

TOWNSHIP OF DENVILLE

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DENVILLE, N. J. 07834**

THOMAS ANDES
Council President

Council Members:
GENE FITZPATRICK
CHRISTOPHER GOLINSKI
DONALD KUSER
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NICHOLAS STECKY

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Municipal Clerk
973-625-8300 Ext. 232
E-mail: clerk@denvillenj.org

September 8, 2010

VIA Certified Mail / R.R.R.

Eileen Swan
NJ Highlands Council
100 North Road (Route 513)
Chester, NJ 07930

OCT 01 2010

33070

**RE: TOWNSHIP OF DENVILLE
2009 PLANNING ASSISTANCE GRANT # 09-033-011-1408**

Dear Ms. Swan:

Pursuant to your request, the Township of Denville hereby approves all work on the 2009 Planning Assistance Grant, Modules 3, 4, 5, 6, & 7, which were completed by William Denzler & Associates.

We would ask if special consideration could be made to expedite the review of these modules. The work was completed in late 2009 and early 2010 and we would like to be able to reimburse Mr. Denzler as soon as possible. It is our understanding that these modules had been previously submitted, but receipt of them was not recorded at your offices.

If you have any questions or concerns, please contact me at 973-625-8300, ext. 222.

Sincerely,

Steven Ward, Business Administrator
TOWNSHIP OF DENVILLE, NEW JERSEY

CC: William Denzler, Township Planner, via email
Kathryn Bowditch, Municipal Housing Liaison

SW/kb

PETITION FOR HIGHLANDS PLAN CONFORMANCE
Township of Denville, Morris County

Municipal Self-Assessment Report

March, 2010
Updated:
June, 2010

PETITION FOR HIGHLANDS PLAN CONFORMANCE
TOWNSHIP OF DENVILLE, MORRIS COUNTY

MUNICIPAL SELF-ASSESSMENT REPORT

The Township of Denville is petitioning for NJ Highlands Plan Conformance for the portion of the municipality located within the Preservation Area. Denville Township has participated in the 2009 Highlands Plan Conformance Grant Program to review and make the required changes to the municipal planning and regulation documents in order to achieve conformance with the New Jersey Highlands Regional Master Plan.

Denville Township has completed the Initial Assessment Report, and Modules 1 (Municipal Build-out), 2 (Land Use & Resource Capacity Analysis), 3 (Housing Element), 4 (Environmental Resource Inventory), 5 (Highlands Master Plan Element), 6 (Highlands Regulations) and 7 (Self-Assessment & Plan Conformance Petition). At the Township Council public hearing of November 24, 2009, the Council voted to opt-into both the Preservation and Planning Areas. With the new year, and a change of the Council membership, the new Council on February 9, 2010 repealed the prior resolution and opted into the Preservation Area only. At this time, Denville is only seeking Plan Conformance with regard to the Preservation Area portions of the Township and has utilized the appropriate planning language and documents addressing same as separate elements of the municipal master plan and land development ordinance. Within Denville, the Preservation Area is limited to approximately seven (7) acres of which, the majority is water area associated with the Beaver Brook along the municipal border with Rockaway Township. The remaining land area consists of undevelopable floodplain, freshwater wetlands, wetland buffers and category one buffers. The Township has submitted all the required draft documentation needed for these regulations. Specific changes are summarized within the Municipal Checklist for Plan Conformance.

The last document adopted by the Township was the Housing Element and Fair Share Plan. This was adopted by the Planning Board on May 26, 2010 and endorsed by the Township Council at their June 1, 2010 public hearing. As noted within the document, the Township utilizes COAH's estimated growth, noting that the Preservation Area of the Township had no developability either under the Highlands land development regulations nor under conventional zoning due to the existing environmental constraints (wetlands/wetlands buffering/C1 buffers). The Housing Plan was submitted to COAH on June 2, 2010 and is currently under review.

