50,000 to $74,999	415	29.2%	8,199	18.7%	608,244	19.8%
$75,000 to $99,999	267	18.8%	7,207	16.5%	413,928	13.5%
$100,000 to $149,999	229	16.1%	8,543	19.5%	391,123	12.8%
$150,000 to $199,999	76	5.3%	3,927	9.0%	130,492	4.3%
$200,000 or more	28	2.0%	3,731	8.5%	132,837	4.3%
Households	1,423		43,730		3,065,774	
Average Household Size (in persons)	2.64		2.69		2.68	

Source: US Census Bureau DP-1. Profile of General Demographic Characteristics: 2000; DP-3. Profile of Selected Economic Characteristics: 2000

EMPLOYMENT DEMOGRAPHICS

According to the North Jersey Transportation Planning Authority, as of 2005 there were 890 jobs in High Bridge Borough. By 2015, the NJTPA estimates 990 jobs and in 2020 the Borough is projected to grow to 1,040 jobs. This represents a potential increase of 16.8% in jobs from 2005 to 2020 or an increase of 150 jobs.

IN-PLACE EMPLOYMENT BY INDUSTRY

New Jersey's Department of Labor and Workforce Development reports on employment and wages within the state. The most recent in-place employment report was completed in 2003. As the data below shows, limited information was available for High Bridge. The Borough contained 55 private sector employers in 2003, which employed a total of 362 workers. There were 11 construction employers with 35 workers and 10 "other service" industries that employed 40 persons. Government employed a total of 146 workers within the Borough in 2003.

IN-PLACE EMPLOYEMENT BY INDUSTRY				
Industry	Establishments	Percentage	Employment	Percentage
Construction	11	19.0%	35	6.9%
Manufacturing	-	-	-	-
Wholesale trade	3	5.2%	31	6.1%
Retail trade	-	-	-	-
Transportation and warehousing	3	5.2%	8	1.6%
Finance and insurance	-	-	-	-
Real estate and rental and leasing	-	-	-	-
Professional and technical services	7	12.1%	18	3.5%
Administrative and waste services	-	-	-	-
Health care and social assistance	3	5.2%	16	3.1%
Arts, entertainment, and recreation	-	-	-	-
Accommodation and food services	-	-	-	-
Other services, except public administration	10	17.2%	40	7.9%
PRIVATE SECTOR TOTAL	55	94.8%	362	71.3%
FEDERAL GOVT TOTAL	1	1.7%	9	1.8%
LOCAL GOVT TOTAL	2	3.4%	137	27.0%

Source: NJ Department of Labor and Workforce Development, Employment and Wages, 2003 Annual Report

WORKER CLASS

The Census reports on work activity of residents 16 years and older. Of those 16 years and older; 2,212 out of 2,273 were employed in the civilian labor force in 2000. The majority of High Bridge Borough residents worked in the private sector. Only 12.1% worked in the government sector.

CLASS OF WORKER		
	Number	Percent
Private wage and salary workers	1,802	81.5%
Government workers	268	12.1%
Self-employed workers	142	6.4%
Unpaid family workers	0	0.0%
Total employed residents	2,212	
Total unemployed residents	61	
Total residents in labor force	2,273	

Source: US Census Bureau DP-3. Profile of Selected Economic Characteristics: 2000

WORKERS BY INDUSTRY

More than 40% of High Bridge Borough's workers are involved in management, professional and related occupations. Of the total High Bridge Borough's workforce, 29% have been classified by the 2000 Census as sales and office occupations, while 14.0% are in the service sector. A smaller percentage of the High Bridge Borough workforce was in management and related occupations as compared to the overall County workforce.

EMPLOYED CIVILIAN POPULATION BY OCCUPATION (16 YEARS OF AGE OR OLDER)				
	High Bridge Borough		Hunterdon County	
Occupation	Total	Percent	Total	Percent
Management, professional, and related	892	40.3%	31,104	49.0%
Service	310	14.0%	6,160	9.7%
Sales and office	642	29.0%	15,999	25.2%
Farming, fishing, and forestry	0	0.0%	253	0.4%
Construction, extraction, and maintenance	212	9.6%	5,178	8.2%
Production, transportation, and material moving	156	7.1%	4,754	7.5%
Total	2,212		63,448	

Source: US Census Bureau DP-3. Profile of Selected Economic Characteristics: 2000

An analysis of the employed High Bridge Borough residents (over 16) by economic sector indicates that the majority of High Bridge Borough workers were involved in educational, health and social services, followed by professional, scientific, etc. This is comparable to the overall County workforce by industry with educational, health and social services ranking first, but instead followed by manufacturing.

EMPLOYED CIVILIAN POPULATION BY INDUSTRY (16 YEARS OF AGE OR OLDER)				
	High Bridge		Hunterdon County	
Occupation	Total	Percent	Total	Percent
Agriculture, forestry, fishing and hunting, and mining	14	0.6%	846	1.3%
Construction	147	6.6%	4,482	7.1%
Manufacturing	293	13.2%	9,771	15.4%
Wholesale trade	92	4.2%	2,115	3.3%
Retail trade	281	12.7%	6,817	10.7%
Transportation and warehousing, and utilities	85	3.8%	2,256	3.6%
Information	157	7.1%	3,836	6.0%
Finance, insurance, and real estate	147	6.6%	5,183	8.2%
Professional, scientific, management, and administrative	324	14.6%	9,055	14.3%
Educational, health and social services	335	15.1%	11,359	17.9%
Arts, entertainment, recreation, accomodation and food services	162	7.3%	3,018	4.8%
Other services (except public administration)	100	4.5%	2,447	3.9%
Public administration	75	3.4%	2,263	3.6%
Total	2,212		63,448	

Source: US Census Bureau DP-3. Profile of Selected Economic Characteristics: 2000

PLACE OF WORK

Approximately 11.6% of High Bridge Borough residents work within the Borough, 34.5% work outside of the Borough but within Hunterdon County, 49.7% work outside of the County but within New Jersey and 4.2% work outside New Jersey. By comparison, 16.3% Hunterdon County workers worked within their municipality of residence, 25.0% worked outside their municipality but within the County, 52.2% worked outside Hunterdon County, and 6.5% worked outside of the State. On the whole 19.6% of New Jersey workers worked within their

municipality of residence, 35.2% worked outside of their municipality but within the County of residence, 32.8% worked outside of their County but within the State, and 12.4% of workers worked outside of the State.

Additionally, 82.3% of commuters (1,792) drive alone to work, and 173 commuters car pool, which gives a total of 1,965 or 90.2% of commuters who are auto dependent residing in High Bridge Borough. Only 4.8% or 105 High Bridge residents work at home.

PLACE OF WORK						
	High Bridge Borough		Hunterdon County		New Jersey	
Employment Area	Total	Percent	Total	Percent	Total	Percent
Worked in state of residence	2,086	95.8%	58,318	93.5%	3,396,785	87.6%
Worked within municipality of residence	253	11.6%	10,174	16.3%	761,684	19.6%
Worked outside of municipality but within county of residence	750	34.5%	15,587	25.0%	1,364,495	35.2%
Worked outside county of residence but within the state	1,083	49.7%	32,557	52.2%	1,270,606	32.8%
Worked outside state of residence	91	4.2%	4,041	6.5%	479,648	12.4%
Total Employed	2,177		62,359		3,876,433	

Source: US Census Bureau P26. Place of Work for Workers 16 Years and Over--State and County Level and P29 Place of Work for Workers 16 Years and Over--Minor Civil Division Level

Travel Time to Work

The mean commute time among High Bridge residents is 33.3 minutes, with 9.6% of the population having a travel time of less than 10 minutes. Compared to the mean of 33.5 and 30.0 minutes travel times for Hunterdon County and the State respectively, High Bridge Borough residents spend roughly the same time commuting to and from their place of employment as others do within the State and County.

COMMUTE TIME						
	High Bridge Borough		Hunterdon County		New Jersey	
Travel Time (in minutes)	Total	Percent	Total	Percent	Total	Percent
Less than 5	45	2.1%	1,854	3.0%	99,241	2.6%
5 to 9	164	7.5%	4,609	7.4%	347,598	9.0%
10 to 14	236	10.8%	5,686	9.1%	482,988	12.5%
15 to 19	211	9.7%	5,499	8.8%	510,571	13.2%
20 to 24	190	8.7%	5,987	9.6%	497,467	12.8%
25 to 29	109	5.0%	3,702	5.9%	210,226	5.4%
30 to 34	220	10.1%	6,822	10.9%	492,539	12.7%
35 to 39	76	3.5%	2,916	4.7%	109,571	2.8%
40 to 44	153	7.0%	3,864	6.2%	156,148	4.0%
45 to 59	374	17.2%	8,773	14.1%	352,609	9.1%
60 to 89	219	10.1%	6,509	10.4%	335,777	8.7%
90 or more	75	3.4%	2,473	4.0%	175,142	4.5%
Did not work at home	2,072	95.2%	58,694	94.1%	3,769,877	97.3%
Worked at home	105	4.8%	3,665	5.9%	106,556	2.7%
Total	2,177		62,359		3,876,433	
Mean travel time	33.3		33.5		30.0	

Source: US Census Bureau P31. Travel Time to Work for Workers 16 Years and Over; US Census Bureau DP-3. Profile of Selected Economic Characteristics: 2000

PROJECTED GROWTH SHARE OBLIGATION

MEASURING THE ACTUAL GROWTH SHARE OBLIGATION

"Growth Share" is the affordable housing obligation generated in High Bridge by both residential and non-residential development between January 1, 2004 and December 31, 2018. High Bridge's actual growth share obligation is composed of two components: residential and non-residential. The actual residential growth share obligation is the total number of market-rate residential certificates of occupancy issued within the Borough between January 1, 2004 and December 31, 2018. For every four market rate residential units issued a certificate of occupancy from January 1, 2004 and later, one additional unit affordable to low and moderate income households must be provided in a manner approved by COAH. Also for every sixteen new jobs added to the municipality after January 1, 2004, one unit affordable to low and moderate income households must be provided. Appendix D of the Third Round Rules provides the ratios for square feet generating one affordable unit and jobs per 1,000 square feet for each use group.

The following chart summarizes the non-residential growth share calculation ratios.

[redacted]

Residential Certificates of Occupancy

COAH requires each municipality to provide data on construction permits issued and approvals of applications for development. Since the beginning of the third round, **4** new homes have received COs in High Bridge. Table R-2 shows the certificates of occupancy that occurred between January 1, 2004 and December 31, 2009.

TABLE R-2

ACUTAL CERTIFICATES OF OCCUPANCY & DEMOLITION PERMITS

	2004	2005	2006	2007	2008	2009	**Total**
COs Issued	1	2	0	0	0	1	4
Demolitions	*0*	*1*	*1*	*2*	*0*	*0*	*4*

Source: "Housing Units Certified" - New Jersey Department of Community Affairs.
http://www.state.nj.us/dca/codes/cr/conrep.shtml

Currently, there are no pending or approved residential development applications in the Borough of High Bridge. As for future development, the Highlands build-out analysis has determined that 10 new homes can be constructed outside the sewer service area and 0 new homes will be constructed within the sewer service area.

COAH requires that one affordable unit be built for every four market-rate units actually constructed. To calculate the projected growth share obligation of the potential residential development, COAH states that the municipality shall divide the total by five. If built as projected, the final net residential growth of **14** (10 + 4) will require the construction of a total of **2.8** affordable housing units.

Non-Residential Certificates of Occupancy

COAH requires each municipality to provide data on construction permits issued and approvals of applications for non-residential development. Table NR-2 shows that since January 1, 2004 High Bridge has issued one certificate of occupancy for a storage building.

TABLE NR-2 ACTUAL CERTIFICATES OF OCCUPANCY & DEMOLITION PERMITS ISSUED							
	2004	2005	2006	2007	2008	2009	**Total**
Certificates of Occupancy Issued							
A1 - Assembly	0	0	0	0	0	0	0
A2 - Assembly	0	0	0	0	0	0	0
A3 - Assembly	0	0	0	0	0	0	0
A4 - Assembly	0	0	0	0	0	0	0
A5 - Assembly	0	0	0	0	0	0	0
B - Office	0	0	0	0	0	0	0
F - Industrial	0	0	0	0	0	0	0
H - High Hazard	0	0	0	0	0	0	0
I - Institutional	0	0	0	0	0	0	0
M - Retail	0	0	0	0	0	0	0
R1 - Dormitory	0	0	0	0	0	0	0
S - Storage	0	1,450	0	0	0	0	1,450
Total New Development	0	1,450	0			0	1,450

COAH converts the non-residential development that has been constructed between January 1, 2004 and December 31, 2009 into jobs generated per use group. The **1,450** square feet will generate **1** job. For every sixteen jobs generated, one affordable unit will be required.

Currently, there are no pending or approved non-residential development applications in the Borough of High Bridge. As for future development, the Highlands build-out analysis has determined that 0 square feet of non-residential development will be built within or outside the sewer service area. It should be noted that this analysis does not include redevelopment potential.

The total projected affordable housing obligation for High Bridge is shown in Table T-1. Residential construction is projected to require 2.8 affordable units. Meanwhile, non-residential development is anticipated to generate an obligation of 0.1 affordable housing units. Combined, actual and projected residential and non-residential development will generate a total of **3** affordable housing units High Bridge's third round growth share.

TABLE T-1										
	Actual						Highlands Build-Out Results	Obligation		
	2004	2005	2006	2007	2008	2009	2010 - 2018			
Total Residential COs	1	2	0	0	0	1	10	÷ 5	=	2.8
Total Non-Residential Jobs	0	1	0	0	0	0	0	÷ 16	=	0.1
Total Obligation										**3**

CAPACITY FOR FAIR SHARE

A determination of High Bridge's present and probable fair share for affordable housing, along with the capacity to accommodate those units is required by COAH. As shown in Table T-1, High Bridge has constructed 3 homes and created 1 new job to date. As for the Borough's future affordable housing obligation, the Highlands Build-Out Study revealed that the Borough will likely add 10 new homes, but no new jobs. This totals to a third round obligation of 3 affordable housing units.

High Bridge's capacity to accommodate its present and prospective affordable housing need is determined by three components – available land, water and sewer. Note that land development is limited by wetlands, flood plains, easements (conservation, sewer, drainage and water), parcel size and municipal regulations.

Anticipated land uses include infill and redevelopment within the Borough with limited residential, retail and office development. High Bridge's economic development policy is to encourage development that maintains the character of the Borough. Constraints on development typically include steep slopes, streams, rivers and wetlands as well as sufficient land sizes to accommodate wells and private septics outside the service areas. Measures to deal with constraints include the continued balance of health and safety with new development proposals.

High Bridge has limited remaining vacant and developable land, which is reflected in the September 2009 High Bridge Borough Municipal Build-Out Report completed by the Highlands Council. (See Appendix.) The report summarizes the build-out findings for High Bridge in Table 4: Municipal Build-Out Results with Resource and Utility Constraints. This table reveals that the build-out in residential septic system areas is 10 units, non-residential septic system areas is 0 square feet and in sewer service areas the non-residential build-out is 0 square feet. If non-residential redevelopment were to occur within the sewer service areas the build-out yield would increase, but it should be noted that redevelopment within the sewer service area is limited due to sewer capacity issues.

High Bridge's Wastewater Management Plan dated May 23, 2005, revised April 7, 2009 and then again revised October 28, 2009 details sewer capacity within the municipality. The Borough of High Bridge sends its wastewater to the Town of Clinton. High Bridge is permitted a total of 402,000 gpd (gallons per day). Of that total, there are three contract users, Voorhees High School, Spruce Run Recreational Area and Voorhees State Park, who are reserved 63,720 gpd. This leaves the Borough with 338,280 gpd. During 2008, the Borough had an actual flow of 308,888 gpd, excluding all contract users.

Using the 2008 actual flows, the Borough has 29,392 gpd of wastewater capacity. The Wastewater Management Plan has allocated remaining capacity for failing septic systems, the redevelopment of the Exact Tool site and development of the Arbor's project as shown in the chart below. This chart was also submitted to the Highlands with the Module 2 results.

402,000	gpd	total overall allotment
(63,720)	gpd	contract users
338,280	**gpd**	**total Borough allotment**
(308,888)	gpd	2008 Borough usage (excluding contract users)
29,392	**gpd**	**remaining Borough capacity**
(21,000)	gpd	WMP reserve for failing septics
(8,400)	gpd	WMP reserve for Exact Tool & Arbors
(8)	gpd	shortfall

As the chart shows, 21,000 gpd has been reserved for failing septic systems, which would serve 70 homes. Additionally, 8,400 gpd has been reserved for a total of 28 units at the Exact Tool redevelopment site and the Murphy inclusionary COAH project.

As for potable water, High Bridge has its own water department, which serves portions of High Bridge. The plant has a total allocation of 20 MGM (million gallons per month) and the water usage is currently 13.2 MGM. This leaves High Bridge with 6.8 MGM of surplus capacity, which is sufficient for the development of the proposed affordable housing units.

There are no specific existing structures appropriate for conversion to affordable housing at this time. As for structures suitable for rehabilitation, according to the Census and COAH, there are no structures within the Borough.

Mr. Dennis Murphy is the property owner of the Arbors at High Bridge. The 2008 HEFSP included a letter dated December 18, 2008 from Mr. Dennis Murphy confirming his intent to build a mixed-use development with at least 8 residential units, of which at least 4 would be affordable units. High Bridge anticipates that the Arbors site will accommodate at least 8 units, but until Mr. Murphy executes his site plan and construction drawings, the exact number of units above 8 is unknown.

The Zoning Ordinance for the Arbors provides a density of 16 units per acre for rental units and 8 units per acre for for-sale units. Both require an affordable housing set-aside of 20%. COAH's rules require a minimum density of 12 units per acre for rental units to make development feasible; therefore this ordinance provides realistic development potential for the Arbors at High Bridge development. The revised ordinance is attached in the Appendix.

High Bridge has executed a development agreement, which has been signed by Mr. Murphy. The agreement is attached in the Appendix. Outside of Mr. Murphy, no other developers have expressed an interest to provide affordable housing in High Bridge.

RELATIONSHIP TO REGIONAL MASTER PLAN

Page 199 of the RMP discusses the one goal and numerous policies and objectives associated with housing and community facilities.

> *Goal 6O: Market-rate and affordable housing sufficient to meet the needs of the Highlands Region within the context of economic, social and environmental considerations and constraints.*

The policies and objectives include the following items:

- Preserving and monitoring of existing stocks of affordable housing
- Promotion of center-based development that contains a mix of housing types
- Promotion of affordable housing within new residential, mixed-use development, redevelopment, etc.
- Locating new housing within walking distance to schools, employment, transit, etc.

High Bridge's HEFSP includes two mechanisms, Market to Affordable Program and the Arbors at High Bridge inclusionary development. The Market to Affordable Program will utilize existing rentals within the downtown area and convert them to affordable rentals. These units will be within walking distance of the train station, shops, restaurants and at least two schools. The Arbors at High Bridge inclusionary project is located within the downtown area, which furthers the ideal of center-based development. The Arbors is also within walking distance to the train station, shops, restaurants and schools. Both mechanisms will promote the RMP's goals, policies and objectives.

STATUS OF HIGH BRIDGE'S PETITION FOR RMP PLAN CONFORMANCE

High Bridge Borough's Council adopted Ordinance 2009-36 "Ordinance of Intention to Revise Master Plan and Development Regulations for Plan Conformance for the Land in the Planning Area", voluntarily opting into the Highlands on December 22, 2009. Prior to opting-into the Highlands, High Bridge had completed an Initial Assessment Grant and also finished Modules 1 and 2.

On January 15, 2010 the Borough and Maser Consulting met with Highlands staff to determine a plan of action to complete the remaining Modules and work towards plan conformance. The municipality will submit a draft of the HEFSP to the Highlands by March 1, 2010. Otherwise, it will complete the remaining Modules by June 2010. The municipality is currently working with its consultant to complete these items by the aforementioned deadlines.

