

New Jersey Highlands  
Water Protection and Planning Council

# ANNUAL REPORT 2021



Kugler Property, West Milford, Passaic County.

2021 Highlands Open Space Partnership Program easement acquisition. Owned by TLC-NJ, expansion of Nancy Conger West Brook Preserve. See story page 21.





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### Executive Director Certification

As required by State Executive Order #37, all State authorities are required to certify that during the preceding year, the authority has, to the best of its knowledge, followed all of the authority's standards, procedures, and internal controls. I hereby certify to the best of my knowledge that, during the 2021 calendar year, all of the Council's standards, procedures, and internal controls were followed.



Lisa J. Plevin

*Executive Director*

New Jersey Highlands Water Protection and Planning Council

*Please note that Highlands Council financial reporting follows a Fiscal Year that begins July 1 and ends June 30, while this 2021 Annual Report summarizes activities for the calendar year. For this reason, the Statement of Activities and Financial Report found on page iii, includes portions of both Fiscal Year 2021 and Fiscal Year 2022.*

*Complete Highlands Council Financial Reports are available on the Highlands Council website at: [www.nj.gov/njhighlands/news/audit\\_reports.html](http://www.nj.gov/njhighlands/news/audit_reports.html).*



**PHILIP D. MURPHY**  
*Governor*

**SHEILA Y. OLIVER**  
*Lt. Governor*

**State of New Jersey**  
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**CARL J. RICHKO**  
*Chairman*

**LISA J. PLEVIN**  
*Executive Director*

## **A Message from the Chairman and Executive Director**

As we look back on 2021, New Jersey faced another unprecedented year of challenges met and difficulties overcome. Despite the ongoing impacts of COVID-19, the Highlands Council continued to make important strides in fulfilling its mission.

As you will see, there were numerous major initiatives and projects in 2021, which significantly advanced our goals of protecting the natural, agricultural, economic, and historic resources of the Highlands Region.

As municipalities and counties began to recover from the immediate impacts of the pandemic, many were eager to partner with the Highlands Council on local priorities. These projects ranged from stormwater management, to lake and stream restoration, to sustainable economic development and open space planning.

In addition to supporting local projects, the Highlands Council advanced several initiatives that have region-wide impact. These include development of a Regional Economic Sustainability Plan and the eagerly anticipated Interactive Environmental Resource Inventory. Both tools will be formally rolled out and available for use throughout the Highlands in early 2022.

We hope you'll enjoy reviewing this summary of our 2021 accomplishments and look forward to sharing more success stories in the coming months.

Carl J. Richko, Chairman  
Highlands Water Protection and Planning Council



Lisa J. Plevin, Executive Director  
Highlands Water Protection and Planning Council



# Statement of Activities and Financial Report

## *period ending December 31, 2021*

### General Operating Budget FY21 - July 1, 2020 through June 30, 2021

#### REVENUES

State of New Jersey Appropriation FY21	\$ 2,315,000.00
Balance from FY20	\$ 213,877.67
Miscellaneous Revenues & Reimbursements	<u>\$ 661.97</u>
<b>TOTAL</b>	<b>\$ 2,529,539.64</b>

#### EXPENDITURES

Salaries	\$ 1,732,839.87
Materials and Supplies	\$ 19,166.71
Other Operating Expenses	\$ 78,843.76
Rent, Maintenance and Repairs	\$ 237,886.22
Equipment, Additions, and Improvements	\$ 101,762.00
Balance through June 30, 2021	<u>\$ 359,041.08</u>
<b>TOTAL</b>	<b>\$ 2,529,539.64</b>

### General Operating Budget for Portion of FY22 - July 1, 2021 through December 31, 2021

#### REVENUES

State of New Jersey Appropriation FY22	\$ 2,429,000.00
Highlands Balance from FY21	\$ 359,041.08
Miscellaneous Revenues & Reimbursements	<u>\$ 1,000.00</u>
<b>TOTAL</b>	<b>\$ 2,789,041.08</b>

#### EXPENDITURES

Salaries	\$ 834,087.93
Materials and Supplies	\$ 8,917.69
Other Operating Expenses	\$ 47,640.06
Maintenance and Repairs	\$ 111,730.48
Equipment, Additions, and Improvements	\$ 23,409.56
Balance through June 30, 2022	<u>\$ 1,763,255.36</u>
<b>TOTAL</b>	<b>\$ 2,789,041.08</b>

### Regional Master Plan Budget for Portion of FY22- July 1, 2021 through December 31, 2021

#### REVENUES

Balance from FY21	\$ 868,968.62
Miscellaneous Revenues & Reimbursements	<u>\$ 2,000.00</u>
<b>TOTAL</b>	<b>\$ 870,968.62</b>