PETITION FOR HIGHLANDS PLAN CONFORMANCE
Township of Denville, Morris County

Highlands Implementation Plan and Schedule

March, 2010
Updated:
June, 2010

PETITION FOR HIGHLANDS PLAN CONFORMANCE
TOWNSHIP OF DENVILLE, MORRIS COUNTY

HIGHLANDS IMPLEMENTATION PLAN SCHEDULE

The Township of Denville prepared a draft Highlands Implementation Plan and Schedule to achieve Basic Plan Conformance with the Highlands RMP. The accompanying tables summarize this plan. The plan and schedule will be used by the Township in its discussions with the Highland's Council as part of Denville's petition for plan conformance. As Denville has currently chosen to only conform to the Preservation Area only, the majority of the remaining work involves the adoption of the Highlands Master Plan Element of the municipal master plan and the adoption of the associated ordinances.

In order to achieve full plan conformance, the Township will need to adopt the various master plan elements and ordinances associated with the preservation area portion of the RMP. As part of this process, implementing ordinances pertaining to the regulation of septic systems, water and conservation measures, habitat conservation and other noted environmental ordinances. The Township will also need to update its current storm water management ordinances to be consistent with the Highlands regulations.

The Township of Denville has currently not submitted any requests for Map Adjustments or RMP updates. Denville is currently updating its mapping and zoning and will submit same to the Highlands Council as part of a formal Map Adjustment and/or RMP update.

DRAFT MUNICIPAL IMPLEMENTATION PLAN AND SCHEDULE FOR FULL PLAN CONFORMANCE BY TASK	Applicable ? (Y) or N/A	Approximate Budget (for future use)	Anticipated Completion Date	Responsible Entry	Status and Comments
1 Housing Element & Fair Share Plan (Module 3) a. Summary of Fair Share Plan b. Draft Housing Element c. Highlands RMP Adjusted Growth Projection (incl. calculations) d. Review and narrative of sites and/or mechanisms to meet prior round and projected growth share obligation e. Municipally approved and adopted Housing Element and Fair Share Plan (incl. COAH submittals) f. Completed copies of the Growth Share Calculations g. Module 3 Appendix C submittal (if applicable under draft RAHDPP guidelines)	✓ ✓ ✓ ✓ ✓ ✓ ✓		May, 2010 May, 2010 May, 2010 May, 2010 May, 2010 June 2, 2010 June 2, 2010 June 2, 2010	Twp. Planner Twp. Planner Twp. Planner Twp. Planner Twp. Planner Twp. Planner Twp. Planner	Housing Plan completed, adopted and submitted to COAH. Currently under review at State.
2 Highlands Environmental Resource Inventory (Module 4) – Adopted	✓		12/08/09	Twp. Planner	Draft Completed. Will be incorporated into Twp. planning documentation
3 Environmental Resource Inventory – Integrated	✓		Spring 2011	Twp. Planner	Twp. Environmental Committee wants to expand Highlands Draft ERI to include additional information. Twp will be pursuing ANJEC grant to amend
4 Highlands Element of Municipal Master Plan (Module 5) – Adopted	✓			Twp. Planner	Draft document prepared and reviewed by planning board
5 Municipal Master Plan Elements (if applicable - specific elements may not be necessary if already exist and adopting Highlands Element model to supplement existing master Plan) a. Land Use Plan Elementa. Land Use Plan Element b. Conservation Plan Element c. Circulation Plan Element d. Land Preservation and Land Stewardship Plan Element – including updated preserved land inventory and map e. Agriculture Retention/Farmland Preservation Plan Element – including updated preserved farmland inventory and map f. Community Facilities Plan Element g. Sustainable Economic Development Plan Element h. Historic Preservation Plan Element i. Development Transfer Plan Element (incl. receiving zones, optional)	✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓		01/27/10 01/27/10 01/27/10 01/27/10 01/27/10 01/27/10 01/27/10 01/27/10 01/27/10	Twp. Planner Twp. Planner Twp. Planner Twp. Planner Twp. Planner Twp. Planner Twp. Planner Twp. Planner Twp. Planner	Draft document prepared and reviewed by planning board