CONTENT OF FAIR SHARE PLAN

The following information is required by COAH as part of the Fair Share Plan (N.J.A.C. 5:97-3.2)

1. Description of existing credits intended to satisfy the obligation;
2. Description of any adjustments to any portion of the fair share obligation, which shall include all information and documentation required;
3. Description of mechanisms that will be used to meet the new total obligation;
4. Draft an implementation schedule that sets forth a detailed timetable for units to be provided
    - Documentation for mechanisms to address the prior round obligation, rehabilitation share and growth share obligation up to the first plan review shall be submitted at the time of petition
    - Documentation for zoning for inclusionary development, accessory apartment program, or market to affordable program shall be submitted at the time of petition and implemented within 45 days of certification;
5. If seeking vacant land adjustment or household and employment growth projection adjustment shall submit all the information required, unless:
    - Municipality demonstrates that the mechanisms do not rely upon the availability of vacant land or municipality reserves scarce resources;
6. Include draft and/or adopted ordinances necessary for implementation;
7. Demonstrate that existing zoning or planned changes provide adequate capacity to accommodate affordable housing;
8. Demonstrate existing planned water/waste water treatment capacity is sufficient to accommodate all proposed mechanisms; and
9. Draft a spending plan if the municipality maintains or intends to establish an affordable housing trust fund, which includes:
    - Projection of revenues anticipated from development fees
    - Projection of revenues from other sources
    - Description of administrative mechanism that will be used to collect and distribute revenues
    - Description of use of all affordable housing trust funds
    - Schedule for expenditure of all housing trust funds
    - Schedule for creation or rehabilitation of housing units
    - If supporting or sponsoring public sector or non-profit construction of housing, a pro-forma statement of the anticipated costs and revenues associated with the development
    - Plan to spend trust fund balance as of date of its third round petition within four years of the council's approval of spending plan
    - Method through which the municipality will address any expected or unexpected shortfall if revenues aren't sufficient
    - Description of anticipated use of excess affordable housing trust funds.

FAIR SHARE PLAN

FAIR SHARE OBLIGATION

Dwelling units are affordable to low and moderate income households if the maximum sales price or rental cost is within their ability to pay such costs, based on a specific formula. COAH provides income limits based upon the median gross household income of the COAH housing region in which the household is located. A moderate income household is one with a gross household income equal to or more than 50%, but less than 80%, of the median gross regional household income. A low-income household is one with a gross household income equal to 50% or less of the median gross regional household income. High Bridge Borough is located in Region 3, which contains Hunterdon, Middlesex and Somerset Counties.

Using the 2008 weighted regional income limits adopted by COAH, a four-person Region 3 median household income is estimated at $96,700. A moderate-income four-person household could earn a maximum of $77,360 (80% of regional median) and a four person low-income household could earn a maximum of $48,350 (50% of regional median). Income levels for one to five person households as of 2008 are given below.

2008 REGIONAL INCOME LIMITS FOR REGION 3 MUNICIPALITIES					
	1 person	2 person	3 person	4 person	5 person
Median	$67,690	$77,360	$87,030	$96,700	$104,436
Moderate	$54,152	$61,888	$69,624	$77,360	$83,549
Low	$33,845	$38,680	$43,515	$48,350	$52,218

Source: COAH, http://www.nj.gov/dca/coah/incomelimits.pdf

COAH UNIT REQUIREMENTS

COAH has specific requirements on unit size distribution, affordable unit sales price and rental costs, bedroom mix among other regulations which are provided in N.J.A.C. 5:80-26.1 et.seq. In each affordable development, at least 50% of the restricted units within each bedroom distribution must be low income and the remainder moderate income. For affordable developments that are not age-restricted, not more than 20% of the units may be efficiency or one-bedroom units, and at least 30% shall be two-bedroom units, and at least 20% shall be three-bedroom units. Age-restricted affordable units can provide a modified bedroom distribution.

The monthly cost of owner occupied units, which includes mortgage (principal and interest), taxes, insurance and homeowner's or condominium association fees, may not exceed 28 percent of gross monthly household income. In addition, moderate-income sales units must be available for at least three different prices and low-income sales units available for at least two different prices for each bedroom type.

Under COAH regulations, rents may not exceed 30 percent of the eligible monthly income of the appropriate household size. The maximum average rent must be affordable to households earning not more than 60 percent of median income; the average rent for low and moderate income units must be affordable to households earning

no more than 52% of median income. There must be rents established for each bedroom type having both low and moderate income units provided that 10 percent must be affordable to families earning no more than 35 percent of median income.

High Bridge's Obligation

High Bridge's Fair Share Plan describes the projects, strategies and funding sources that the Borough proposes to address its affordable housing obligation as set by COAH. The Borough's third round Housing Element and Fair Share Plan addresses COAH's three components that are contained in the table below.

HIGH BRIDGE BOROUGH: COAH OBLIGATION				
Rehabilitation	Prior Round	Housing Allocation	Employment Allocation	Growth Share
0	27	79 ÷ 5 15.8	223 ÷ 16 13.9	30

High Bridge has been assigned a rehabilitation share of 0 units. The Borough has a prior round obligation of 27 units to address the prior round that includes the period between 1987 and 1999. High Bridge must plan for a growth share obligation of 30 units, lacking any adjustments. COAH projects that the Borough will grow by 79 housing units and 223 jobs between 2004 and 2018.

Adjustments

Highlands

On August 12, 2009 the Council on Affordable Housing adopted Resolution Waiving N.J.A.C. 5:97-2.3(a), 5:97-2.4 and appendix F for Highlands Municipalities that Conform to the Highlands Regional Master Plan. This resolution allows municipalities within the Highlands Region that conform to the Regional Master Plan to substitute COAH's growth projections contained in Appendix F with the results from the Highlands build-out study. To calculate the third round growth project for the 2004 to 2018 period, a municipality must do the following:

- Add residential results of Module 2 build-out analysis to actual residential growth (COs) that has occurred between 2004 and 2008. Divide result by 5.
- Add non-residential results of Module 2 build-out analysis to actual non-residential growth (COs by use and square footage) that has occurred between 2004 and 2008. Divide results by COAH's Appendix D multipliers.
- Add residential and non-residential numbers together to get third round obligation.

COAH created Workbook D for municipalities choosing to "opt-into" the Highlands to assist them in calculating the projected third round growth share obligation.

The result of opting into the Highlands was a downward adjustment of the growth share obligation from 30 to 3. The following chart shows the adjusted totals High Bridge will utilize to make its Fair Share Plan.

HIGH BRIDGE BOROUGH: HIGHLANDS ADJUSTED OBLIGATION				
Rehabilitation	Prior Round	Housing Allocation	Employment Allocation	Growth Share
0	27	13 ÷ 5 2.6	1 ÷ 16 0.1	3

EXISTING CREDITS

High Bridge has a total of 23 existing credits from prior cycle credits and a group home located within the Borough that can be utilized to satisfy the entire prior round obligation.

The 2004 Fair Share Plan for High Bridge included a "credits without controls" survey now known as Prior Cycle Credits. The plan included housing units that were created and occupied between April 1, 1980 and December 15, 1986. These units do not have affordability controls on them but were occupied (at the time of survey) by an affordable household. The rent or market value was required to be a price that was inexpensive for an affordable household. The final survey conducted by the Borough was reviewed by COAH, who determined that 18 of the submitted units were affordable and therefore High Bridge was eligible to receive **18** credits.

High Bridge has one group home operator within the Borough. Development Resources Corporation operates a five bedroom group home at 15 Stillwell Avenue. The facility serves low income developmentally disabled persons and is licensed by the Department of Human Services, Division of Developmental Disabilities. The facility began operation in 1986 and is eligible for **5** credits. Development Resources Corporation counts as a prior cycle credit since it opened between 1980 and 1986. Note that this facility may house very low income persons; the Borough will be requesting documentation to verify if this is true.

EXISTING CREDITS				
Facility	Type	Credits	Bonuses	Total
Prior Cycle Credits		18	-	18
Development Resources Corp.	Group Home	5	-	5
	TOTAL	**23**	**-**	**23**

PROPOSED MECHANISMS

PRIOR ROUND MECHANISMS

1. **Inclusionary Development: Arbors at High Bridge**

Located on Center Street at Block 29.02, Lot 12 is a 0.54 acre vacant lot owned by Mr. Dennis Murphy. His project, the Arbors at High Bridge, will be a mixed-use inclusionary project with ground floor office/retail space. On the

upper floors there will be at least 8 rental units, of which 4 will be family rental affordable units. Draft zoning changes have been proposed that would permit this type of inclusionary development in the downtown area and are included in the Appendix. Once completed, the project will be eligible for at least 4 credits, although only **3 credits** are attributed to the prior round obligation. These family rental units will be eligible for **1 bonus credit**, for a **total of 4 credits** towards the prior round obligation.

The Site Consistency Review Report for the Murphy property indicates that the parcel contains forest resources in a Forest Resource Area. The Highlands Regional Master Plan: Initial Assessment Report dated November 12, 2009 listed mapping adjustments where applicable. Page 17 of the report states:

Secondly, the Highlands mapping indicates that the majority of the Murphy property (Block 29.02, Lot 12) located on Center Street contains forest within a Forest Resource Area. While the perimeter of the property is lined with trees, the rest of the property is not. This is an important property, as the Borough's Housing Element and Fair Share Plan relies on it to produce affordable housing to satisfy its third round COAH obligation.

The Site Consistency Review Report's maps show a minuscule amount of steep slope protection area along the southern edge of the Murphy property. The Report also delineates "potential or limited constrained slopes" along the northern and southern edges of the property. The information that was submitted to COAH with the 2008 HEFSP submittal did indicate that the property is sloped, which the owner intends to work with when creating the building.

The Site Consistency Review Report is correct in stating that the Murphy site is both within the public water and sewer service area. Additionally, sewer capacity has already been reserved for the project. The site is also within a half mile of the last stop on New Jersey Transit's Raritan Valley Line; in fact, it is less than a five minute walk from the platform.

Third Round Mechanisms

1. Inclusionary Development: Arbors at High Bridge

The remaining 1 affordable family rental unit at the Arbors is allocated to the third round obligation. This will provide **1 credit**.

2. Market to Affordable Program

High Bridge will commence a Market to Affordable Program. The 2000 Census reported that High Bridge had a total of 242 rental units, which had a median rent of $788. The Borough feels that this is a sufficient rental stock from which to convert two existing market-rate rental units to affordable-rate rental units. The Market to Affordable Program will provide a one-time payment of $25,000 per unit to landlords who own existing market-rate rental units in exchange for a thirty-year affordable deed restriction of the rental unit. As market rental rates

within the Borough are relatively affordable, High Bridge feels that a one-time subsidy of $25,000 is sufficient. No rehabilitation costs are anticipated as the units will be inspected to ensure they are in sound condition.

The Borough will have a written agreement with the property owner that states the affordable rental terms that they must follow (i.e. maximum rental price, etc.). Before the written agreement is signed, the Borough Building Inspector will inspect the rental unit to ensure it is in sound condition.

The spending plan has allocated up to $50,000 to the Market to Affordable Program. Funds from the affordability assistance portion would also be able to be potentially utilized. High Bridge anticipates converting 2 units, which would yield **2 credits**.

3. Development Fee Ordinance

The Borough has a development fee ordinance that imposes a 2.5% equalized assessed value (EAV) fee on non-residential development and a 1.5% EAV on residential development to go into a new housing trust fund. The monies generated will be used for affordability assistance (especially in the creation of very low-income units), administrative expenses, a Market to Affordable Program and to subsidize the Arbors inclusionary development.

The following chart shows the potential mechanisms and the total number of credits that would be produced.

PRIOR ROUND PROPOSED MECHANISMS				
Facility	Type	Credits	Bonuses	Total
Arbors at High Bridge	Family Rental	3	1	4
	TOTAL	3	1	4

THIRD ROUND PROPOSED MECHANISMS				
Facility	Type	Credits	Bonuses	Total
Arbors at High Bridge	Family Rental	1	-	1
Market to Affordable Program	Family Rental	2	-	2
	TOTAL	3	0	3

IMPLEMENTATION SCHEDULE

IMPLEMENTATION SCHEDULE									
Program	2010	2011	2012	2013	2014	2015	2016	2017	2018
Arbors Inclusionary Development									
Adopted zoning ordinance									
Permits									
Construction									
Occupancy									
Market to Affordable Program									
Advertise program									
Convert units									
Development Fees									

SPENDING PLAN

High Bridge has adopted a Development Fee Ordinance, which was approved by COAH on October 6, 2009. The funds created by the Development Fee Ordinance will be used to support the Borough's affordable housing obligations. These funds will be used for the following purposes:

- Provide affordability assistance – minimum 30%
  - Funds will be used for rent subsidies and the creation or conversion of existing affordable units to very low income units to meet the very low income requirements
- Administrative – maximum 20%
- Arbors at High Bridge inclusionary development
- Market to Affordable Program

Based upon the projected development activity, High Bridge expects to collect about $53,491 during the remainder of the third round period, based on 2008 dollars and the following assumptions:

- Residential fees at 1.5% the equalized assessed value (EAV), assuming an average house value of $263,000
- Non-residential fees at 2.5% EAV, based on average assessed square footage values in the area

The following table shows the projected development, assessed value and projected development fees that the development is anticipated to generate.

PROJECTED NEW DEVELOPMENT FEE												
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	TOTAL
Residential	$0	$3,945	$3,945	$0	$0	$7,890	$0	$3,945	$0	$3,945	$0	$23,670
B - Office	$0	$0	$0	$3,250	$3,250	$0	$0	$0	$0	$2,438	$0	$8,938
M - Retail	$0	$0	$0	$15,000	$0	$2,250	$0	$0	$3,000	$0	$0	$20,250
Total	$0	$3,945	$3,945	$18,250	$3,250	$10,140	$0	$3,945	$3,000	$6,383	$0	$52,858
Interest	$0	$47	$47	$219	$39	$122	$0	$47	$36	$77	$0	$634
Total	**$0**	**$3,992**	**$3,992**	**$18,469**	**$3,289**	**$10,262**	**$0**	**$3,992**	**$3,036**	**$6,459**	**$0**	**$53,492**

APPENDIX

1. High Bridge Borough Municipal Build-Out Report
2. Workbook D
3. Highlands Site Plan Consistency Review Report – Arbors at High Bridge

Highlands Council
New Jersey

High Bridge Borough
Municipal Build-Out Report

Prepared by the State of New Jersey Highlands Water Protection and Planning Council in Support of the Highlands Regional Master Plan: Report on the Results of Modules 1 and 2 of the 2009 Plan Conformance Process

September 2009

HIGH BRIDGE BOROUGH
MUNICIPAL BUILD-OUT REPORT

for

HIGHLANDS REGIONAL MASTER PLAN CONFORMANCE

Purpose and Scope

The Highlands Regional Master Plan (RMP) requires that conforming municipalities develop a local build-out analysis that incorporates the policies and objectives of the RMP. Specifically, conforming municipalities are required to "use the Highlands Build-Out Model to develop a local build-out analysis that incorporates RMP policies and objectives to evaluate land use capability and capacity planning" (Objective 6G4c). The RMP build-out process requires a Limiting Factor Analysis to examine three categories of constraints:

1. Land Based Capacity (potential developable lands);
2. Resource Based Capacity (Septic System Yield and Net Water Availability); and
3. Utility Based Capacity (public water and wastewater).

This Municipal Build-Out Report provides the results of the local build-out analysis based on potential developable lands and existing municipal conditions, including sewer and water supply capacity and Net Water Availability where relevant. It incorporates the results of the first two modules of the 2009 Plan Conformance Grants Program: Module 1 "Current Municipal Conditions and Build-Out Analysis," and Module 2 "Land Use and Resource Capacity Analysis." Both modules were completed through a detailed process involving a cooperative effort of the municipality and the Highlands Council. This process was designed to ensure use of the most current municipal information available and proper application of RMP requirements in the conduct of all analyses. The results for High Bridge Borough are presented in the section "**Full Build-Out and Constraints Summary**" and tabulated in Table 4 below.

The results of the local build-out analysis are for use by conforming municipalities for other planning activities required for Plan Conformance, such as development of Fair Share Plans addressing affordable housing obligations (Module 3). They also will be useful in complying with the New Jersey Department of Environmental Protection (NJDEP) wastewater management planning requirements under the Water Quality Management Planning rules at N.J.A.C. 7:15-5. The results are intended to assess current municipal conditions as they relate to specific RMP policies and objectives. It is important to note that the build-out analysis incorporates many but not every constraint to development included in the RMP, State regulations or local zoning. Future activities under Plan Conformance will address issues such as more refined or current analyses of land availability, resource capacity, resource protection and utility capacity that may modify these results to either increase or decrease the projected build out of the municipality (e.g., reducing build-out

projections through land preservation, increasing build-out projections by increasing Net Water Availability or designation of Highlands Redevelopment Areas).

The results of the municipal build-out analysis are designed to be utilized at a municipal scale and are not appropriate for determining if a particular parcel or development project is consistent with the RMP. Therefore, the Highlands Build-Out Model is not intended to be applied at a parcel level to determine the development potential of that parcel, as the municipality must apply additional planning and zoning analyses to determine appropriate future sustainable development.

All of the data and figures regarding specific parcels, including, but not limited to, preserved lands and water and sewer service, are based on a review of currently available information; however, unintentional inaccuracies may occur and may be formally addressed as RMP Updates. Any request for a formal determination to address updated information may be submitted to the Highlands Council in accordance with the RMP policies and procedures for RMP Updates. In addition, this report does not address any Map Adjustments that a municipality may seek to revise the Land Use Capability Zone Map; these will be addressed at a later date.

It is critical to note that this build-out analysis was conducted based on the requirements of Plan Conformance with the RMP, as applied to parcels deemed potentially developable (vacant, over-sized and redevelopable) as of early 2009. These results do not include:

- development that has been approved but not completed as of early 2009, which may yield more or less growth than the build-out results calculated for the affected parcels;

- the potential impact of some future development that may be deemed exempt from the Highlands Act, which may yield more or less growth than the build-out results calculated for those lands;[1]

- the potential impact of future redevelopment that may be approved through designation of Highlands Redevelopment Areas or other approvals granted with waivers as authorized by the Highlands Act, which may yield more growth than the build-out results calculated for those lands;

- the potential impact of certain land use restrictions based on State regulations and local ordinances that could not be assessed through a municipal level of analysis; and

[1] Where such development is located in an approved wastewater service area in the RMP Existing Community Zone (not including the Environmentally-Constrained Sub-Zone) or the Lake Community Sub-Zone, the results should be similar because the build-out analysis used local zoning. Future developments that may be authorized within the Environmentally-Constrained Sub-Zones, Protection Zone or Conservation Zone that use public or community on-site wastewater systems will have significantly different yields than calculated through the RMP build-out process. Likewise, the Septic System Yields for lands that will rely on septic systems may be significantly different from what those allowed by current municipal zoning.

- any reductions in build-out projections due to land preservation for open space or farmland beyond those preserved lands identified by the municipality through Module 1.

Therefore, the Highlands Municipal Build-Out Report for a municipality is a result of current conditions and application of RMP requirements. It provides a critical planning tool but cannot be used as a definitive prediction of the future or as a basis for parcel-based development potential.

This is a final Municipal Build-Out Report, which supersedes the Module 1 Summary Report. The results may be used in Module 3 by the municipality in support of its Housing Element and Fair Share Plan and other relevant purposes.

Report Structure

This Highlands Council report is based on the municipal build-out results from Modules 1 and 2 performed by High Bridge Borough and the Highlands Council, in conformance with the Highlands Regional Master Plan (RMP). These results include consideration of potential land availability, utility capacity, municipal zoning in wastewater utility service areas, Septic System Yield and Net Water Availability in accordance with the RMP. The RMP build-out analysis estimates the potential for new development in High Bridge Borough, for the entire municipality (see **Full Build-Out and Constraints Summary**, below).