#### EXPENDITURES

Contracts Paid to Date	\$ 89,921.37
Balance on Approved Contracts	\$ 290,395.90
Balance through June 30, 2022	<u>\$ 490,651.35</u>
<b>TOTAL</b>	<b>\$ 870,968.62</b>

# Highlands Water Protection and Planning Council 2021



**Carl J. Richko, Chairman**  
*West Milford, Passaic County*  
Former Mayor,  
West Milford Township



**Kurt Alstede, Vice Chairman**  
*Chester Township, Morris County*  
Founder, Alstede Farms  
Former Councilman,  
Chester Township



**Robert F. Holtaway, Treasurer**  
*Bedminster, Somerset County*  
Former Mayor,  
Bedminster Township



**Timothy P. Dougherty**  
*Morristown, Morris County*  
Mayor, Town of Morristown



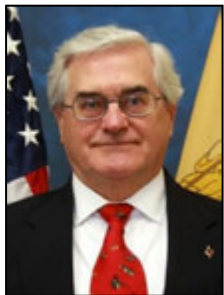
**Michael R. Dressler**  
*Cresskill, Bergen County*  
Bergen County Surrogate



**Michael Francis**  
*Hopatcong, Sussex County*  
Mayor, Hopatcong Borough



**Bruce James**  
*Clifton, Passaic County*  
Commissioner, Passaic County



**Dr. Michael Sebetich**  
*Hawthorne, Passaic County*  
Retired Professor of Biology,  
William Paterson University



**Dr. Dan Van Abs**  
*Princeton, Mercer County*  
Professor of Professional Practice for  
Water, Society & Environment at  
Rutgers University, School of  
Environmental and Biological Sciences



**James A. Visioli**  
*Dover, Morris County*  
Former Alderman,  
Town of Dover



**Richard Vohden**  
*Andover, Sussex County*  
Former Freeholder,  
Sussex County

## The Highlands Council

The Highlands Council is a 15-member appointed body tasked with implementation of the Highlands Act. The Council is advised in its actions by a staff of planning, science, Geographic Information System (GIS) and administrative professionals, based in Chester, NJ. There are currently four vacancies on the Council.

# Protecting the New Jersey Highlands

The New Jersey Highlands Region stretches from the banks of the Delaware River in Warren and Hunterdon Counties to the New York State border along northern Sussex, Passaic, and Bergen Counties (see map right). The Highlands Region covers approximately 1,300 square miles and includes 88 municipalities and portions of seven counties (Bergen, Hunterdon, Morris, Passaic, Somerset, Sussex, and Warren).

Although the region covers less than 15% of the state's land area, it provides drinking water to more than 300 municipalities that are home to 70% of New Jersey's population. Recognizing the significant natural, cultural and agricultural value of the region, the State Legislature of New Jersey passed the New Jersey Highlands Water Protection and Planning Act (Highlands Act) in 2004, to protect both the natural resources and the economic viability of communities within the region.