DRAFT MUNICIPAL IMPLEMENTATION PLAN AND SCHEDULE FOR FULL PLAN CONFORMANCE BY TASK	Applicable ? (✓) or N/A	Approximate Budget (for future use)	Anticipated Completion Date	Responsible Entity	Status and Comments
6. Highlands Land Use Ordinances (Module 6) – Adopted				Twp. Planner	
7. Board of Health Ordinances	✓		May, 2010	Twp. Planner	Housing Plan completed, adopted and submitted to COAH. Currently under review at State.
a. Septic System Maintenance	✓		May, 2010	Twp. Planner	
b. Potential Contaminant Source Management	✓		May, 2010	Twp. Planner	
8. Implementing Ordinances for Management Plans and Programs	✓		Feb, 2010	Twp. Planner	Draft Highland Regulations reviewed by PB and Twp Council. Draft submitted as part of basic plan conformance
a. Water Use and Conservation Management Plan Ordinance	✓		Feb, 2010	Twp. Planner	
b. Habitat Conservation and Management Plan Ordinance	✓		Feb, 2010	Twp. Planner	
c. Septic System Management/Maintenance Plan Ordinance	✓		Feb, 2010	Twp. Planner	
d. Lake Restoration Management Plan Ordinance (if applicable)	✓		Feb, 2010	Twp. Planner	
e. Tree Clearing Ordinance	✓		Feb, 2010	Twp. Planner	
f. Right to Farm Ordinance (if applicable)	✓		Feb, 2010	Twp. Planner	
g. Transfer of Developments Right Ordinance (if applicable)	n/a				
h. Other Ordinance Provisions (specify)	n/a				
9. Zoning Map and Schedule of Requirements – Adopted	✓		Feb, 2010	Twp. Planner	
10. Official Map – (Adopted - if exists)					
11. Septic System Yield Allocation (if applicable)					
12. Cluster Development for Agricultural Resource Areas					
a. Grant Application for Cluster Development Program	n/a				
b. Municipal Cluster Development Plan	n/a				
c. Municipal Cluster Development Ordinance and Design Guidelines	n/a				
13. Redevelopment and Brownfields Opportunities (optional)					
a. Highlands Redevelopment Area Petition	n/a				
14. Resource Management Plans and Programs					
a. Water Use and Conservation Management Plan	✓		Feb, 2010	Twp. Planner	Draft submitted as part of Preservation Area only
b. Habitat Conservation and Management Plan	✓		Feb, 2010	Twp. Planner	
c. Stream Corridor Protection/Restoration Plan (optional)	✓		Feb, 2010	Twp. Planner	
d. Wastewater Management Plan (County WAMP may be used)	✓		Feb, 2010	Twp. Planner	Draft County WAMP still under review

S: S M /Main Plan e. Septic System Management/Maintenance Plan	√			Feb, 2010	Twp. Planner	
f. Lake Restoration Management Plan (if applicable)	n/a					
g. Scenic Resource Management Plan (optional)	n/a					
h. Municipal Stormwater Management Plan	√			Feb, 2010	Twp. Planner	
i. Regional Stormwater Management Plan (if applicable)	n/a					
j. Land Preservation and Land Stewardship Program (funding, stewardship, and monitoring for open space and agricultural resources)	n/a					
15. RMP Updates (optional)						
a.	n/a					
16. Map Adjustments (optional)						
a.						
17. Municipal Planning and Regulatory Documents and Supporting Materials (based on the list of existing documents and petition submittals, list separately)						
a.	n/a					
18. Discretionary Documents or Requests (financial and technical assistance requests from the municipality)						

DRAFT MUNICIPAL IMPLEMENTATION PLAN AND SCHEDULE FOR FULL PLAN CONFORMANCE BY TASK	Applicable ? (Y) or N/A	Approximate Budget (for future use)	Anticipated Completion Date	Responsible Entity	Status and Comments
19. Submission of Plan Conformance Grant Application	√		June, 2010	Twp. Planner	
20. Submission of Revised Petition (to be determined by the Highlands Council and the municipality)	n/a				
21. Final Consistency Review and Recommendations Report (to be determined by the Highlands Council)	n/a				