First, the analysis addressed the build-out potential of the available lands, assuming application of RMP requirements for septic system yields and utility service areas without constraints related to the available capacity of public water supply and wastewater utilities or Net Water Availability. Essentially, the land-based build out represents the maximum potential for development in conformance with the RMP if no other constraints exist. Where sewered development is in conformance with the RMP, municipal zoning is used to determine build-out potential. Where septic systems will be used, the RMP requirements apply and the resulting septic system yield is assumed to be entirely residential in nature. To the extent that septic system capacity is used for non-residential development based on a proportional reallocation from residential development, the projected growth will be different than those reported above. Any reallocations of septic system yield will be addressed in Module 3 – Housing Element and Fair Share Plan.

Second, the public water supply and wastewater demands of development projected for the utility service area are compared to the utility capacity available to the municipality, regarding both public water supply and wastewater utilities. Where capacity is insufficient to support the build-out demand, the build-out estimates are reduced.

Third, the resulting water supply demands from build out in both public water supply utility service areas and domestic well service areas are compared to the Net Water Availability for the HUC14 subwatershed. In many cases, this step required information regarding water supply demands from other municipalities, so that the full demands against each HUC14 subwatershed could be assessed. Again, where Net Water Availability is insufficient to support the build-out demand, the build-out estimates are reduced.

Finally, where a wastewater utility had available capacity for a municipality after meeting all build-out demands, the Highlands Council investigated whether sufficient Net Water Availability exists to support the use of all or part of that wastewater utility capacity for such purposes as affordable housing, TDR Receiving Zones and other purposes supported by the RMP.

This report also includes a discussion of technical methods used in the build-out process, including quality control assessments and build-out impact factors.

Full Build-Out and Constraints Summary for High Bridge Borough

Overview

The High Bridge Borough is located entirely within the Planning Area. The RMP build-out analysis for High Bridge Borough estimates the following new development results for potential developable lands for the entire municipality, which are discussed in detail in the following section and summarized in Table 4:

1. Development in Wastewater Utility Service Areas: No (0) residential dwelling units and 16,484 square feet of non-residential development, resulting in a wastewater demand of 1,648 gallons per day (gpd), or 0.001648 million gallons per day (MGD), and estimated public water supply demands of 2,060 gpd, or 0.00206 MGD.

2. Development in Septic System Areas: 10 septic systems in the Planning Area for all RMP Land Use Capability Zones and HUC14 subwatersheds.

The build-out results based on potential developable lands are constrained by wastewater utility capacity but not water supply utility capacity, resulting in a constraint on the land-based build-out potential within the utility service areas of 100% reduction of the wastewater demand. The water supply demands from the build-out are not constrained by water availability. The remaining wastewater utility capacity, after all RMP build-out demands are met, is not constrained by water availability.

Municipal Capacity Conditions and Analysis

A summary of findings on municipal build-out capacity conditions appears in Table 1. It includes the following: potential developable vacant, over-sized and redevelopable lands in the RMP wastewater utility area; potential developable vacant, over-sized and redevelopable parcels in the septic system areas; RMP Septic System Yield; RMP Build-Out Environmentally Constrained lands; available wastewater utility capacity; and available Public Community Water Supply utility capacity.

All figures are the results of an RMP consistency analysis applied to the information supplied by the Highlands Council, as supplemented and verified by High Bridge Borough. Each Figure shows all of the parcels that were used in the build-out process, whether for Septic System Yield or for build out of RMP wastewater utility areas.

- **Figure 1** presents the parcel-based potential developable lands and their association with HUC14 subwatersheds and Land Use Capability Zones, which relate to the RMP Septic System Yield values where the parcels will be served by septic systems.

- **Figure 2** presents the parcel-based potential developable lands and the RMP Build-Out Environmentally Constrained lands (i.e., steep slopes, flood prone areas and Highlands Open Water buffers). Some of these areas are within the RMP Environmentally-Constrained Sub-Zones while others are smaller-scale environmental features outside those sub-zones.
- **Figure 3** presents the parcel-based potential developable lands and their association with the RMP utility area[2] for RMP HDSF[3] wastewater utilities.
- **Figure 4** presents the parcel-based potential developable lands associated with the RMP utility area[4] for RMP Public Community Water System utilities.

RMP Build-Out Developable Land, Over-Sized Lot Analysis and Redevelopable Land

High Bridge Borough identified 67 acres of potential developable vacant lots and 41 acres of potential developable lands on over-sized lots within areas that will be served by septic systems, for a total of 108 acres of potential developable Septic System Yield lands. These lands were used as the basis for Septic System Yield, regardless of the extent to which any of the lands were steep slopes, flood prone areas or Highlands Open Water buffers.

In addition, there are no (0) acres of potential developable vacant lands and 1 acre of identified potential redevelopable land (either over-sized lots or specifically identified by the municipality as being a redevelopment target) within the Existing Area Served by utilities. The municipal information for potential developable lands, over-sized lots and redevelopable land was evaluated by the Highlands Council in accordance with the RMP for the build-out analysis. The results for all report figures are summarized in Table 1.

RMP Septic System Yield Analysis

There are two (2) HUC14 subwatersheds located entirely or partially within the Planning Area of High Bridge Borough. The RMP Septic System Yield analysis for the Planning Area determined a

[2] The RMP utility area for wastewater includes the Existing Areas Served based on the RMP, plus any NJDEP-approved Sewer Service Area that is within the Existing Community Zone (not including the Environmentally-Constrained Sub-Zone) or the Lake Community Sub-Zone.

[3] HDSF - Highlands Domestic Sewerage Facility. These are wastewater treatment works that provide wastewater treatment primarily of sanitary sewage rather than industrial wastewater as a public utility, and may include service areas and treatment capacities sufficient to support redevelopment and regional growth opportunities. As such, they provide service to multiple parcels under different ownership, rather than to specific developments (e.g., schools, shopping centers, public institutions).

[4] The RMP utility area for public water supply includes the Existing Areas Served based on the RMP, plus any additional properties identified by the municipality that are within the Existing Community Zone (not including the Environmentally-Constrained Sub-Zone) or the Lake Community Sub-Zone.

yield of no (0) units for the Conservation Zone, 10 units for the Existing Community Zone and no (0) units for the Protection Zone. The total RMP Septic System Yield for High Bridge Borough is 10 units. Refer to Table 1 and Figure 1 for additional details.

In the Planning Area, the build out for septic systems is based on a yield evaluation for the aggregate of two areas: the acreage of vacant parcels and the net acreage of over-sized parcels. These areas are divided into HUC14 subwatershed/RMP Land Use Capability Zone combinations. Each combination of HUC14 subwatershed and Land Use Capability Zone within the municipality receives its own Septic System Yield, which is not transferable. The yield is based on RMP Policy 2L2, which establishes nitrate targets for each Land Use Capability Zone and incorporates the relevant drought recharge values for each HUC14 subwatershed.

The RMP Septic System Yield is calculated for <u>all</u> potential developable lands reliant on septic systems, which may include lands zoned for both residential <u>and</u> non-residential development. Any yields are provided in "equivalent residential units" which may later be allocated among residential and non-residential development using flow translation factors provided in the *Highlands Regional Build-Out Technical Report* (see Appendix B of this report). Therefore, Septic System Yield calculated for High Bridge Borough would equate to 10 residential units only if no yield is allocated to non-residential development. Septic System Yield may be allocated to non-residential development by reducing the number of residential units and increasing the amount of non-residential development proportionally based on relative flows. This allocation process and the implications for affordable housing requirements will be addressed in Module 3 - Housing Element and Fair Share Plan; this analysis is not part of this report. Therefore, no estimate is made here of non-residential development. All development on septic systems is assumed to rely on domestic wells for the purposes of this analysis.

<u>RMP Build-Out Environmentally Constrained Lands</u>

The RMP Build-Out analysis identified portions of the potential developable lands that are environmentally constrained based on the RMP (i.e., steep slopes, flood prone areas and Highlands Open Water buffers). These constraints were used in the build-out analysis to determine, where wastewater utility service was anticipated based on conformance with the RMP and approved sewer service areas, whether specific parcels had at least 1,400 square feet of unconstrained area. In addition, the nature and extent of these lands may influence the future development of lands in the septic system areas regarding the allocation of Septic System Yield to them and utility lands that are suitable for development. Out of the 109 gross developable acres in High Bridge Borough, for vacant parcels there is a potential net developable area of 11 acres; for over-sized parcels there is a potential net developable area of 11 acres. These values are a summation of the parcel-specific analyses. Refer to Table 1 and Figure 2 for additional details. This analysis should be viewed as an indicator of the level of environmental constraints in potentially developable lands, not as a parcel-based measure of development capacity.

In certain instances, the municipal potential net developable acres may be under-reported relative to actual buildable area conditions, and may even show a zero or negative value. A zero or negative value indicates that a very high degree of environmental constraints exists on the potential developable parcels of the municipality as a whole and especially on the over-sized lots; however, some potential developable lands may still exist. This result reflects the evaluation of over-sized lots and of vacant lots that are partly included in the sewer service build-out analysis. The potential developable acres for over-sized parcels are calculated by subtracting the equivalent of a buildable area for a single unit of development (e.g., one house) under the RMP from the total parcel size. Likewise, some parcels are only partially eligible for sewered development. In both cases the environmental constrained acres for these parcels are calculated based on the entire parcel area due to GIS processing issues. This section of the Municipal Build-Out Report uses a municipal aggregate land area analysis. This information will be used in later aspects of Plan Conformance at a parcel level and not as a municipal land aggregate value. Evaluation of the relationship of septic system yield and buildable lands will be based on the build-out parcel data information and not the Table 1 municipal summary reported values.

As part of that analysis, the municipality will be able to use the database to analyze vacant parcels in septic system areas, to help identify parcels that could be considered to have some reasonable potential for development based on the amount of unconstrained land within them. Further analysis in later phases of Plan Conformance would then identify additional constraints to the realistic development potential of these parcels based on one or more of the following factors:

1. lack of a minimum one-acre contiguous, unconstrained building site;
2. the potential building site is not accessible or access will result in damage to environmentally constrained lands;
3. application of municipal zoning constraints such as those prohibiting creation of flag lots, landlocked parcels, etc.; or
4. parcel configuration or other parcel-specific issues.

This information on vacant lands with a reasonable potential for development can be used to support the evaluation of Septic System Yield assignment in later phases of Plan Conformance.

Available HDSF Wastewater Utility Capacity

The HDSF facility serving High Bridge Borough is Town of Clinton WTP. The current available Highlands Region capacity for the utility is 0.467 million gallons per day (MGD) (2008 data) for all municipalities served by the system. The Town of Clinton WTP is a municipal facility with contracts in High Bridge Borough and other municipalities. The current capacity available to High Bridge Borough is approximately -0.0169 MGD, based upon information developed for the build-out process. The total estimated wastewater generation from the build out for the Town of Clinton WTP facility is 0.001648 MGD for the High Bridge Borough and does exceed the utility capacity conditions. Refer to Table 1 and Figure 3 for additional details.

Available Public Community Water System Utility Capacity

The public water supply utility serving High Bridge Borough is the High Bridge Water Department. The current available Highlands Region capacity for the utility is 4.68 million gallons per month (MGM). The current capacity available to High Bridge Borough is approximately 4.17 MGM. The total estimated public water demand from the build out is 0.00206 MGD for the Planning Area (0.0006 MGD of consumptive water use) and does not exceed the utility capacity conditions. Refer to Table 1 and Figure 4 for additional details.

Based on the current municipal available capacity minus the build out for this water supply utility, there may be capacity available for future allocation. Priority shall be given to addressing additional needs based on Objective 2J4c, such as imminent threats to public health from areas of failing septic systems, designated TDR Receiving Zones, and to infill or redevelopment projects in the Existing Community Zone (not including the Environmentally-Constrained Sub-Zone) and the Lake Community Sub-Zone that are consistent with the RMP and either address affordable housing obligations or have final municipal approval. Additional priorities include Highlands Redevelopment Areas or cluster development consistent with the RMP. Capacity may also be allocated to the Existing Area Served for redevelopment purposes.

Water Availability Constraints

The build-out results for High Bridge Borough, based on developable land and utility capacity, were compared to Net Water Availability by the Highlands Council to determine if Net Water Availability posed an additional constraint on development capacity. This analysis determined the potential for Net Water Availability constraints by HUC14 subwatershed, including water demands from both High Bridge Borough and other municipalities and water users that withdraw water from the same HUC14 subwatershed. The Highlands Council determined whether each demand was consumptive or depletive. For the purpose of this analysis, all septic system units were considered to represent a residential land use in accordance with the Highlands Module 2 Build-out Impact Factors presented in Appendix B, and were addressed as consumptive water uses.

The results were compared to Net Water Availability, whether for non-deficit (surplus) subwatersheds, or deficit (Conditional Water Availability) subwatersheds. These values, whether from a deficit or surplus subwatershed, are collectively referred to as Net Water Availability. In HUC14 subwatersheds dominated by Conservation Zone lands, the water availability dedicated for agricultural purposes is not used for this analysis.

Based on this analysis, the Highlands Council determined that the following HUC14 subwatersheds, both within the municipality and in other municipalities but relied upon for municipal water supply, have insufficient Net Water Availability to support the build out demand:

Table 2 – Net Water Availability Constraints Analysis – Deficits			
HUC14 Subwatershed	**Build-Out Demand (MGD)***	**Net Water Availability (MGD)**	**Shortfall (MGD)**
NA			

*Subsequent to any reductions due to utility constraints.

For the remaining HUC14 subwatersheds partially or entirely in the municipality, the Highlands Council also assessed the amount of Net Water Availability remaining after build out. The results are in Table 3, which indicates the remaining Net Water Availability for each HUC14 subwatershed (where positive) and the associated public water supply systems that rely upon the HUC14 subwatershed for supply. This information can be used by the municipality to determine whether there is water available to the public water supply system that could support development within any associated wastewater utility service area, whether within the same HUC14 subwatershed or another, for purposes consistent with the RMP as describe above. The wastewater utility must also have remaining capacity available to the municipality. (Note: this available water cannot be used to increase the Septic System Yield beyond the amount calculated by the Highlands Council, nor can it be used to justify creation or expansion of utilities in violation of RMP requirements.) A decision as to the allocation of this capacity may occur in Module 3 regarding affordable housing needs identified in the Fair Share Plan, or later in the Plan Conformance process regarding other uses. Where a HUC14 subwatershed is relied upon by more than one municipality for water supply, whether on-site or a public water supply system, coordination will be needed among the municipalities to ensure that proposals for additional use do not exceed the remaining Net Water Availability. Also, there may be additional HUC14 subwatersheds not within the municipality that supply water to the municipality, which are not assessed here.

Table 3 – Net Water Availability – Remaining Capacity		
HUC14 Subwatershed	**Remaining Net Water Availability (MGD)**	**Public Water Supply System(s) Reliant Upon the HUC14 Subwatershed (w/ PWSID)**
02030105010080 Raritan R SB(Spruce Run-Stone Mill gage)	0.002886	1014001 High Bridge Water Department
02030105020040 Spruce Run Reservoir / Willoughby Brook	0.019674	1005001 Clinton Water Department 1014001 High Bridge Water Department 1019001 Aqua NJ- Bunnvale

Final Build-Out Results

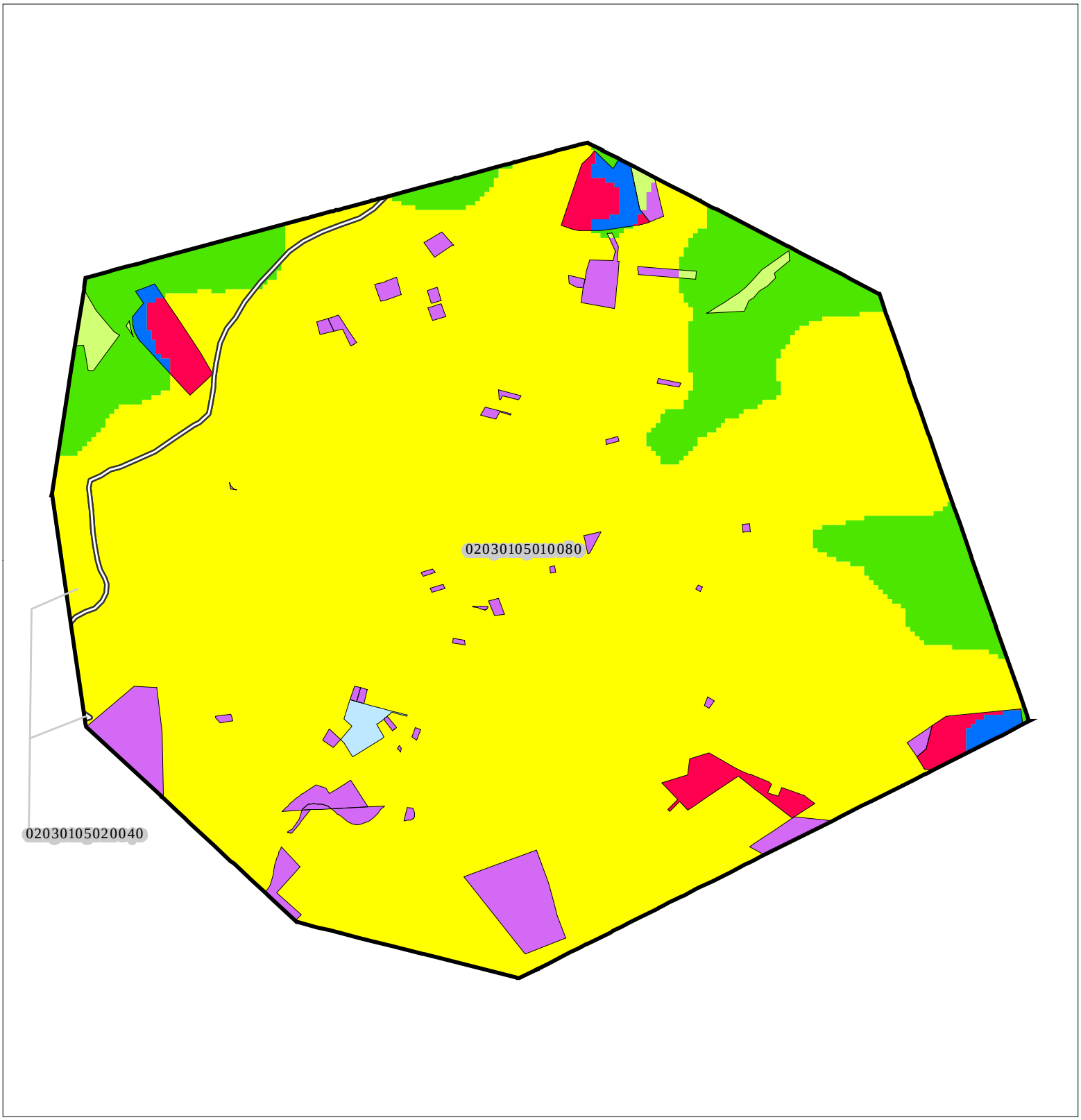
The build-out results for High Bridge Borough are summarized in Table 4, based on land based capacity (potential developable land in both wastewater and septic system service areas), utility capacity and resource based capacity (Net Water Availability). These results are to be applied in

Module 3 - Housing Element and Fair Share Plan toward the determination of affordable housing obligations. To assist in the evaluation of this information, a Microsoft Excel® file of the Module 2 database has been prepared by the Highlands Council for use in Module 3, where applicable. The Excel® file is included on the Module 2 CD.