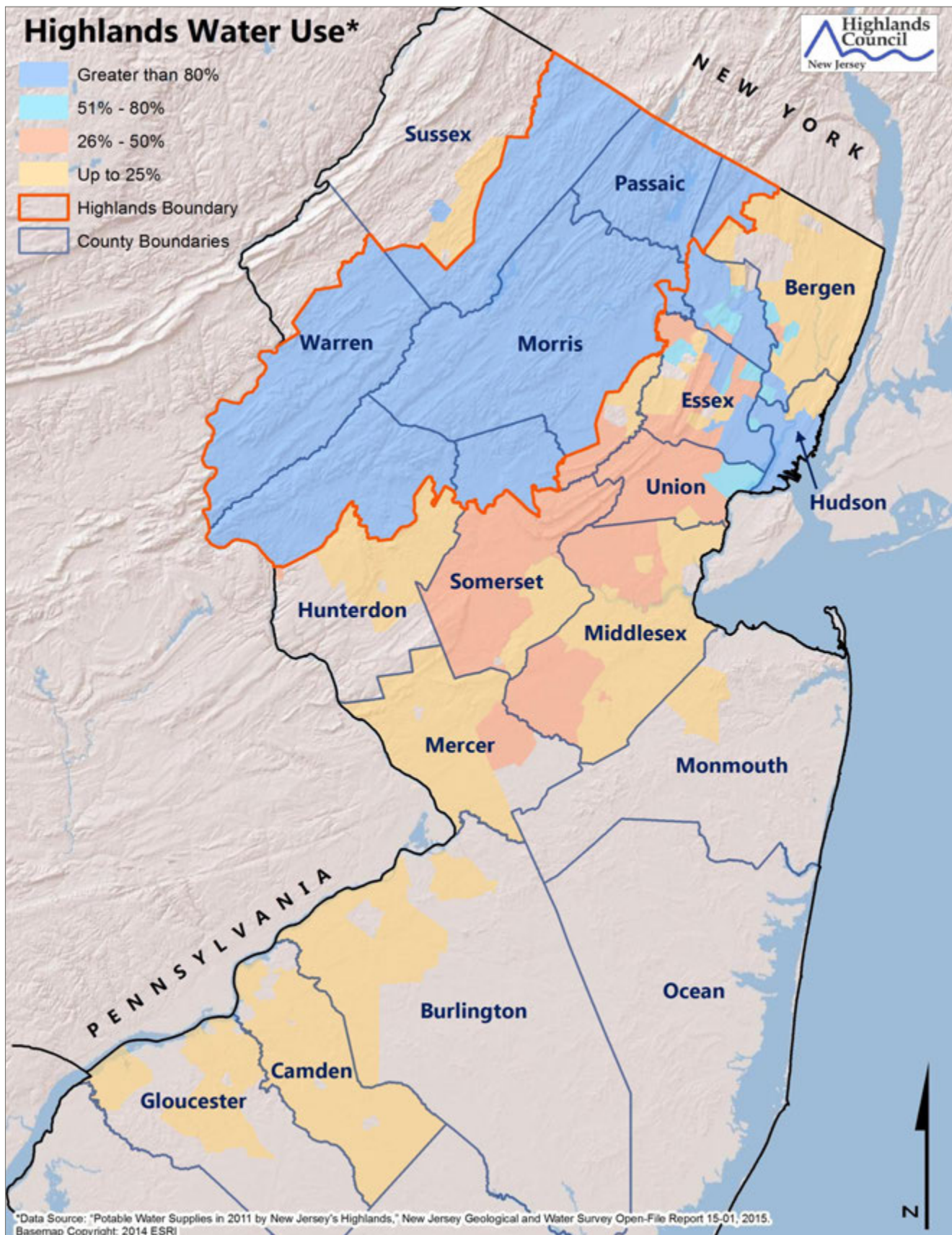
The Highlands Act established the New Jersey Highlands Water Protection and Planning Council (Highlands Council) as a regional planning agency and charged it with the creation and adoption of a regional master plan to protect and enhance the natural resources within the New Jersey Highlands. The Highlands Regional Master Plan (RMP) was adopted by the Highlands Council in 2008.

The Highlands Council works in partnership with municipalities and counties in the region to encourage a comprehensive regional planning approach to implementation of the Highlands Act. This implementation is guided by the RMP.



The federal Highlands Region stretches from Southeastern Pennsylvania through parts of New Jersey, New York and into Connecticut. Recognizing the significance and value of the resources within this region, the United States Congress enacted the Highlands Conservation Act (HCA) in 2004. The HCA authorizes funding to protect lands with the highest conservation value in the four-state region.



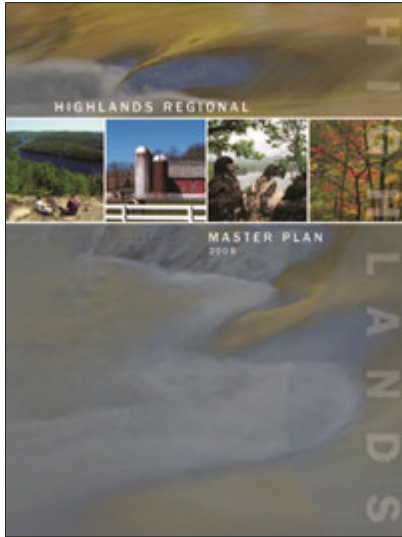


The Highlands Region covers less than 15% of the state's land area, but provides drinking water to more than 300 municipalities that are home to 70% of New Jersey's population. While the region's forests and open spaces retain and filter large quantities of water, sprawl development has impacted communities and impaired nature's ability to do that job. Because families, farms and businesses all depend on a steady supply of clean water, and water resources do not follow municipal boundaries, a regional approach is required to protect and conserve the vital natural resources of the Highlands.

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## Implementing the RMP with Municipalities and Counties

The Highlands Regional Master Plan (RMP) provides a framework for implementing the Highlands Act at the local level. Programs outlined in the RMP include the management of Natural Resources;



Water Resources and Utilities; Agricultural Resources; Historic, Cultural, Archaeological and Scenic Resources; Transportation; Sustainable Economic Development; and Air Quality.