Table 4 – Municipal Build-Out Results With Resource and Utility Constraints			
	Preservation Area	**Planning Area**	**Totals**
Residential units – Sewered	NA	0	0
Septic System Yield	NA	10	10
Total Residential Units	NA	10	**10**
Non-Residential Jobs – Sewered	NA	0	**0**

Figure 1: Municipal Build-out Report Septic System Yield by HUC14 and LUCM Zone *

HIGH BRIDGE BOROUGH



Potential Undevelopable Lands	Potential Oversized Lots	Potential Developable Lands	Potential Redevelopable Lands
Conservation Zone	*in Conservation Zone*	*in Conservation Zone*	*in Conservation Zone*
Existing Community Zone	*in Existing Community Zone*	*in Existing Community Zone*	*in Existing Community Zone*
Protection Zone	*in Protection Zone*	*in Protection Zone*	*in Protection Zone*
Preservation Area	*in Preservation Area*	*in Preservation Area*	*in Preservation Area*

HUC14 Subwatersheds

02030105010080 HUC14 ID Number

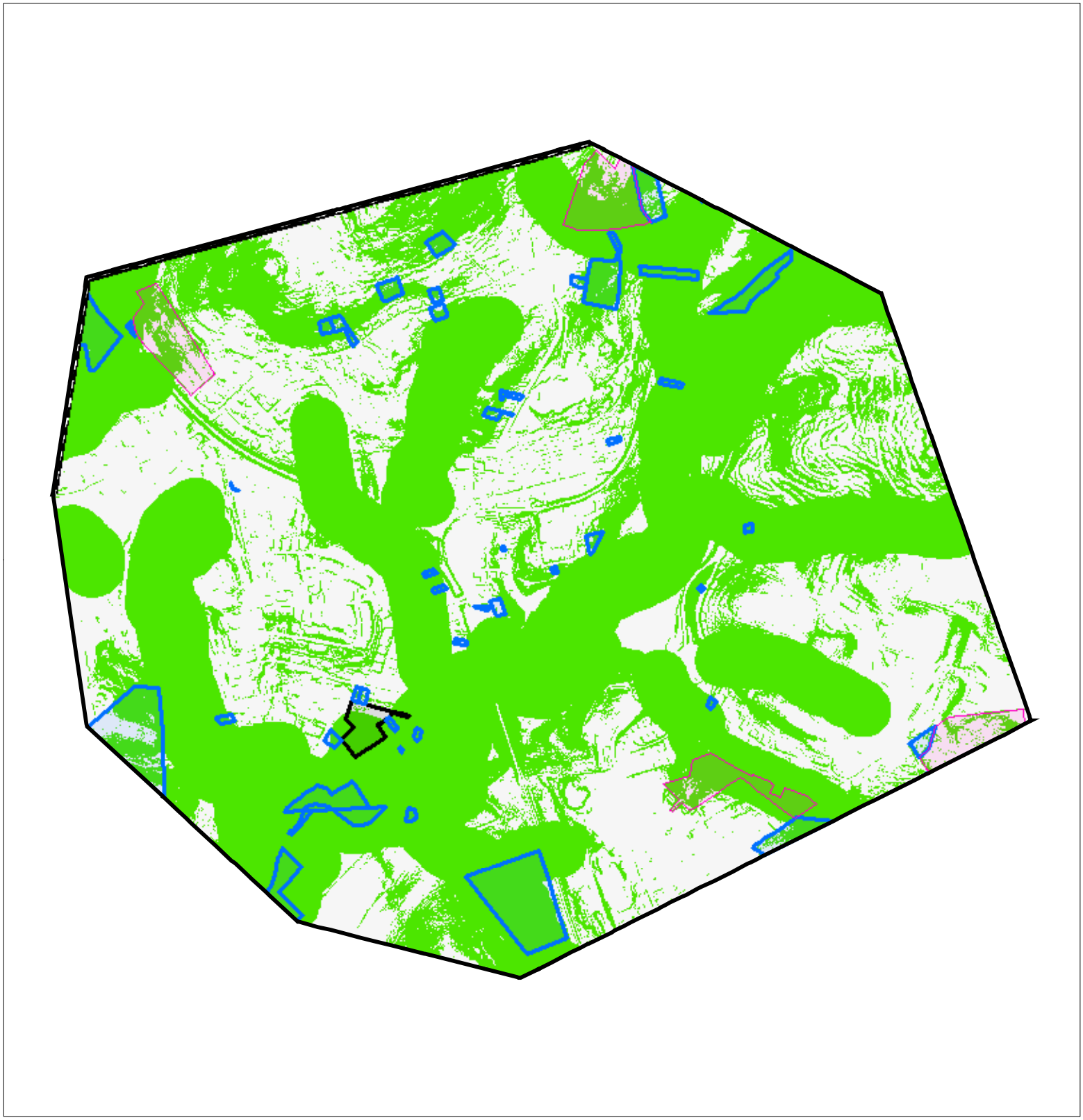
Miles

0 0.1 0.2 0.3 0.4 0.5

Highlands Council New Jersey

* Refer to Table 1 for Septic System Yield values, indexed by HUC14 ID

Figure 2: Municipal Build-out Report Environmental Constrained Lands



Highlands Build-out Environmental Constrained Lands

Constraints:
Highlands Open Water Buffers (300ft)
Flood Prone Areas
Steep Slopes (Moderate and Severe)

Potential Oversized Lots

Potential Developable Lots

Potential Redevelopable Lots

Preservation Area

HIGH BRIDGE BOROUGH

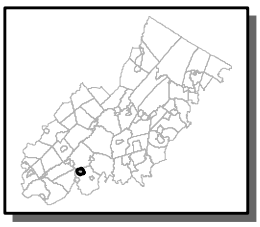


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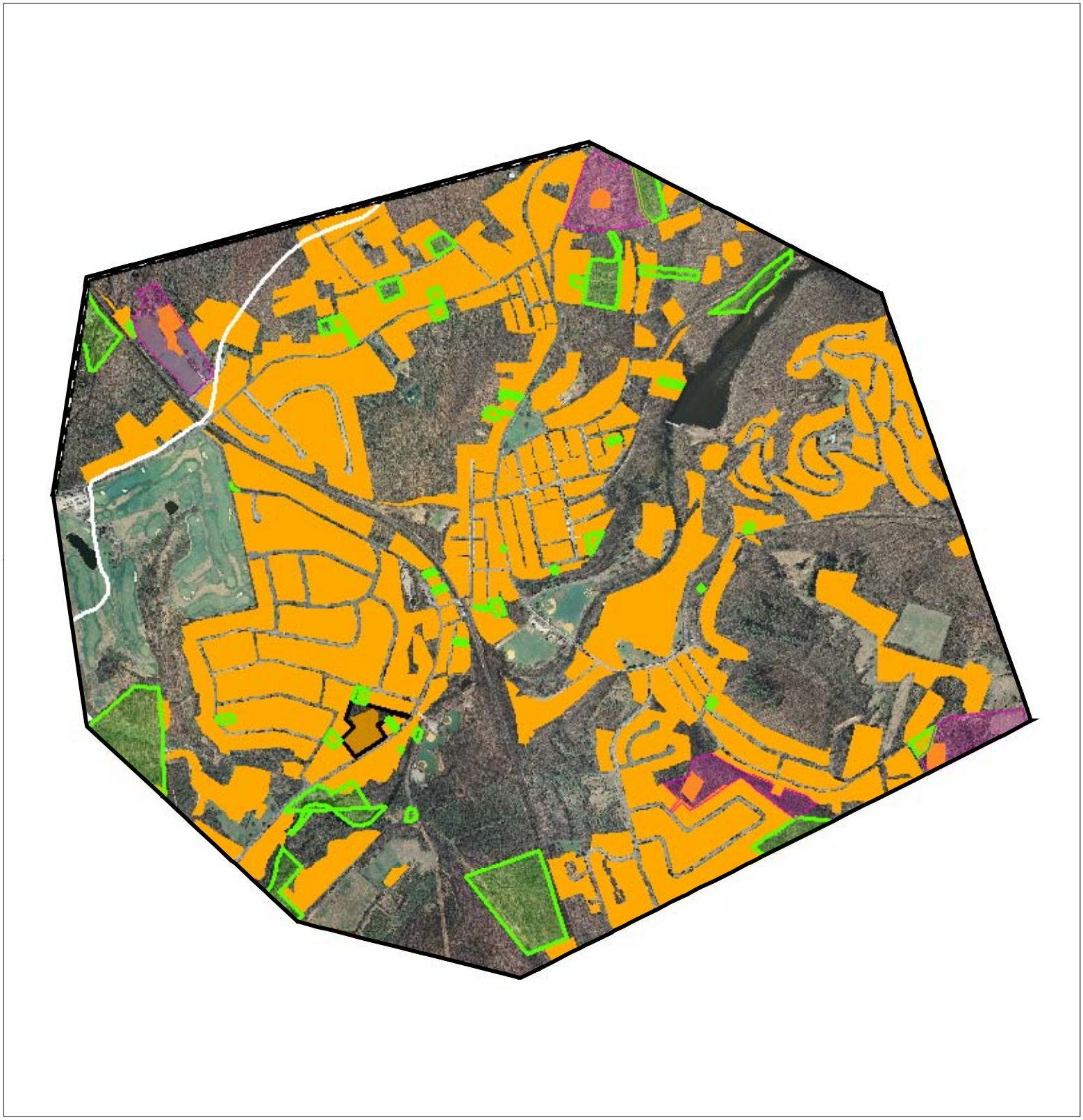
Figure 3: Municipal Build-out Report RMP HDSF Wastewater Utilities



Highlands Domestic Sewerage Facilities "2008 RMP Existing Area Served"

Town of Clinton WTP

HUC14 Subwatersheds

Potential Oversized Lots

Potential Developable Lots

Potential Redevelopable Lots

Preservation Area

HIGH BRIDGE BOROUGH

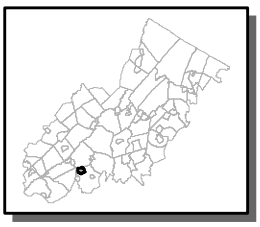


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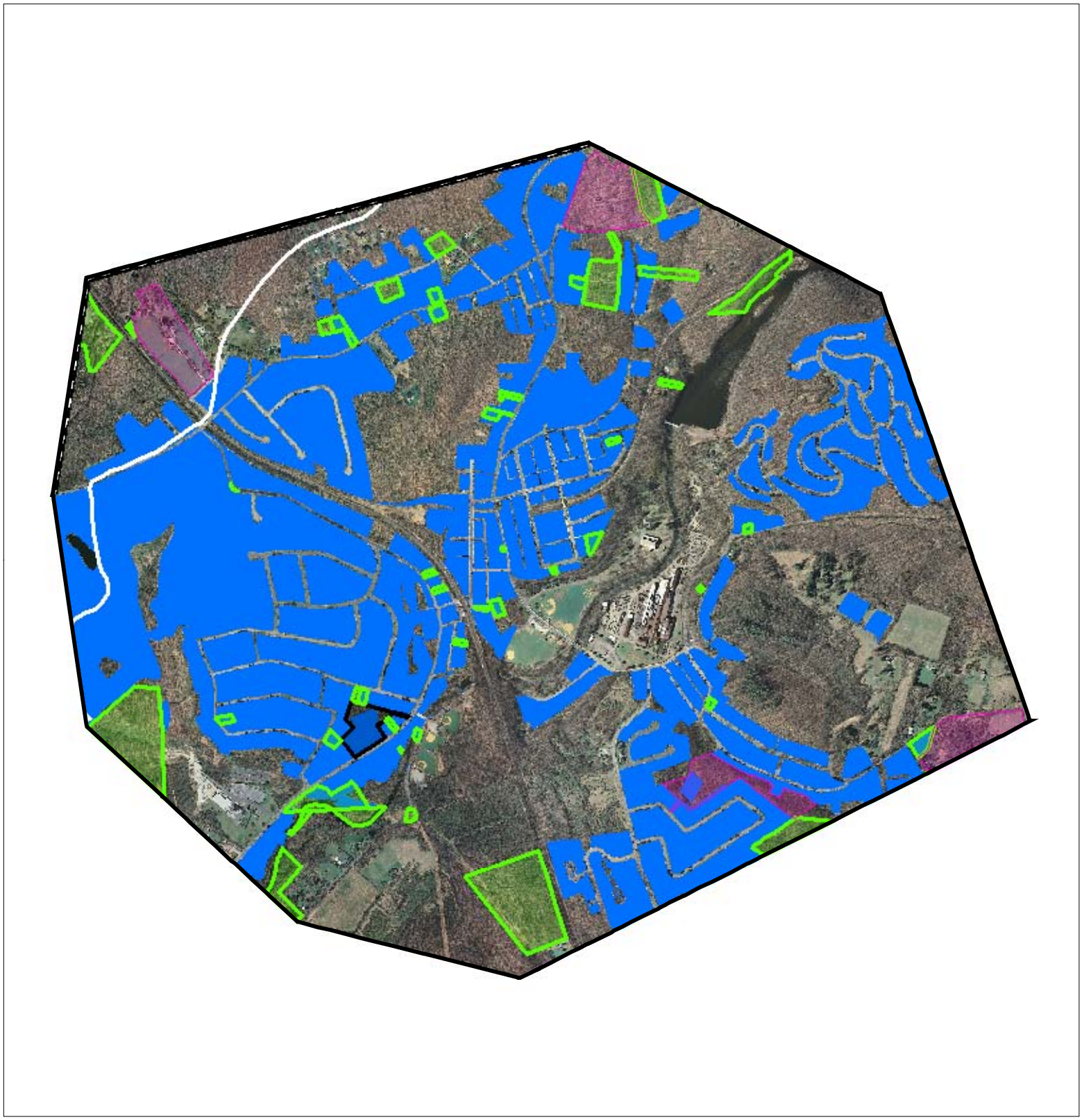
Figure 4: Municipal Build-out Report RMP Public Community Water System Utilities



Public Community Water Systems "2008 RMP Existing Area Served"

HIGH BRIDGE WATER DEPARTMENT

HUC14 Subwatersheds

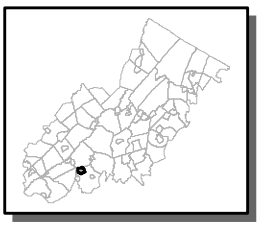
Potential Oversized Lots

Potential Developable Lots

Potential Redevelopable Lots

Preservation Area

HIGH BRIDGE BOROUGH



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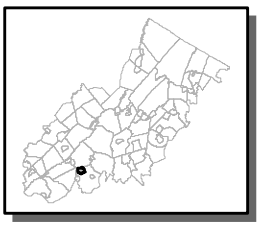
New Jersey

Figure 5: Municipal Build-out Report Final Build-out Results

Table 4 - Municipal Build-out Results With Resource and Utility Constraints			
	Preservation Area	Planning Area	Totals
Residential Units - Sewered	N/A	0	0
Septic System Yield	N/A	10	10
Total Residential Units	N/A	10	10
Non-Residential Jobs - Sewered	N/A	0	0

Preservation Area Boundary

HIGH BRIDGE BOROUGH



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Highlands Module 2 Municipal Summary Report

Table 1: RMP Municipal Capacity Conditions based on Module 2 Potential Developable Lands- HIGH BRIDGE BOROUGH

RMP Build-Out WASTE WATER UTILITY Existing Areas Served (EAS) Analysis

MUNICIPALITY	WASTEWATER UTILITY	Total Wastewater Generation (MGD) - Planning Area	Total Wastewater Generation (MGD) - Preservation Area	Municipal Assigned Percentage	Current Available Highlands Capacity (MGD)	Municipal Available Wastewater Capacity (MGD)
HIGH BRIDGE BOROUGH	NJ0020389 / Town of Clinton WTP / HDSF	0.001648	0	23%	0.467	-0.017

RMP Build-Out POTABLE WATER UTILITY Existing Areas Served (EAS) Analysis

MUNICIPALITY	WATER UTILITY	Total Water Demand (MGD) - Planning Area	Total Water Demand (MGD) - Preservation Area	Municipal Assigned Percentage	Water Utility Available Capacity (MGM)	Municipal Available Water Utility Capacity (MGM)
HIGH BRIDGE BOROUGH	1014001 / HIGH BRIDGE WATER DEPARTMENT / Facility #6	0.00206	0	89%	4.68	4.17

RMP Build-Out WASTEWATER UTILITY Existing Areas Served (EAS) Analysis Build-out Impact Results

MUNICIPALITY	WASTEWATER UTILITY	Residential Units	Nonresidential Square Feet	People	Jobs
HIGH BRIDGE BOROUGH	NJ0020389 / Town of Clinton WTP / HDSF	0	16484	0	39

RMP Build-Out WATER UTILITY Existing Areas Served (EAS) Analysis Build-out Impact Results

MUNICIPALITY	WATER UTILITY	Residential Units	Nonresidential Square Feet	People	Jobs
HIGH BRIDGE BOROUGH	1014001 / HIGH BRIDGE WATER DEPARTMENT / Facility #6	0	16484	0	39

RMP Build-Out Septic System Yield Analysis

Planning Area

MUNICIPALITY	HUC14	SUBWATERSHED NAME	PLAN CZ YIELD	PLAN ECZ YIELD	PLAN PZ YIELD
HIGH BRIDGE BOROUGH	02030105010080	Raritan R SB(Spruce Run-StoneMill gage)	0	9	0
HIGH BRIDGE BOROUGH	02030105020040	Spruce Run Reservior / Willoughby Brook	0	1	0
		totals	**0**	**10**	**0**

Preservation Area

MUNICIPALITY	PRES YIELD
HIGH BRIDGE BOROUGH	0

RMP Build-Out Potential Developable Lands Analysis

POTENTIAL DEVELOPABLE VACANT LOT SEPTIC SYSTEM ACRES

MUNICIPALITY	CZ ACRES - PLANNING	ECZ ACRES - PLANNING	PZ ACRES - PLANNING	PRESERVATION ACRES
HIGH BRIDGE BOROUGH	0	57	10	0

POTENTIAL DEVELOPABLE OVERSIZED LOT SEPTIC SYSTEM ACRES

MUNICIPALITY	CZ ACRES - PLANNING	ECZ ACRES - PLANNING	PZ ACRES - PLANNING	PRESERVATION ACRES
HIGH BRIDGE BOROUGH	0	41	0	0

POTENTIAL DEVELOPABLE WASTEWATER UTILITY ACRES

MUNICIPALITY	PLANNING ACRES	PRESERVATION ACRES
HIGH BRIDGE BOROUGH	0	0

POTENTIAL DEVELOPABLE OVERSIZED LOT WASTEWATER UTILITY ACRES

MUNICIPALITY	PLANNING ACRES	PRESERVATION ACRES
HIGH BRIDGE BOROUGH	1	0

RMP Build -Out Environmentally Constrained Lands Analysis

Potential Developable Lot Acres

MUNICIPALITY	POTENTIAL FULL DEVELOPABLE ACRES - Planning Area	ENVIRONMENTAL CONSTRAINED ACRES - Planning Area	NET DEVELOPABLE ACRES - Planning Area	POTENTIAL FULL DEVELOPABLE ACRES - Preservation Area	ENVIRONMENTAL CONSTRAINED ACRES - Preservation Area	NET DEVELOPABLE ACRES - Preservation Area
HIGH BRIDGE BOROUGH	67	57	11	0	0	0

Potential Oversized Lot Acres

MUNICIPALITY	POTENTIAL FULL DEVELOPABLE ACRES - Planning Area	ENVIRONMENTAL CONSTRAINED ACRES - Planning Area	NET DEVELOPABLE ACRES - Planning Area	POTENTIAL FULL DEVELOPABLE ACRES - Preservation Area	ENVIRONMENTAL CONSTRAINED ACRES - Preservation Area	NET DEVELOPABLE ACRES - Preservation Area
HIGH BRIDGE BOROUGH	42	31	11	0	0	0

Overview of Technical Method for Build-Out Analysis

Module 1 "Current Municipal Conditions and Build-Out Analysis" (results of which are incorporated into or modified as appropriate for this report) was based on municipal information regarding potential developable lands (including identification of preserved lands and fully developed lands) and areas currently served with public water supply and wastewater utilities. It also included the current capacity conditions of public water supply and wastewater utilities, and was evaluated for municipal Land Use Capability in accordance with the RMP. The information was initially prepared by the Highlands Council and has been edited and verified by the municipality as representing the best available information on existing potential developable lands, which include vacant, non-preserved lands, as well as partially-developed lands having potential for further development (i.e., over-sized parcels) or redevelopment. The Highlands Council performed a quality control assessment to ensure that the database was technically sufficient for the build-out process (see Appendix A – Module 1). The build-out capacity conditions represent the complete build out of potential developable lands in accordance with the RMP, assuming no constraints other than location within areas served by water supply or wastewater utilities or, for those lands not within a wastewater utility service area, the Septic System Yield based upon RMP Land Use Capability Zone Map policies (which incorporate the NJDEP Rules for the Preservation Area at N.J.A.C. 7:38-3.4). The Module 1 Summary Report was prepared by the Highlands Council and provided to the municipality, which further verified or corrected land availability and municipal zoning information in the report as the first step in Module 2.

The build-out capacity conditions in Module 1 identified the available utility capacity (in units of flow) allocated to the municipality for associated Highlands Domestic Sewerage Facilities (HDSF), on-site wastewater facilities, and Public Community Water Supply Systems. The Highlands Council initially used available capacity information from the *Utility Capacity Technical Report (2008)*, which used 2003 data for wastewater utilities (comparing permitted flows to the rolling maximum three month daily average in million gallons per day, or MGD) and 2004 data for public water supply utilities (comparing permitted flows to the maximum monthly demand, in million gallons per month, or MGM). The available capacity estimates initially assumed that the capacity for regional utilities (i.e., serving more than one municipality) would be allocated on a first-come, first-served basis; available capacity was apportioned among the municipalities based on relative land availability in the service area municipalities. In the Module 1 process, municipalities and regional utilities were requested to provide both updated flow data and any available information on contracted flows for a municipality. Where such information was provided and verified, it was used to update both utility-wide and municipal available capacity estimates.

The build-out impacts analysis within RMP utility areas was performed by the Highlands Council using build-out environmental constraints, municipal zoning and various impact factors (e.g., water demand, sewerage demand, population, jobs) as identified in the *Highlands Regional Build-Out Technical Report* (2008) and listed in Appendix B of this report. This analysis was applied only within the RMP utility service areas, defined as the lands within a NJDEP approved utility service area that are also

located within the Existing Community Zone or Lake Community Sub-Zone (not including the Existing Community-Environmentally-Constrained Sub-Zone). Of these lands, only parcels with at least 1,400 square feet of land that is not environmentally constrained based on the RMP (i.e., steep slopes, flood prone areas and Highlands Open Water buffers) were evaluated for build out in RMP utility service areas. Potential developable lands that did not meet the criteria of the build-out RMP utility areas were evaluated as lands contributing to Septic System Yield.

In addition, the RMP Septic System Yield was calculated for the municipality. The build out for septic system areas in the Planning Area is based on the RMP Septic System Yield Analysis and does not incorporate or evaluate the effects of environmental constraints or municipal zoning. The build-out of septic system areas in the Preservation Area is based on the NJDEP Preservation Area Rules at N.J.A.C. 7:38-3.4, as required by the RMP. The total acreage of all vacant lands, the net acreage of over-sized parcels (i.e., the total lot size minus the acreage needed for one lot under the RMP) and redevelopable lands were used in the Septic System Yield analysis. In the Planning Area, the analysis used the nitrate target for the appropriate Land Use Capability Zone and the drought recharge value for the appropriate HUC14 subwatershed. In the Preservation Area, the analysis used the forested and non-forested lands at a parcel level. In keeping with RMP policies, preserved lands (including SADC, Green Acres, federal, State, county and local lands, and land trust properties and conservation easements where known) were excluded from this analysis. Environmentally constrained lands (i.e., steep slopes, flood prone areas and Highlands Open Water buffers) were included in the septic system yield analysis because the methodology assumes a mixture of constrained and unconstrained lands, but will affect how Septic System Yield is allocated in later stages of the Plan Conformance Process.

The information from Module 1 directly supported the Module 2 Land Use and Resource Capacity Analysis, results of which are incorporated into this report. In Module 2, the Highlands Council and the municipality evaluated the build-out impacts and the associated wastewater and water supply demands within the RMP utility areas as identified in Module 1.

In Module 2, municipalities reviewed the RMP build-out impacts for RMP utility areas and verified that they reflect densities allowed by existing municipal zoning. Areas included in the build-out process for sewer service included those lands within the wastewater Existing Area Served, as defined by the RMP, and also those lands within an NJDEP-approved Sewer Service Area that is also within the Lake Community Sub-Zone or the Existing Community Zone (excluding the Existing Community-Environmentally Constrained Sub-Zone). If the existing municipal zoning conditions have changed from the 2005 data used by the Highlands Council, then the municipality provided the current zoning and the Highlands Council revised the build-out impacts accordingly. The Highlands Council performed a quality control assessment to ensure that the database was technically sufficient for the build-out process (see Appendix A – Module 2).

When the land based build out of potential developable lands in Module 1 exceeded the available utility capacity conditions, further analysis by the Highlands Council was required in Module 2 to

determine the extent to which the build out was constrained by the lack of utility capacity. In such cases, the land-based build-out potential is lowered proportionately for residential and non-residential development within the service area. It is important to note that no change is made to the Existing Area Served for the utility; only the build-out potential is reduced.

Where utility capacity exceeded the land-based build out of potential developable lands in Module 1, the utility capacity is potentially available for future demands. The municipality will evaluate utility capacity assignment in Module 3 where appropriate to support affordable housing, and in support of later phases of Plan Conformance.

For some HUC14 subwatersheds in the municipality, the projected consumptive or depletive water demand based on both domestic well sources (either as derived from Septic System Yield, which is assumed to be supplied by domestic wells, or within a RMP wastewater utility area served by domestic wells) and water supply utility service indicate that the complete municipal build out of potential developable lands might exceed the Net Water Availability. In such cases, the Highlands Council then calculated Net Water Availability values in Module 2 for use as a further constraint on growth, and determined the extent to which the Net Water Availability would reduce the build out. The Highlands Council also assessed the extent to which the use of remaining wastewater utility capacity (i.e., beyond full build-out), if any, would be constrained by Net Water Availability. This information can be used by the municipality to determine whether the wastewater utility capacity can reasonably be used for purposes consistent with the RMP (e.g., affordable housing projects, TDR receiving zones, Highlands Redevelopment Areas, redevelopment within the Existing Area Served) as provided for by Objective 2K3e. A decision as to the allocation of this capacity will occur in Module 3 regarding affordable housing needs identified in the Fair Share Plan, or later in the Plan Conformance process regarding other uses.

Appendix A: Technical Sufficiency Review

MODULE 1

The Module 1 Geodatabase (GDB) and utility capacity spreadsheet information submitted by the municipality were evaluated for technical sufficiency and quality assurance and quality control purposes by the Highlands Council staff. The Highlands Council reviewed the GDB (GDB#1 and GDB#2, with GDB#3, where relevant) to determine that all the changes that the municipality made to the GDB are technically sufficient in order to process for RMP Build-out. All revisions made to a GDB by the Highland Council are reflected in the NJHC_QA_QC_COMMENTS field of the GDB. The same Build-out QA/QC Review method is conducted for both GDB#1 and GDB#2. These results were reviewed by the municipality in Module 2 (see below). Any database issues that were not specifically responsive to the technical sufficiency review and not specific to the Module 1 Build-Out Analysis were flagged in the GDB by the Highlands Council for future reference.

When a municipality received GDB#3 (the updated public water utility database), the Council joined and updated the PWSID data from GDB#3 into GDB#1 so all the Module 1 information was in GDB#1 for build-out processing.

Before a GDB is processed for Build-out, the Highlands Council reviewed the material submitted by the municipality including cover letters and any email correspondence for additional information relevant to the build-out analysis. The Highlands Council utilizes Microsoft Access to process the GDB through the NJHC QA/QC review method to create a Technical Protocol Status (TPS) report that flags all parcels that have contradictory data, as well as a SDE check which identifies inserted, deleted and updated information in the GDB. The Highlands Council utilized the TPS Report and the GDB along with the supporting documentation to evaluate any contradictory data reported as Error Codes on the TPS Report.

The TPS report created by the Highlands Council identifies parcels that may contain contradictory data in the GDB and therefore not process correctly in the build-out. There are 11 Error Codes and 5 Data Conditions that may potentially be flagged by the Highlands Council within a GDB. The identification of an Error Code may or may not result in an edit by the Council. If an edit was required in order to technically correct the GDB for build-out processing, the edit was conducted by the Highlands Council and recorded in the GDB. The following is a list of the TPS Error Codes and Data Conditions that may be applicable to the municipality:

- **Error Code 01: Municipal Verification Field Missing -** every verifiable field and row should include the Module 1 verifier's name. If a row was blank, the NJHC QA/QC reviewer would populate the field with the verifier's name or consult with the municipality as required, and enter a comment in the NJHC_QA_QC_COMMENTS field in the GDB.

- **Error Code 02: Parcels identified as both a Condo and Open Space -** the Highlands Council evaluated the parcel's development and land preservation status to determine if the necessary data fields were populated correctly by the municipality.
- **Error Code 03: Parcels identified as both Developable and Open Space -** the Highlands Council evaluated the parcel's development status and land preservation status and determined if the necessary data fields were populated correctly by the municipality.
- **Error Code 04: Parcels identified as Oversized or Redevelopable and missing the oversized or redevelopable acreage value -** the Highlands Council would either consult with the municipality in order to edit the data field or utilized the GDB information to determine the missing value.
- **Error Code 05: Parcels identified as Oversized or Redevelopable that were also listed as Not Developable -** the Highlands Council evaluated the parcel and edited the PARC_STAT_DEV_STATUS data field accordingly.
- **Error Code 06: Parcels identified as connected to a wastewater utility however no System Provider was identified -** the Highlands Council would consult with the municipality and/or review the GDB and supporting documentation in order to edit the missing entry.
- **Error Code 07: Parcels identified as a "Yes" indicating they are currently both connected and not connected to a wastewater utility** - the Highlands Council edited Not Developable, oversized or redevelopable parcels in the wastewater no connect field to a "No." and if the parcel is vacant and developable then the Highlands Council edited the wastewater existing served field to a "No."
- **Error Code 08: Parcels identified as being connected to a wastewater utility and also identified as vacant or developable -** the Highlands Council evaluated these parcels to see if they are developable, redevelopable or oversized and edited and documented accordingly in the GDB.
- **Error Code 09: Parcels identified as connected to a public water utility however no System Provider was identified -** the Highlands Council would consult with the municipality and/or review the GDB and supporting documentation in order to edit the missing entry.
- **Error Code 10: Parcels identified as a "Yes" indicating they are currently both connected and not connected to a public water utility** - the Highlands Council edited Not Developable, oversized or redevelopable parcels in the public water no connect field to a "No." and if the parcel is vacant and developable then the Highlands Council edited the public water existing served field to a "No."
- **Error Code 11: Parcels identified as being connected to a public water utility and also identified as vacant or developable -** the Highlands Council evaluated these parcels to see if they are developable, redevelopable or oversized and edited and documented accordingly in the GDB.

- **Data Condition 1: Parcels identified as Not Developable due to Environmental Constraints or Inadequate Lot Geometry -** these parcels were evaluated in septic served areas to ensure that the environmentally constrained parcels in the GDB were not a water body and therefore not appropriate for inclusion in the RMP Septic System Area analysis. Otherwise, vacant parcels indicated to be "Not Developable" due to environmentally constrained lands were included in the Septic System Yield analysis. Parcels that were identified as an inadequate lot geometry but developable with an adjacent parcel may require further review by the municipality to ensure that the build-out process was applied correctly because the Highlands Council is not able to discern the adjacent parcel record that is in common ownership and referenced by the municipality.
- **Data Condition 2: Parcels identified as having a WW Utility with a Contractual Allocation** were flagged in the TPS Report.
- **Data Condition 3: Parcels identified for PW Utility with a Contractual Allocation** were flagged in the TPS Report.
- **Data Condition 4: Parcels containing entries as "OTHER" with associated comments** were reviewed to see if the proper data field associated with the comment had been completed correctly and to assist in the review of the GDB information.
- **Data Condition 5: Parcels with entries in any of the "Comment" data fields-** the Council reviewed this information as a means to assist in GDB technical evaluation and QA/QC review.

In addition to going through the TPS Report as described above, the Council evaluated all open space parcels to ensure they are technically correct in the GDB. The Council also reviewed parcels that have no provider listed for public water or wastewater to ensure that there are no "Yes" data fields in the utility connection status data field, as these parcels are on septic/domestic wells and not relevant regarding a utility connection status in the GDB. Lastly, the Council QA/QC reviewer initialed and dated the GDB to complete the TPS Report and QA/QC Review process.

The municipality then received a modified GDB that:

1. incorporated the results of all edits by the Highlands Council;
2. merged the final results of GDB's #1 and, where applicable, #2 and #3 into a single GDB;
3. identified the parcels that were processed for build out as potential developable vacant, redevelopable and over-sized lots in both septic system and sewer areas; and
4. incorporated additional fields used by the Highlands Council in running the build-out process, including municipal zoning for potential developable vacant and redevelopable parcels associated with sewer service conforming with RMP requirements, and having at least 1,400 square feet of land that is not environmentally constrained. Where such parcels were associated with public water supply service, they were also evaluated for water demands.

The Municipal Conditions Geodatabase may include in some cases duplicate parcel records within the municipality. These duplicates derive from the process of creating a spatial representation of parcels in GIS. The Highlands Council has taken the necessary steps to avoid double counting of developable duplicate parcels, in the summary reports and in the geodatabase and any derivatives thereof.

MODULE 2

In Module 2, the municipality completed a final check on parcel information and verified the municipal zoning applicable to parcels that were processed for build out in RMP utility areas. Where edits were made and returned to the Highlands Council, the Council incorporated the edits and, where necessary, performed a revised build-out analysis, the results of which are reflected in this report.

Please note that the Type A and Type B edits conducted by the municipality were reviewed by the Highlands Council and only when an edit was relevant to the RMP Build-out analysis was it incorporated and re-processed for build-out analysis as required.

Type A Edits – Tabular

- The information will be updated in the GDB as indicated.
- The nature and extent of the information may or may not affect the build-out results.
- Type A tabular edits that require a revised build-out will be processed and reported as a Module 2 Municipal Build-out Summary Report.

Type A Edits – Spatial

- The revised spatial information will be reviewed in accordance with the Module 1 Technical Review Protocols.
- Type A spatial edits that require a revised build-out will be processed and reported as a Module 2 Municipal Build-out Summary Report.

Type B Edits – Municipal Zoning

- The information will be updated in the GDB as indicated.
- Updated zoning changes only affect parcels in RMP utility areas.
- Type B edits that require a revised build-out will be processed and reported as a Module 2 Municipal Build-out Summary Report.

Appendix B – Highlands Module 2 Build-Out Model Impact Factors

Highlands Zone Type	Comparison Zone/Unit Type	Source	Region	Density Dwelling unit (du)/acre *	Efficiency Factor % (1)	Average Household Size (2)	Average School Children in Household (2)	Percent Impervious (3)	Consumptive/Depletive Water Use includes Indoor demand (gpd per person) plus outdoor demand as (gpd per unit) multiplied by Consumptive/Depletive Use Coefficient (4)	Public Water System Demand (5)	Public Wastewater System Generation (6)
SF Estate Residential or (PA-5)				0.05 to 0.20 (0.17 maximum)	95			0.075* acres	(75 gpd/person + 50 gpd/unit) * Consumptive/Depletive Coefficient	100 gallons per person per day	75 gallons per person per day
	Single-family Detached 4-5 BR	Statewide NJ Demographic Multipliers (2)	Northern[1]			3.809	1.072				
	Single-family Detached 4-5 BR		Central[2]			3.780	1.094				
SF Rural Residential, Resource Residential, or (PA-4B)				0.21 to 0.5 du/acre (0.17 maximum)	95			0.075* acres	(75 gpd/person + 50 gpd/unit) * Consumptive/Depletive Coefficient	100 gallons per person per day	75 gallons per person per day
	Single-family Detached 4-5 BR	Statewide NJ Demographic Multipliers (2)	Northern[1]			3.809	1.072				
	Single-family Detached 4-5 BR		Central[2]			3.780	1.094				
SF Low Density or (PA-4)				0.51 to 1.0 du/acre (1.16 maximum)	80			0.075* acres	(75 gpd/person + 50 gpd/unit) * Consumptive/Depletive Coefficient	100 gallons per person per day	75 gallons per person per day
	Single-family Detached 4-5 BR	Statewide NJ Demographic Multipliers (2)	Northern[1]			3.809	1.072				
	Single-family Detached 4-5 BR		Central[2]			3.780	1.094				
SF Medium Density, Suburban Residential, or (PA-3)				1.01 to 3.0 du/acre (3.81 minimum)	75			26.7	(75 gpd/person + 30 gpd/unit) * Consumptive/Depletive Coefficient	100 gallons per person per day	75 gallons per person per day
	Single-Family Detached, 2-3 BR	Statewide NJ Demographic Multipliers (2)	Northern[1]			3.137	0.607				
	Single-Family Detached, 2-3 BR		Central[2]			2.578	0.367				
SF High Density or (PA-2)				3.01 to 8.0 du/acre (7.04 minimum)	75			33.7	(75 gpd/person + 5 gpd/unit) * Consumptive/Depletive Coefficient	75 gallons per person per day	75 gallons per person per day
	Single-Family Attached, 2-3 BR	Statewide NJ Demographic Multipliers (2)	Northern[1]			2.477	0.296				
	Single-Family Attached, 2-3 BR		Central[2]			2.296	0.292				
Attached/Townhouse or (PA-1)				8.01 to 16.0 du/acre (9.78 minimum)	75			45.7	(75 gpd/person + 5 gpd/unit) * Consumptive/Depletive Coefficient	75 gallons per person per day	75 gallons per person per day

Appendix B – Highlands Module 2 Build-Out Model Impact Factors

Highlands Zone Type	Comparison Zone/Unit Type	Source	Region	Density Dwelling unit (du)/acre *	Efficiency Factor % (1)	Average Household Size (2)	Average School Children in Household (2)	Percent Impervious (3)	Consumptive/Depletive Water Use includes Indoor demand (gpd per person) plus outdoor demand as (gpd per unit) multiplied by Consumptive/Depletive Use Coefficient (4)	Public Water System Demand (5)	Public Wastewater System Generation (6)
	Single-Family Attached, 2-3 BR	Statewide NJ Demographic Multipliers (2)	Northern[1]			2.477	0.296				
	Single-Family Attached, 2-3 BR		Central[2]			2.296	0.292				
Garden Apartment or (PA-1)				16.01+ du/acre (9.78 minimum)	70			57.1	(75 gpd/person + 5 gpd/unit) * Consumptive/Depletive Coefficient	75 gallons per person per day	75 gallons per person per day
	5+ Units (Own/Rent), 2-3 BR	Statewide NJ Demographic Multipliers (2)	Northern[1]			2.262	0.308				
	5+ Units (Own/Rent), 2-3 BR		Central[2]			2.342	0.373				
Mixed use/Age Restricted Housing (percent mix based on 40% residential and 60% non-residential as Office/Commercial)		Municipal Zoning		Apply zone density and FAR value Note: Use Retail/Commercial Impact factors for non-res %	70	Varies Based on zoning Du/Acre description	0.00	68.8	(75 gpd/person + 5 gpd/unit) * Consumptive/Depletive Coefficient	75 gallons per person per day	75 gallons per person per day
Mixed use (percent mix based on 40% residential and 60% non-residential as Office/Commercial)		Municipal Zoning		Apply zone density and FAR value Note: Use Retail/Commercial Impact factors for non-res %	70	Varies Based on zoning Du/Acre description	Varies Based on zoning Du/Acre description	42.0	(75 gpd/person + 5 gpd/unit) * Consumptive/Depletive Coefficient	75 gallons per person per day	75 gallons per person per day
Senior or Age restricted Housing		Municipal Zoning		Varies Based on zoning Du/Acre description	70	Varies Based on zoning Du/Acre description	0.00	60.3	(75 gpd/person + 5 gpd/unit) * Consumptive/Depletive Coefficient	75 gallons per person per day	75 gallons per person per day

Highlands Build-Out Residential Impact Factors – Sources

* Residential dwelling units generated by the build-out model include both market rate and affordable units.

(1) Source: Efficiencies are given as a percentage, between 0 and 100, where a 100 value means complete efficiency (no land lost to development), and a 0 value means no buildings will be estimated for that land use. For example an efficiency of 70% may be representative of developable land that has a 10% set aside for parks and 20% for roads (100% - 10% - 20% = 70%). Project determined values.

(2) Source: Who Lives in New Jersey Housing? New Jersey Demographic Multipliers, The Profile of Occupants of Residential and nonresidential Development. Listokin, D., Voicu, I., Dolphin, W., Camp, M. Center for Urban Policy Research. Rutgers University. November 2006. Northern NJ values were applied to Bergen, Morris, Passaic, Sussex and Warren County municipalities. Central NJ values were applied to Hunterdon and Somerset County municipalities.

1 Table II-C-1 North Region of New Jersey Total Persons and Persons by Age (2000) (p. 85) 2 Table II-D-1 Central Region of New Jersey Total Persons and Persons by Age (2000) (p. 99)

(3) Source: NCNBR, Rutgers University, April 27, 2006. The impervious surface area for new dwelling units large lot zoned areas (*) is based on an average 15% impervious surface value (per NJDEP LU/LC) and a project determined average homestead area of 0.50 acres. No impact value is attached to the remaining undeveloped area. The impact percentage factors for the other residential composite zones represent weighted averages of NJ Highlands Percent Impervious Surface for all residentially developed lands in that composite zone. The raw data was obtained by overlaying NJ Highlands Zoning and DEP 2002 LU/LC spatial data files, and extracting the calculated percent impervious surface area attached to each LU/LC residential developed land polygon and the acres of associated developed land in each intersecting municipal zone polygon. The impervious surface areas in each municipal zone within the composite zone were aggregated and then divided by the total developed residential land area, to produce a weighted IS average for each composite zone.

(4) Source: Center for Urban Policy Research (CUPR), September 2000. NJGS Consumptive Use Coefficients. For consumptive uses, a factor of 29% is utilized. For depletive uses, a factor of 100% is used

(5) Source: NJDEP N.J.A.C. 7:10 Safe Drinking Water Act Regulations Adopted November 4, 2004, 7:10-12.6 Water Volume Requirements and State Plan Impact Assessment

(6) Source: NJDEP N.J.A.C. 7:14A-23.3 Pollutant Discharge Elimination System: Technical Requirements For TWA Applications; Projected flow criteria

Appendix B – Highlands Module 2 Build-Out Model Impact Factors

Highlands Composite Zone Type	Floor Area Ratio	Efficiency Factor % (1)	Region	Jobs per 1,000 sf (2)	Percent Impervious (3)	Consumptive/Depletive Water Use multiplied by Consumptive/Depletive Use Coefficient (4)	Public Water System Demand (5)	Public Wastewater System Generation (6)
Office/Commercial	Based on zoning	80	Northeast US	2.99	78.3	0.125 gpd/sf * Consumptive/Depletive Coefficient	0.125 gallons/day/sf	0.10 gallons/day/sf
Retail	Based on zoning	80	Northeast US	1.63	72.5	0.125 gpd/sf * Consumptive/Depletive Coefficient	0.125 gallons/day/sf	0.10 gallons/day/sf
Industrial	Based on zoning	80	Northeast US	1.11	53.4	25 gpd/person * Consumptive/Depletive Coefficient	25 gallons per person per day	25 gallons per person per day

Highlands Build-Out Non-Residential Impact Factors – Sources

(1) Source: Efficiencies are given as a percentage, between 0 and 100, where a 100 value means complete efficiency (no land lost to development), and a 0 value means no buildings will be estimated for that land use. For example an efficiency of 70% may be representative of developable land that has a 10% set aside for parks and 20% for roads (100% - 10% - 20% = 70%). Project determined values.

(2) Source: Who Lives in New Jersey Housing? New Jersey Demographic Multipliers, The Profile of Occupants of Residential and nonresidential Development. Listokin, D., Voicu, I., Dolphin, W., Camp, M. Center for Urban Policy Research. Rutgers University. November 2006.

a Table II-I-3 Commercial - Office Employees per 1,000 Square Feet of Gross Floor Area (GFA) (p. 136)
(Reported Northeast mean value).

b Table II-I-4 Commercial – Retail Employees per 1,000 Square Feet of Gross Floor Area (GFA) (p. 139)
(Value derived by averaging the mean number of employees per 1,000 sq. ft. of GFA for retail (excluding mall), retail (enclosed mall), and retail (strip shopping mall) space in the Northeast).

c Table II-I-6 Industrial – Warehouses Employees per 1,000 Square Feet of Gross Floor Area (GFA) (p. 143)
(Value derived by averaging the mean number of employees per 1,000 sq. ft. of GFA for Non-Refrigerated and Refrigerated space in the Northeast).

(3) Source: NCNBR, Rutgers University, April 27, 2006. The impervious surface area for new dwelling units large lot zoned areas (*) is based on an average 15% impervious surface value (per NJDEP LU/LC) and a project determined average homestead area of 0.50 acres. No impact value is attached to the remaining undeveloped area. The impact percentage factors for the other residential composite zones represent weighted averages of NJ Highlands Percent Impervious Surface for all residentially developed lands in that composite zone. The raw data was obtained by overlaying NJ Highlands Zoning and DEP 2002 LU/LC spatial data files, and extracting the calculated percent impervious surface area attached to each LU/LC residential developed land polygon and the acres of associated developed land in each intersecting municipal zone polygon. The impervious surface areas in each municipal zone within the composite zone were aggregated and then divided by the total developed residential land area, to produce a weighted IS average for each composite zone.

(4) Source: Center for Urban Policy Research (CUPR), September 2000. NJGS Consumptive Use Coefficients. For consumptive uses, a factor of 29% is utilized. For depletive uses, a factor of 100% is used

(5) Source: NJDEP N.J.A.C. 7:10 Safe Drinking Water Act Regulations Adopted November 4, 2004, 7:10-12.6 Water Volume Requirements and State Plan Impact Assessment

(6) Source: NJDEP N.J.A.C. 7:14A-23.3 Pollutant Discharge Elimination System: Technical Requirements For TWA Applications; Projected flow criteria

Summary of Adjusted Growth Share Projection Based On Land Capacity

(Introduction to Workbook D)

Municipality Code: 1014 **Municipality Name: High Bridge Borough**

Muni Code Lookup

This workbook is to be used for determining the projected Municipal Growth Share Obligation by comparing growth projected by COAH with actual growth based on certificates of occupancy that have been issued from 2004 through 2008 and the RMP build-out analysis conducted under Module 2 of the Highlands RMP conformance process. Data must be entered via the "tabs" found at the bottom of this spreadsheet which may also be accessed through the highlighted links found throughout the spreadsheet. This workbook consists of five worksheets that, when combined on this introduction page, provide a tool that allows the user to enter exclusions permitted by N.J.A.C. 5:97-2.4 to determine the projected Growth Share Obligation. COAH-generated Growth Projections included in Appendix F(2) of the revised Third Round Rules, Highlands Council build-out figures based on Mod 2 Reports and actual growth based on COs as published by the DCA Division of Codes and Standards in The Construction Reporter are imported automatically upon entry of the Municipal Code.

Click Here to enter COAH and Highlands Council data

Municipalities seeking to request a revision to the COAH-generated growth projections based on opting in to the Highlands RMP may do so by providing this comparative analysis of COAH and RMP build-out projections. After completing this analysis, the growth projections may be revised based on the Highlands RMP build-out analysis. Actual growth must first be determined using the Actual Growth worksheet. The RMP adjustment applies only to RMP capacity limitations that are applied to growth projected from 2009 through 2018.

Click Here to Enter Actual Growth to Date

Click Here to Enter Permitted Exclusions

Click Here to View Detailed Results from Analysis

Summary Of Worksheet Comparison

	COAH Projected Growth Share	Growth Share Based on Highlands RMP
Residential Growth	79	13
Residential Exclusions	0	0
Net Residential Growth	79	13
Residential Growth Share	15.80	2.60
Non-Residential Growth	223	1
Non-Residential Exclusions	0	0
Net Non- Residential Growth	223	1
Non-Residential Growth Share	13.94	0.09
Total Growth Share	30	3

The Highlands RMP analysis results in a revision to the COAH-generated growth projection. High Bridge Borough may file this Workbook and use a Residential Growth Share of 2.6 plus a Non-residential Growth Share of 0.09 for a total Highlands Adjusted Growth Share Obligation of 3 affordable units

Growth Projection Adjustment - Actual Growth

Actual Growth 01/01/04 to 12/31/08

Municipality Name: High Bridge Borough

Residential COs Issued	
As Published by D C S	3
Per Municipal Records (if different)	3
Qualified Residential Demolitions	

Note: To **qualify** as an offsetting residential demolition, the unit must be the primary residence of the household for which the demolition permit has been issued, it had to be occupied by that owner for at least one year prior to the issuance of the demolition permit, it has to continue to be occupied by that household after the re-build and there can be no change in use associated with the property. (See N.J.A.C. 5:97-2.5(a)1.v.) A Certification Form must be completed and submitted for each qualifying demolition.

Get Demolition Certification Form

Non-residential CO's by Use Group		Square Feet Added (COs Issued) As Published by D C S	Square Feet Added (COs Issued) per Municipal Records (if different)	Square Feet Lost Demolition Permits Issued)	Jobs Per 1,000 SF	Total Jobs
B		0	0		2.8	0.00
M		0	0		1.7	0.00
F		0	0		1.2	0.00
S		1,450	1,450		1.0	1.45
H		0	0		1.6	0.00
A1		0	0		1.6	0.00
A2		0	0		3.2	0.00
A3		0	0		1.6	0.00
A4		0	0		3.4	0.00
A5		0	0		2.6	0.00
E		0	0		0.0	0.00
I		0	0		2.6	0.00
R1		0	0		1.7	0.00
Total		**1,450**	**1,450**	**0**		1.45

Return to Main Page (Workbook D Intro)
Proceed to COAH Data and RMP Module 2 Build-out Data
Proceed to Exclusions Tab

Affordable and Market-Rate Units Excluded from Growth

Municipality Name: High Bridge Borough

Prior Round Affordable Units NOT included in Inclusionary Developments Built Post 1/1/04

Development Type	Number of COs Issued and/or Projected
Supportive/Special Needs Housing	
Accessory Apartments	
Municipally Sponsored and 100% Affordable	
Assisted Living	
Other	
Total	**0**

Market and Affordable Units in Prior Round Inclusionary Development Built post 1/1/04
N.J.A.C. 5:97-2.4(a)

(Enter Y for yes in Rental column if affordable units are rentals

Development Name	Rentals? (Y/N)	Total Units	Market Units	Affordable Units	Market Units Excluded
		0			0
		0			0
		0			0
		0			0
		0			0
Total		**0**	**0**	**0**	**0**

Jobs and Affordable Units Built as a result of post 1/1/04 Non-Residential Development
N.J.A.C. 5:97-2.4(b)

Development Name		Affordable Units Provided	Permitted Jobs Exclusion
			0
			0
			0
			0
Total		**0**	0

Return to Main Page (Workbook D Intro)
Return to COAH Data and RMP Module 2 Build-out Data
Return to Actual Growth
View Detailed Results from Analysis

COAH Growth Projections and Highlands Buildout Data

Must be used in all submissions

Municipality Name: High Bridge Borough

The COAH columns have automatically been populated with growth projections from Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. The Highlands RMP Build-out columns have automatically been populated with residential and non-residential build-out figures from the municipal build-out results with resource and utility constraints found in Table 4 of the RMP Module 2 report. Always check with the Highlands Council for updates. If figures have been updated, enter updated build-out results. Use the Tabs at the bottom of this page or the links within the page to toggle to the exclusions worksheet of this workbook. After entering all relevant exclusions, toggle back to the introduction page to view the growth share obligation that has been calculated based on each approach.

COAH Projections

From Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq.
Allocating Growth To Municipalities

Residential	Non-Residential
79	223

Highlands RMP Buildout Analysis

From Module 2
Table 4 – Municipal Build-Out Results With Resource and Utility Constraints
Updated as of December 17, 2009

	Preservation Area	Planning Area	Totals
Residential units – Sewered	0	0	0
Septic System Yield	0	10	10
Total Residential Units	0	10	10
Non-Residential Jobs – Sewered	0	0	0

Note: Always check with the Highlands Council for updated municipal Build-out numbers. Enter build-out figures in the appropriate boxes only if revised figures have been provided by the Highlands Council.

Click Here to link to current Mod 2 Build-Out Reports

Proceed to Enter Prior Round Exclusions
Retrun to Enter Actual Growth
Return to Main Page (Workbook D Intro)

Comparative Anaylsis Detail For High Bridge Borough

The following chart applies the exclusions permitted pursuant to N.J.A.C 5:97-2.4 to both the COAH growth projections and the projected growth that results from the Highlands RMP build-out analysis plus actual growth for the period January 1, 2004 through December 31, 2008.

COAH

	Residential		Non-Residential
Projected Growth From COAH Appendix F(2)	**79**		**223**
Residential Exclusions per 5:97-2.4(a) from "Exclusions" tab COs for prior round affordable units built or projected to be built post 1/1/04			
Inclusionary Development	0		
Supportive/Special Needs Housing	0		
Accessory Apartments	0		
Municipally Sponsored or 100% Affordable	0		
Assisted Living	0		
Other	0		
Market Units in Prior Round Inclusionary development built post 1/1/04	0		
Subtract the following Non-Residential Exclusions per 5:97-2.4(b) from "Exclusions" tab			
Affordable units	0		
Associated Jobs			0
Net Growth Projection	**79**		**223**
Projected Growth Share (Residential divided by 5 and jobs divided by 16)	**15.80**		**13.94**
Total Projected Growth Share Obligation		**30**	**Affordable Units**

Highlands

	Residential		Non-Residential
RMP Build-out results from Mod2 Table 4	**10**		**0**
Actual Growth from COs issued 2004 through 2008	**3**		**1**
Residential Exclusions per 5:97-2.4(a) from "Exclusions" tab COs for prior round affordable units built or projected to be built post 1/1/04			
Inclusionary Development	0		
Supportive/Special Needs Housing	0		
Accessory Apartments	0		
Municipally Sponsored or 100% Affordable	0		
Assisted Living	0		
Other	0		
	0		
Market Units in Prior Round Inclusionary development built post 1/1/04	0		
Subtract the following Non-Residential Exclusions per 5:97-2.4(b) from "Exclusions" tab			
Affordable units	0		
Associated Jobs			0
Net Growth Projection	**13**		**1**
Projected Growth Share (Residential divided by 5 and jobs divided by 16)	**2.60**		**0.09**
		3	**Affordable Units**

Return to Main Page (Workbook D Intro)
Return to COAH Data and RMP Module 2 Build-out Data
Return to Actual Growth
Return to Exclusions

Opacity

Regional Master Plan Consistency Report 1/21/2010

Prepared by State of New Jersey Highlands Water Protection and Planning Council
100 North Road (Route 513), Chester, NJ 07930
Telephone: (908) 879-6737 Fax: (908) 879-4205

Highlands Council New Jersey

Print

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Disclaimer

Please be advised that any reports generated from the online Consistency Review Application do not constitute a formal Consistency Determination from the Highlands Council. The information contained therein is provided solely for informational purposes and is not to be construed as providing advice, recommendations, endorsements, representations or warranties of any kind whatsoever.

Arbors at High Bridge: Inclusionary Development

CENTER ST, HIGH BRIDGE BOROUGH, Hunterdon County, Block 00029 02, Lot 00012

Forest Resource Area
CENTER ST, HIGH BRIDGE BOROUGH, Hunterdon County, Block 00029 02, Lot 00012
1/21/2010

Forest Resource Area

The Forest Resource Area data layer is an intensity indicator that captures high ecological value forest areas including those that exhibit the least fragmentation, which are vital for the maintenance of ecological processes.

Policy 1A5: To prohibit through local development review and Highlands Project Review forest clear- within the Forest Resource Area except in accordance with a Forest Management Plan approved by the State Forester.

Policy 1B3: To limit through local development review and Highlands Project Review deforestation in the Resource Area and forested lands within High Integrity Forest Subwatersheds within the Existing to maximum extent practicable.

Forest in Forest Resource Area
CENTER ST, HIGH BRIDGE BOROUGH, Hunterdon County, Block 00029 02, Lot 00012
1/21/2010

Forest within Forest Resource Area:

The Forest in Forest Resource Area data layer illustrates the forested lands located within the spatially delineated Forest Resource Regional Master plan provides for the protection of the integrity of these forested lands in order to maintain forest ecological ` the Forest Resource Area.

Objective 1A2d: To prohibit through Plan Conformance, local development review and Highlands Project the expansion or creation of public water supply systems or public wastewater collection and treatment community-based on-site wastewater facilities into forested areas of the Forest Resource Area within the Area except as provided for in Policy 2J4 with Objectives 2J4a through 2J4d, and Policy 2K3 with through 2K3e, and within the Preservation Area except as provided for in Policy 2I1 and Objectives 2I1a and

Policy 1C1: To require that conforming municipalities and counties address the protection of forested Forest Resource Areas and High Integrity Forest Subwatersheds in their master plans and development

Policy 5C3: To limit road improvements through local development review and Highlands Project Review roads are constrained by topography, forested lands or the community character of land uses fronting on the

Forest in Forest Resource Area in Planning Area
CENTER ST, HIGH BRIDGE BOROUGH, Hunterdon County, Block 00029 02, Lot 00012
1/21/2010

Forest within Forest Resource Area:
Planning Area / Preservation Area: Planning Area / Preservation Area

The Forest in Forest Resource Area in Planning Area data layer illustrates the forested lands located within the spatially delineated Resource Area of the legislatively delineated Highlands Planning Area. The Regional Master Plan includes protection policies forested lands in the Forest Resource Area in the Planning Area.

Objective 2J4a: Prohibit new, expanded or extended public water systems within the Protection Zone, the Conservation Zone and the Environmentally-Constrained Sub-zones of the Planning Area unless they are be necessary for and are approved by the Highlands Council for one or more of the purposes listed below, approvals regarding parts 1, 2, and 3, the project must maximize the protection of sensitive environmental such as Highlands Open Waters buffer areas, Riparian Areas, the forested portion of the Forest Resource agricultural lands of Agricultural Resource Areas, Steep Slopes, Prime Ground Water Recharge Areas and Habitat. For approvals regarding part 3, the project must avoid disturbance of Highlands Open Waters buffer Riparian Areas, Steep Slopes and Critical Habitat, and must minimize disturbance of the forested portion of Forest Resource Area, agricultural lands of Agricultural Resource Areas, and Prime Ground Water Recharge The extension or creation of systems shall follow the requirements in Objective 2J4b (parts 2 and 3). The purposes are: 1. To address through a waiver under Policy 7G1 or 7G2 a documented existing or imminent public health and safety from contaminated domestic and other on-site water supplies that is of sufficient justify a public water supply and where no alternative is feasible that would sufficiently assure long-term public health and safety. Such needs shall have highest priority for allocation of existing system capacity; 2. address development permitted through a Highlands Redevelopment Area or takings waiver under Policy 7G2; or 3. To serve a cluster development that meets all requirements of Objective 2J4b.

Objective 2K3c: Prohibit new, expanded or extended public wastewater collection and treatment systems community on-site treatment facilities within the Protection Zone, the Conservation Zone and the Constrained Sub-zones of the Planning Area unless they are shown to be necessary for and are approved by Highlands Council for one or more of the purposes listed below. For approvals regarding parts 1, 2, and 3, must maximize the protection of sensitive environmental resources such as Highlands Open Waters buffer Riparian Areas, the forested portion of the Forest Resource Area, agricultural lands of Agricultural Resource Steep Slopes, Prime Ground Water Recharge Areas and Critical Habitat. For approvals regarding part 3, the must avoid disturbance of Highlands Open Waters buffer areas, Riparian Areas, Steep Slopes and Critical and must minimize disturbance of the forested portion of the Forest Resource Area, agricultural lands of

Resource Areas, and Prime Ground Water Recharge Areas. The choice of extension or creation of systems follow the requirements in Objective 2K3d (2 and 3). The applicable purposes are: 1. To address through a under Policy 7G1 or 7G2 a documented existing or imminent threat to public health and safety from a failing septic systems (where the failing systems cannot reasonably be addressed through rehabilitation or replacement) or highly concentrated septic systems, where the threat is of sufficient scale to justify a public wastewater collection and treatment system or community on-site treatment facility and where no alternative feasible that would sufficiently assure long-term protection of public health and safety. To address other public health and safety, such needs shall have highest priority for allocation of existing system capacity; 2. address development permitted through a Highlands Redevelopment Area or takings waiver under Policy 7G2; or 3. To serve a cluster development that meets all requirements of Objective 2K3d.

Forest Resources
CENTER ST, HIGH BRIDGE BOROUGH, Hunterdon County, Block 00029 02, Lot 00012
1/21/2010

Forest Outside of Forest Resource Area:
Forest within Forest Resource Area:

Forest Resources represents the Total Forest Area data layer that was extracted from the NJDEP 2002 draft Land Use Land Cover data layer illustrates all upland and wetland forest and scrub/shrub categories (excluding old field) and represents all forested lands the Region. The Regional Master Plan includes policies that limit clearing of trees within Forest Resources and that seek to protect forest resources integrity.

Objective 1B3a: Implementation through Plan Conformance of regulations, which limit the clearing of trees conjunction with human development to circumstances where the clearing will not diminish the integrity of resources.

Policy 1B5: To ensure that forest resources are protected on a site specific basis during local development and Highlands Project Review.

Objective 1B5a: Applications for local development review and Highlands Project Review require any forest area on and adjacent to a site in accordance with the Highlands Councilos Method for Identifying Forest Areas in the Highlands Region.

Policy 1B7: To prohibit clear-cutting of forest lands except pursuant to an approved Forest Management approved by the State Forester.

Policy 1C3: To require that conforming municipalities adopt a tree clearing ordinance consistent with an community forestry plan under the New Jersey Forest Service Community Forestry Program as part of the master plan and local development regulations.

Policy 6H1: To protect, restore, or enhance sensitive environmental resources of the Highlands Region, but not limited to Forests, Critical Habitat, Highlands Open Waters and their buffers, Riparian Areas, Steep Prime Ground Water Recharge Areas, Wellhead Protection Areas, and Agricultural Resource Areas.

Policy 6N4: To require through Plan Conformance that municipalities and counties adopt LID best practices where disturbance of Highlands resources is proposed, including but not limited to Steep Slopes,

resources, Critical Habitat, Highlands Open Waters and Riparian Areas, and Prime Ground Water Recharge

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Steep Slope Protection Area
CENTER ST, HIGH BRIDGE BOROUGH, Hunterdon County, Block 00029 02, Lot 00012
1/21/2010

Steep Slope Protection Area:

Slope is a measurement of the steepness of terrain and is defined as the vertical change in elevation over a given horizontal Disturbance of areas containing steep slopes can trigger erosion and sedimentation, resulting in the loss of topsoil. It can also result disturbance of habitats, degradation of surface water quality, silting of wetlands, and alteration of drainage patterns. The Highlands examined areas of slope in the Highlands Region that exhibited one of the following grade classifications and these grades were Steep Slope Protection Areas: 1) grades of slopes of 20% or greater; 2) grades of slope between 15 - 20%; and 3) grades of slope 15% that occur within the Riparian Area.

Policy 1E6: To require through local development review and Highlands Project Review that applications development include topographic information identifying the location of any Steep Slope Protection Areas on the parcel proposed for development.

Policy 1E7: To require through local development review and Highlands Project Review that applications development involving parcels of land with slopes of 10% or greater include identification of forested lands, which are highly susceptible to erosion, depth to bedrock and Soil Capability Classes.

Policy 1E10: To require that conforming municipalities and counties implement the steep slope protection provisions of Policies 1E2 through 1E9 through master plans and development regulations.

Objective 2I1b: The expansion or creation of public water supply systems, public wastewater collection and treatment systems and community on-site treatment facilities in the Preservation Area as approved through a with waiver pursuant to N.J.A.C. 7:38 and Policy 7G1 shall maximize the protection of sensitive resources including avoidance of Highlands Open Waters buffer areas, Riparian Areas, the forested portion Forest Resource Area, agricultural lands of Agricultural Resource Areas, Steep Slopes, Prime Ground Water Areas, and Critical Habitat.

Objective 2J4a: Prohibit new, expanded or extended public water systems within the Protection Zone, the Conservation Zone and the Environmentally-Constrained Sub-zones of the Planning Area unless they are be necessary for and are approved by the Highlands Council for one or more of the purposes listed below. approvals regarding parts 1, 2, and 3, the project must maximize the protection of sensitive environmental such as Highlands Open Waters buffer areas, Riparian Areas, the forested portion of the Forest Resource agricultural lands of Agricultural Resource Areas, Steep Slopes, Prime Ground Water Recharge Areas and

Habitat. For approvals regarding part 3, the project must avoid disturbance of Highlands Open Waters buffer Riparian Areas, Steep Slopes and Critical Habitat, and must minimize disturbance of the forested portion of Forest Resource Area, agricultural lands of Agricultural Resource Areas, and Prime Ground Water Recharge The extension or creation of systems shall follow the requirements in Objective 2J4b (parts 2 and 3). The purposes are: 1. To address through a waiver under Policy 7G1 or 7G2 a documented existing or imminent public health and safety from contaminated domestic and other on-site water supplies that is of sufficient justify a public water supply and where no alternative is feasible that would sufficiently assure long-term public health and safety. Such needs shall have highest priority for allocation of existing system capacity; 2. address development permitted through a Highlands Redevelopment Area or takings waiver under Policy 7G2; or 3. To serve a cluster development that meets all requirements of Objective 2J4b.

Objective 2K3c: Prohibit new, expanded or extended public wastewater collection and treatment systems community on-site treatment facilities within the Protection Zone, the Conservation Zone and the Constrained Sub-zones of the Planning Area unless they are shown to be necessary for and are approved by Highlands Council for one or more of the purposes listed below. For approvals regarding parts 1, 2, and 3, must maximize the protection of sensitive environmental resources such as Highlands Open Waters buffer Riparian Areas, the forested portion of the Forest Resource Area, agricultural lands of Agricultural Resource Steep Slopes, Prime Ground Water Recharge Areas and Critical Habitat. For approvals regarding part 3, the must avoid disturbance of Highlands Open Waters buffer areas, Riparian Areas, Steep Slopes and Critical and must minimize disturbance of the forested portion of the Forest Resource Area, agricultural lands of Resource Areas, and Prime Ground Water Recharge Areas. The choice of extension or creation of systems follow the requirements in Objective 2K3d (2 and 3). The applicable purposes are: 1. To address through a under Policy 7G1 or 7G2 a documented existing or imminent threat to public health and safety from a failing septic systems (where the failing systems cannot reasonably be addressed through rehabilitation or replacement) or highly concentrated septic systems, where the threat is of sufficient scale to justify a public wastewater collection and treatment system or community on-site treatment facility and where no alternative feasible that would sufficiently assure long-term protection of public health and safety. To address other public health and safety, such needs shall have highest priority for allocation of existing system capacity; 2. address development permitted through a Highlands Redevelopment Area or takings waiver under Policy 7G2; or 3. To serve a cluster development that meets all requirements of Objective 2K3d.

Policy 6H1: To protect, restore, or enhance sensitive environmental resources of the Highlands Region, but not limited to Forests, Critical Habitat, Highlands Open Waters and their buffers, Riparian Areas, Steep Prime Ground Water Recharge Areas, Wellhead Protection Areas, and Agricultural Resource Areas.

Policy 6N4: To require through Plan Conformance that municipalities and counties adopt LID best practices where disturbance of Highlands resources is proposed, including but not limited to Steep Slopes, resources, Critical Habitat, Highlands Open Waters and Riparian Areas, and Prime Ground Water Recharge

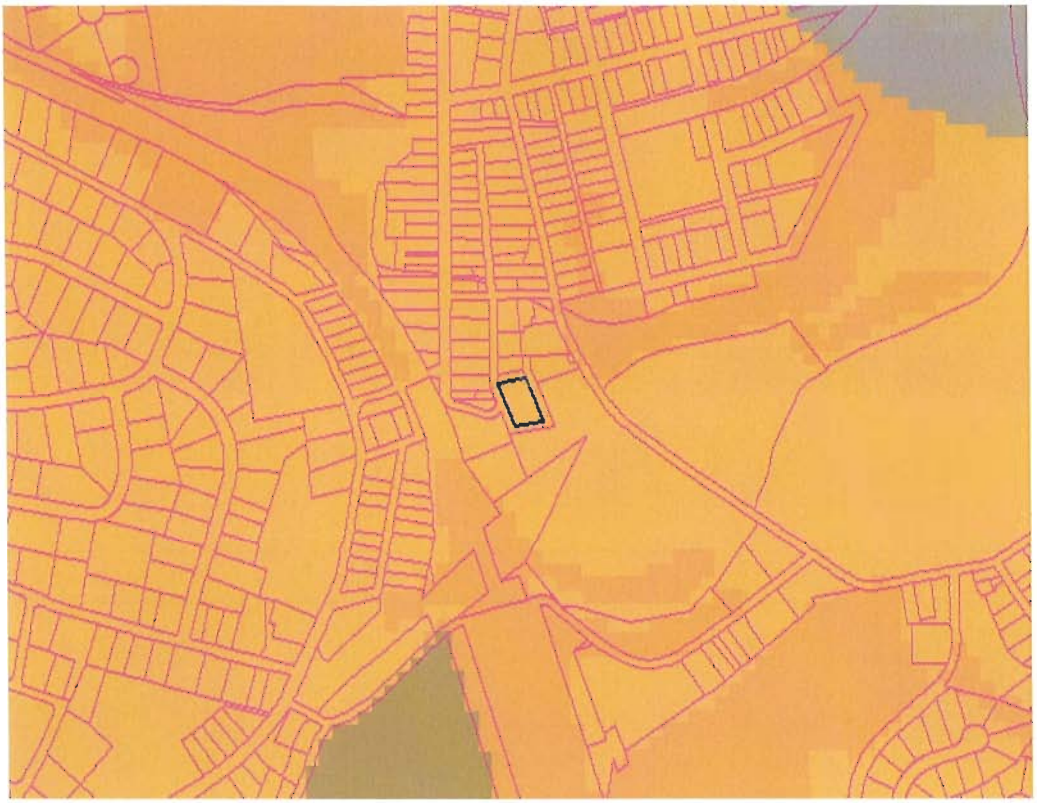
Potential or Limited Constrained Slopes
CENTER ST, HIGH BRIDGE BOROUGH, Hunterdon County, Block 00029 02, Lot 00012
1/21/2010

Potential or Limited Constrained Slopes:

All non-Riparian lands having a slope 15-20%, which are not forested. Constrained Slopes are those whose soils are a) highly erosion, b) shallow depth to bedrock, or c) have a Soil Capability Class indicative of wet or stony soils. Limited Constrained whose soils are not highly susceptible to erosion, do not have a shallow depth to bedrock or a Soil Capability Class indicative of soils. The use of the word "Potential" is indicative of the fact that soil properties shall be determined at the time of site plan

Policy 1E9: To require through local development review and Highlands Project Review the use of Low Best Development Practices for any land disturbance or human development within areas, which are Limited Constrained Slopes, or that involves an approved disturbance of a Severely Constrained or Constrained Slope.

Net Water Availability in Existing Community Zone
CENTER ST, HIGH BRIDGE BOROUGH, Hunterdon County, Block 00029 02, Lot 00012
1/21/2010



Land Use Capability:
- Protection Zone
- Conservation Zone
- Existing Community Zone
- Lake Community Subzone
- Conservation Environmentally Constrained Subzone
- Existing Community Environmentally Constrained Subzone
- Wildlife Management

Net Water Availability by HUC14: Million Gallons Per Day (MGD)
- 0.10-0.39
- 0.05-0.09
- 0.00-0.04
- -0.09-0.00
- -0.99-(-0.10)
- -7.10-(-1.00)

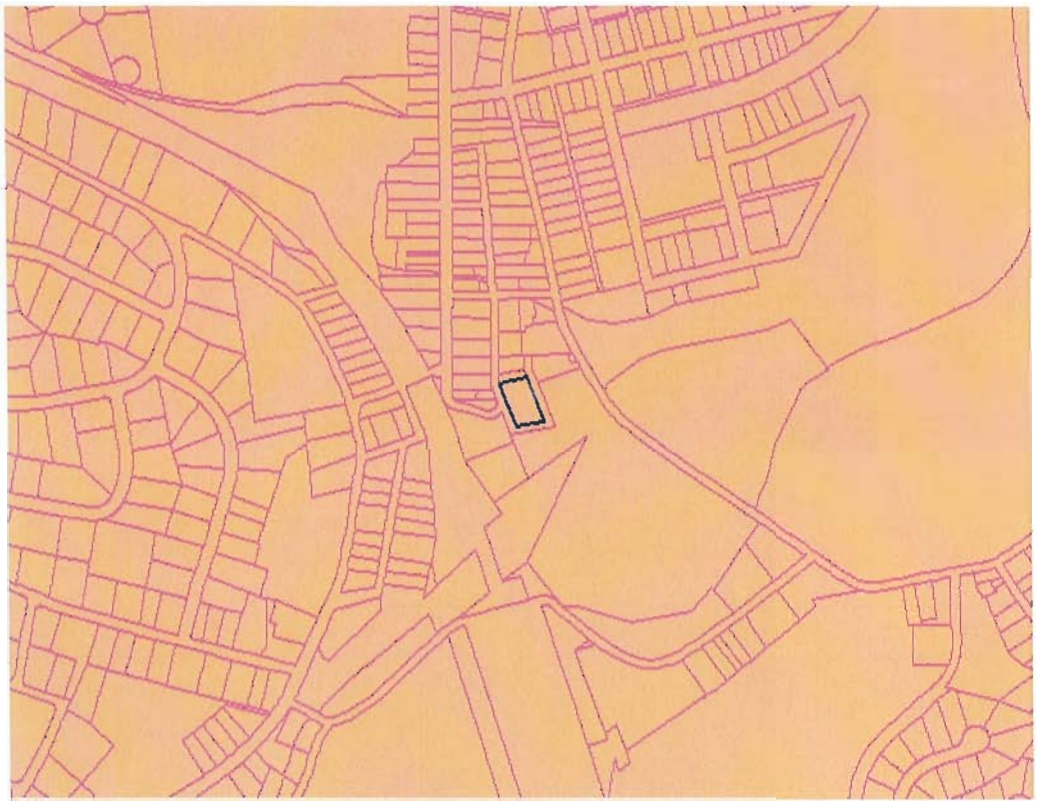
Identifies the portion of a HUC14 subwatershed within the Existing Community Zone.

Policy 2A2: To ensure that increasing water demands do not exceed Net Water Availability or exacerbate deficits of subwatersheds. Net Water Availability is affected at a subwatershed level by location and extent Use Capability Zone Map and its status as Current Deficit Area or Existing Constrained Area.

Objective 2B4b: The highest priority for use of Net Water Availability or Conditional Water Availability Existing Community Zone subwatersheds, through a Water Use and Conservation Plan developed under 2B8c, local development review and Highlands Project review to serve documented threats to public health safety from contaminated water supplies, designated TDR Receiving Zones, infill development, designated Highlands Redevelopment Area, affordable housing projects where at least 10% of the units are affordable, areas for development that meet all other requirements of the RMP.

Objective 2B4c: Establish and implement mandatory stormwater reuse for recreational and other non-irrigation, as well as other non-potable water purposes to minimize both the volume of stormwater water withdrawals for these purposes.

Current Deficit Area
CENTER ST, HIGH BRIDGE BOROUGH, Hunterdon County, Block 00029 02, Lot 00012
1/21/2010



Net Water Availability by HUC14:

Million Gallons Per Day (MGD)	
0.10-0.39	-0.09-0.00
0.05-0.09	-0.99-(-0.10)
0.00-0.04	-7.10-(-1.00)

Identifies HUC14 subwatersheds that are in deficit of Net Water Availability.

Policy 2B6: To require through Plan Conformance (including through a Water Use and Conservation Plan developed under Objective 2B8c), local development review, Highlands Project Review, and interagency coordination that proposed public water supply and wastewater service areas, new or increased water bulk water purchases will not directly or indirectly cause or contribute to a Net Water Availability deficit, feasible will help mitigate any existing deficit.

Objective 2B6a: Areawide Water Quality Management Plans, Wastewater Management Plans or their amendments shall ensure that the proposed service area will not directly or indirectly cause or contribute to a Water Availability deficit, and shall be in conformance with any Water Use and Conservation Plan Objective 2B8c.

Policy 2B8: To require through Plan Conformance, local development review, and Highlands Project efficient and effective use of water availability, the planning for future water needs, the reduction and water deficits, and the mitigation of new consumptive or depletive use in any Current Deficit Areas or that could become deficit areas based on projected development and water uses, to ensure sustainable water water resource and ecological values in conformance with RMP policies and objectives.

Objective 2B8a: Prevent net increases in consumptive or depletive water uses in Current Water Deficit prevent exacerbation of and help reduce or eliminate the deficit to ensure sustainable water supply, water and ecological values, emphasizing techniques including, but not limited to water reuse, recycling and

Objective 2B8b: Proposed new consumptive or depletive water uses within a Current Deficit Area shall under the auspices of a Water Use and Conservation Management Plan approved under Objective 2B8c or mitigation of the proposed consumptive or depletive use within the same HUC14 subwatershed through: a permanent reduction of existing consumptive and depletive water uses; ground water recharge in excess of

requirements of N.J.A.C. 7:8 (Stormwater Management Rules); or other permanent means. Where a Water Conservation Management Plan has not been approved: 1. Each project shall achieve mitigation ranging to 200%, based on the severity of the Current Deficit and the amount of consumptive or depletive water use proposed; 2. Total consumptive and depletive water uses from any single project and all projects combined exceed the Conditional Water Availability of Objectives 2B3a or 2B3b for any HUC14 subwatershed; 3. shall be successfully completed prior to initiation of the water use, except as required by #4, below. phased in keeping with project development; 4. For water uses where the combination of proposed depletive water uses and current subwatershed deficit is high, according to a schedule established by the Council, off-site mitigation shall be successfully completed prior to any on-site construction. On-site be successfully completed prior to initiation of the water use but may be implemented concurrent with on-construction. Mitigation may be phased in keeping with the level of consumptive or depletive water uses; Mitigation plans for a project shall include: specific objectives for each mitigation component; monitoring reporting requirements; methods by which shortfalls in meeting the mitigation objectives shall be addressed additional action; and be guaranteed through performance bonds.

Objective 2B8c: Water Use and Conservation Management Plans shall be required through municipal Plan Conformance for all subwatersheds to meet the policies and objectives of Goal 2B, to ensure efficient use of through water conservation and Low Impact Development Best Management Practices, and to avoid the new deficits in Net Water Availability. Where developed for Current Deficit Areas, the plans shall include to reduce or manage consumptive and depletive uses of ground and surface waters as necessary to reduce or eliminate deficits in Net Water Availability, or to ensure continued stream flows to downstream Current Areas from Existing Constrained Areas, to the maximum extent practicable within each HUC14 Use and Conservation Management Plans shall demonstrate through a detailed implementation plan and how and when the current deficit will be resolved in a subwatershed prior to approval for new water uses in subwatersheds with the most severe deficits (i.e., in excess of 0.25 million gallons per day), and the plan implemented prior to initiation of new water uses.

Objective 2B8d: All water users within a Current Deficit Area shall seek funding and opportunities to meet intent of Objective 2B4b.

Objective 2J2a: Limit future water system demand and reduce existing demand where feasible by water that are dependent on Current Deficit Areas or Existing Constrained Areas as a source of water.

Net Water Availability
CENTER ST, HIGH BRIDGE BOROUGH, Hunterdon County, Block 00029 02, Lot 00012
1/21/2010

Net Water Availability by HUC14:

Million Gallons Per Day (MGD)	
0.10-0.39	-0.09-0.00
0.05-0.09	-0.99-(-0.10)
0.00-0.04	-7.10-(-1.00)

Net Water Availability is calculated for each HUC14 subwatershed by deducting consumptive and depletive water uses from Availability. The Regional Master Plan incorporporates Net Water Availability as a capacity threshold on future water uses. Water Availability is positive, it is assumed there is water available beyond the existing demand. Where net water availability is subwatershed is in deficit and deemed to be a Current Deficit Area. In Current Deficit Areas where a Water Use and Conservation Management Plan has not yet been adopted, limited amounts of Conditional Water Availability are provided. The use of Net Availability or Conditional Water Availability is subject to Regional Master Plan policies.

Policy 2A2: To ensure that increasing water demands do not exceed Net Water Availability or exacerbate deficits of subwatersheds. Net Water Availability is affected at a subwatershed level by location and extent Use Capability Zone Map and its status as Current Deficit Area or Existing Constrained Area.

Objective 2B4c:Establish and implement mandatory stormwater reuse for recreational and other non-irrigation, as well as other non-potable water purposes to minimize both the volume of stormwater water withdrawals for these purposes.

Policy 2B7: To ensure through Plan Conformance (including through a Water Use and Conservation Plan developed under Objective 2B8c), local development review, and Highlands Project Review that the use of Water Availability and Conditional Water Availability within each subwatershed supports development are in conformance with RMP policies and objectives.

Objective 2B8c: Water Use and Conservation Management Plans shall be required through municipal Plan Conformance for all subwatersheds to meet the policies and objectives of Goal 2B, to ensure efficient use of through water conservation and Low Impact Development Best Management Practices, and to avoid the new deficits in Net Water Availability. Where developed for Current Deficit Areas, the plans shall include to reduce or manage consumptive and depletive uses of ground and surface waters as necessary to reduce or eliminate deficits in Net Water Availability, or to ensure continued stream flows to downstream Current Areas from Existing Constrained Areas, to the maximum extent practicable within each HUC14 Use and Conservation Management Plans shall demonstrate through a detailed implementation plan and

how and when the current deficit will be resolved in a subwatershed prior to approval for new water uses in subwatersheds with the most severe deficits (i.e., in excess of 0.25 million gallons per day), and the plan implemented prior to initiation of new water uses.

Objective 2J2b: Limit future water system demands to levels that will not create a Current Deficit Area does not currently exist.

Public Community Water Systems
CENTER ST, HIGH BRIDGE BOROUGH, Hunterdon County, Block 00029 02, Lot 00012
1/21/2010

Public Community Water Systems:

Public Community Water Systems displays those areas served by selected public water systems The map indicates areas that are connected to a water distribution system, not simply located in a water utility's franchise area. Smaller, non-community water those serving private developments or schools are not typically included. The Regional Master Plan limits the creation or water utilities.

Policy 2J2: To ensure, through Plan Conformance and Highlands Project Review, that Highlands Public Community Water Systems conform with Policy 2B6.

Objective 2J2a: Limit future water system demand and reduce existing demand where feasible by water that are dependent on Current Deficit Areas or Existing Constrained Areas as a source of water.

Policy 2J6: To encourage water recycling/reuse measures, such as domestic and institutional gray water where appropriate, to minimize water use in existing land uses.

Highlands Domestic Sewerage Facilities
CENTER ST, HIGH BRIDGE BOROUGH, Hunterdon County, Block 00029 02, Lot 00012
1/21/2010

Highlands Domestic Sewerage Facilities:

Highlands Domestic Sewerage Facilities displays those areas served by public wastewater utilities. The map indicates areas that connected into a public wastewater collection system, not simply located in a Sewer Service Area. Public sewer systems 0.15 million gallons per day (MGD) to surface water or 0.075 MGD to ground water are not included. Private, on-site treatment like a package treatment plant are also not included. The Regional Master Plan limits the creation or extension of public

Objective 2J4b: Clustered development served by public water supply within the Protection Zone, the Conservation Zone, and the Environmentally-Constrained Sub-zones of the Planning Area shall be approved the following conditions are met: 1. The development impacts are otherwise consistent with the requirements RMP, including provisions for mandatory clustering in Agricultural Resource Areas pursuant to Policy 3A5; Extension of an existing public water system will occur only where the cluster development is within or adjacent to an Existing Area Served with available capacity; 3. Creation of a new public water system will where such development is not within or immediately adjacent to an Existing Area Served with available The clustered development preserves at least 80% of the cluster project area in perpetuity for environmental protection or agricultural purposes. To the maximum extent feasible the developed portion (i.e., not wetlands, Highlands Open Waters buffers, and recreational lands) occupies no more than 10% of the cluster area if served by a public or community on-site wastewater system; and 5. Where the preserved land in the project area is dedicated to agricultural purposes, the cluster development ordinance and an Agriculture Retention/Farmland Preservation Plan supports continued agricultural viability of the agricultural land and the implementation of best management practices, including development and implementation of a Farm Conservation Plan that addresses the protection of water and soil resources prepared by the USDA Natural Resources Conservation Service (NRCS), Technical Service Provider (TSP), appropriate agent or NJDA approved by the local Soil Conservation District (SCD).

Policy 2J6: To encourage water recycling/reuse measures, such as domestic and institutional gray water where appropriate, to minimize water use in existing land uses.

Objective 2I1a: Designated sewer service areas in the Preservation Area shall be restricted to the Existing Served as of August 10, 2004, except to serve development that is approved through a HAD or a HPAA with pursuant to N.J.A.C. 7:38 and Policy 7G1.

Policy 2K2: To base projected demand for current needs, appropriate economic revitalization and

designated TDR Receiving Zones within Existing Areas Served on existing maximum three month demands estimate of redevelopment needs based on either Highlands Council regional analyses or more detailed local analyses, to assess whether there is adequate treatment capacity to encourage redevelopment.

Objective 2K3d: Clustered development served by a public wastewater collection and treatment system or community on-site treatment facility within the Protection Zone, the Conservation Zone and the Constrained Sub-zones of the Planning Area shall be approved only if the following conditions are met: 1. development impacts are otherwise consistent with the requirements of the RMP, including provisions for mandatory clustering in Agricultural Resource Areas; 2. Extension of an existing public wastewater treatment system will occur only where the cluster development is within or immediately adjacent to an Served with available capacity; 3. Creation of a community on-site treatment facility will occur only where development is not within or immediately adjacent to an Existing Area Served with available capacity, proposed system is designed, permitted, and constructed at a capacity limited to the needs of the clustered development, and where the system does not create the potential for future expansion into areas that are not subject of cluster developments immediately adjacent to the initial cluster served; 4. The cluster development preserves at least 80% of the cluster project area in perpetuity for environmental protection or agriculture To the maximum extent feasible the developed portion of the project area (e.g., not including wetlands, Open Waters buffers, and recreational lands) occupies no more than 10% of the cluster project area if served public or community on-site wastewater system; and 5. Where the preserved land in the cluster project area dedicated to agricultural purposes, the cluster development ordinance and an Agriculture Preservation Plan supports continued agricultural viability of the agricultural land and requires the best management practices, including development and implementation of a Farm Conservation Plan that the protection of water and soil resources prepared by the USDA Natural Resources Conservation Service Technical Service Provider (TSP), appropriate agent or NJDA staff, and approved by the local Soil District (SCD).

Objective 2K3e: Allow the expansion or creation of wastewater collection systems within the Existing Zone of the Planning Area, other than the Environmentally-Constrained Sub-zone, to serve lands which are appropriate for designated TDR Receiving Zones, infill or redevelopment, to meet needs and protection requirements equivalent to those provided at Objective 2K3c within the Existing Community Zone, or to areas for development that meet all other requirements of the RMP. The highest priority for allocation of additional wastewater treatment capacity is to areas where there are clusters of failed septic systems that are within or adjacent to Existing Areas Served. TDR Receiving Areas, where designated, affordable housing (where the affordable units exceed 10% of the total units), infill and redevelopment shall have higher priority capacity than other developments requiring expansion of sewer service areas.

Within Half Mile of Freight Rail Network
CENTER ST, HIGH BRIDGE BOROUGH, Hunterdon County, Block 00029 02, Lot 00012
1/21/2010

Within Half Mile of Freight Rail Network:

Includes all developed lands within a 1/2 mile buffer from all frieght rail networks.

Objective 5A2a: Encourage the movement of goods from the roadway network to the freight rail network possible.

Within Half Mile of Abandoned Freight Rails
CENTER ST, HIGH BRIDGE BOROUGH, Hunterdon County, Block 00029 02, Lot 00012
1/21/2010

Within Half Mile of Abandoned Freight Rails:

Includes all lands within a 1/2 mile buffer from all abandoned frieght rail networks within the Highlands Region.

Objective 5A2b: Evaluate opportunities to increase freight service through the reactivation of abandoned lines.

Within One Mile of Rail Stations or Within Half Mile of Bus Routes or Park and Rides
CENTER ST, HIGH BRIDGE BOROUGH, Hunterdon County, Block 00029 02, Lot 00012
1/21/2010

New Jersey Transit Bus Routes:
Private Bus Routes:
Rail Stations:
- Bergen + Main Line
- Montclair Boonton Line
- Morris + Essex Line - Gladstone Branch
- Morris + Essex Line - Morristown Branch
- Raritan Valley Line

Park & Ride Sites:

Includes all developed lands within a 1/2 mile buffer from all park and ride locations, rail stations, and NJ Transit public and major bus routes in or within 1/2 mile of the Highlands Region.

Objective 5E1b: Development and redevelopment in close proximity to rail stations and along bus routes.

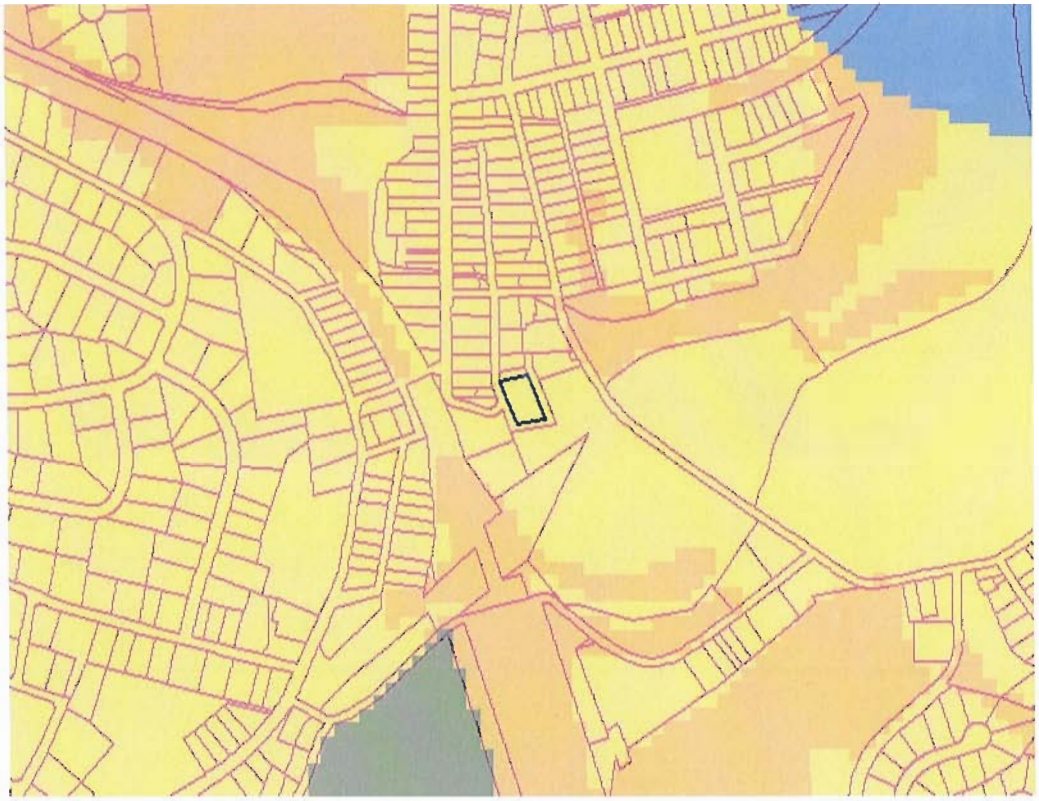
Planning Area
CENTER ST, HIGH BRIDGE BOROUGH, Hunterdon County, Block 00029 02, Lot 00012
1/21/2010

Planning Area / Preservation Area: Planning Area / Preservation Area

Means lands within the Highlands Region which are not within the Preservation Area.

Objective 7F1d: Planning Area exemptions, issued by the Highlands Council, shall be required, where prior to consideration of a local development review or a Highlands Project Review. Guidance shall specify exceptions where a review may proceed absent such an exemption determination. Applications for submitted to the Highlands Council shall be based upon the application requirements exemptions codified in N.J.A.C. 7:38.

Existing Community Zone
CENTER ST, HIGH BRIDGE BOROUGH, Hunterdon County, Block 00029 02, Lot 00012
1/21/2010



Land Use Capability:

- Protection Zone
- Conservation Zone
- Existing Community Zone
- Lake Community Subzone
- Conservation Environmentally Constrained Subzone
- Existing Community Environmentally Constrained Subzone
- Wildlife Management

Consists of areas with regionally significant concentrated development signifying existing communities.

Objective 2J4c: Allow the expansion or creation of public water systems within the Existing Community the Planning Area, other than the Environmentally-Constrained Sub-zone, to serve lands which are designated TDR Receiving Zones, infill or redevelopment, to meet needs and protection requirements Objective 2J4a within the Existing Community Zone, or to serve new areas for development that meet all requirements of the RMP. TDR Receiving Zones, affordable housing projects (where the affordable units 10% of the total units), infill and redevelopment shall have higher priority for capacity than expansion of service areas within this Zone.

Objective 2K3e: Allow the expansion or creation of wastewater collection systems within the Existing Zone of the Planning Area, other than the Environmentally-Constrained Sub-zone, to serve lands which are appropriate for designated TDR Receiving Zones, infill or redevelopment, to meet needs and protection requirements equivalent to those provided at Objective 2K3c within the Existing Community Zone, or to areas for development that meet all other requirements of the RMP. The highest priority for allocation of additional wastewater treatment capacity is to areas where there are clusters of failed septic systems that are within or adjacent to Existing Areas Served. TDR Receiving Areas, where designated, affordable housing (where the affordable units exceed 10% of the total units), infill and redevelopment shall have higher priority capacity than other developments requiring expansion of sewer service areas.

Policy 6F3: To ensure that development activities within the Existing Community Zone are subject to and criteria which ensure that development and redevelopment incorporate smart growth principles and do adversely affect natural resources.

Policy 6F4: To ensure that development and redevelopment within the Existing Community Zone are served adequate public facilities including water supply, wastewater treatment, transportation, educational and facilities.

Policy 6F5: To ensure that development and redevelopment in the Existing Community Zone are compatible existing community character.

Objective 6F6a: Center based development initiatives shall be planned within the Existing Community densities appropriate to the Zone, the community character, the State Development and Redevelopment Plan. Densities of five dwelling units and above are encouraged, and are required in areas designated as voluntary Receiving Zones where TDR benefits are sought under the Highlands Act.

Existing Community Zone in Planning Area
CENTER ST, HIGH BRIDGE BOROUGH, Hunterdon County, Block 00029 02, Lot 00012
1/21/2010

Land Use Capability: Protection Zone; Conservation Zone; Existing Community Zone; Lake Community Subzone; Conservation Environmentally Constrained Subzone; Existing Community Environmentally Constrained Subzone; Wildlife Management

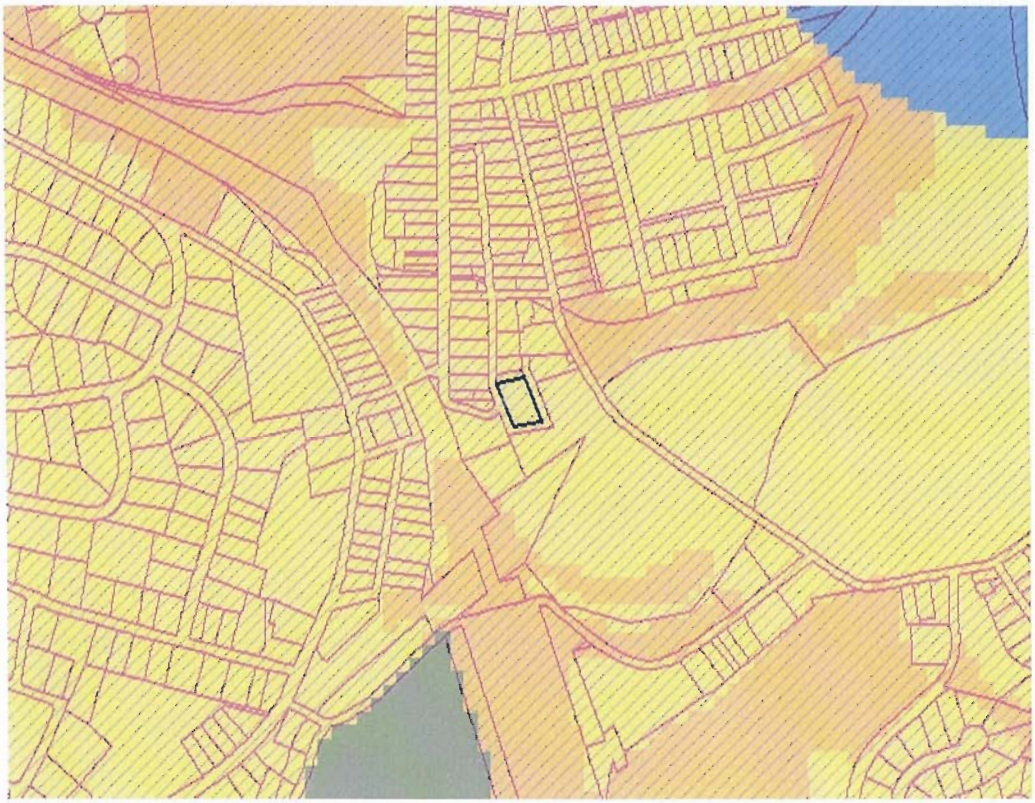
Planning Area / Preservation Area: Planning Area / Preservation Area

Includes the Existing Community Zone within the Planning Area.

Objective 2L2d: Use a nitrate target of 2 mg/L for the Existing Community Zone within Planning Area, on a project-by-project basis, where new development will rely on septic systems.

Policy 6J2: To encourage redevelopment in the Existing Community Zone in the Planning Area of grayfields, and other previously developed areas that have adequate water, wastewater, transportation are appropriate for increased land use intensity or conversion to greenfields, as approved through Plan or the Highlands Redevelopment Area Designation process.

Protection Zone or Conservation Zone or Environmentally Constrained Sub-Zones in Planning Area OR Existing Community Zone
CENTER ST, HIGH BRIDGE BOROUGH, Hunterdon County, Block 00029 02, Lot 00012
1/21/2010



Land Use Capability:
- Protection Zone
- Conservation Zone
- Existing Community Zone
- Lake Community Subzone
- Conservation Environmentally Constrained Subzone
- Existing Community Environmentally Constrained Subzone
- Wildlife Management

Planning Area / Preservation Area: Planning Area / Preservation Area

Includes the Protection Zone, Conservation Zone, Envrionmentally Constrained Sub-Zones and the Existing Commmunity Zone Planning Area.

Policy 2J4: To minimize, through Plan Conformance, local development review and Highlands Project creation or extension of public water supply systems within the Protection Zone, the Conservation Zone and Environmentally-Constrained Sub-zones of the Planning Area, and to allow for the creation or extension of water supply systems where appropriate within the Existing Community Zone.

Policies and Objectives not Associated with Features
1/21/2010

Includes the Protection Zone, Conservation Zone, Envrionmentally Constrained Sub-Zones and the Existing Commmunity Zone Planning Area.

Policy 2J4: To minimize, through Plan Conformance, local development review and Highlands Project creation or extension of public water supply systems within the Protection Zone, the Conservation Zone and Environmentally-Constrained Sub-zones of the Planning Area, and to allow for the creation or extension of water supply systems where appropriate within the Existing Community Zone.