In addition, the RMP outlines a program to guide municipalities and counties in the region through its implementation.

Conformance with the RMP is required by the Highlands Act throughout the Preservation Area and is voluntary in the Planning Area. This process involves the revision of local planning and regulatory documents to integrate the land use provisions and resource management protections of the Highlands Act, so that those documents align with the goals, policies, and objectives of the RMP. Grant funding is available to support this work.

### Hunterdon County Strengthens Commitment to Highlands Implementation

Hunterdon County continued its history of collaboration with the Highlands Council in 2021, receiving approval in May of its petition for Plan Conformance. With this action, Hunterdon joined Passaic and Somerset Counties as the third county in the Highlands Region to earn this distinction. However, Hunterdon is the only county in the Highlands region so far to include both its Planning and Preservation lands in its petition.

Hunterdon County's approved petition includes an Implementation Plan and Schedule (IPS) that allocates up to \$250,000 in grant funding to address three near-term County priorities: 1) an update to the Hunterdon County Master Plan, also referred to as the Growth Management Plan; 2) an update to the County's Historic Preservation Plan; and 3) an economic development project identified as Hunterdon County Tourism Marketing. Longer-term priorities identified for future funding include planning initiatives related to Stormwater Management, Water Use and Conservation Management, Forest Stewardship, Agricultural Retention and Farmland Preservation, and Redevelopment, among others.

Of the 26 municipalities in Hunterdon County, 15 are located in the Highlands Region (~202 square-miles or 46% of the county). Alignment with the Highlands RMP at the county level offers Hunterdon County the option of seeking funding from the Highlands Council for planning work that would benefit the entire County, not just the Highlands portion.

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## Washington Borough Partners with Highlands Council

In February 2021, the Highlands Council approved a petition for Plan Conformance and Highlands Center Designation for Washington Borough, Warren County. The approved petition allocates up to \$101,000 in grant funding to address a number of local efforts including Highlands Center planning and downtown redevelopment planning.

Strategically situated at the intersection of State Highways 31 and 57, Washington Borough offers easy access to a small retail and commercial center amidst the largely rural character of southern Warren County. The Borough had previously developed revitalization and redevelopment plans that, while more than ten years old, guide much of the future development goals of the Borough.

Using Highlands Council grant funding, these plans will be updated to reflect current goals, strategies, and conditions.

The Borough is located entirely within the Planning Area of the Highlands Region where conformance with the RMP is voluntary. Washington Borough's Highlands Center designation includes the entire municipality.

A Highlands Center is an area within a municipality that the town and the Highlands Council have jointly determined is appropriate for development. Designation as a Highlands Center launches a very specific approach to RMP implementation in which Highlands Council staff and municipal officials and planners jointly identify goals, best uses, and densities for a specific area within a municipality.

The majority of the proposed Highlands Center

in Washington Borough is currently developed. Undeveloped portions that contain Highlands resources will be protected within the parameters of a "Highlands Environmental Resource Zone" (HERZ). The delineation of the HERZ recognizes that a designated Center, while



generally suitable for future development and redevelopment, may contain areas of sensitive resources that may require additional protections.

Following petition approval, Washington Borough quickly began work funded by the Highlands Council on master planning, redevelopment planning, and Highlands Center planning.



## Funding Implementation Projects

The Highlands Plan Conformance grant program is a non-competitive program, with no matching funds required. Municipalities and counties work in collaboration with Highlands Council staff to identify and prioritize projects that help implement the Highlands Act and Regional Master Plan (RMP) at the local level. The Highlands Act requires the Highlands Council to provide this funding and established the Highlands Protection Fund to support this work.

Since this grant program was established in 2008, the Highlands Council has provided 75 municipalities and 6 counties with reimbursements totaling \$7.5 million for activities that help advance the goals of the Highlands Act and RMP. In 2021, the Highlands Council provided a total of \$811,633.06 in reimbursements to 23 municipalities and 1 county for implementation tasks.

Below is a summary of some representative grant reimbursements from 2021.

2021 Highlands Council Grant Reimbursements*		
Plan/Activity	Total Reimbursement	Number of Grantees
Water Use and Conservation Management Plans	\$203,607	7
Lake and Watershed Management Plans	\$123,012	4
Sustainable Economic Development/Redevelopment Plans	\$88,407	5
Stormwater Management Plans /Groundwater Recharge Enhancement Plan	\$68,293	3
Wastewater Management Plans	\$66,911	3
Light Industrial Site Capacity Analysis	\$59,961	1
Open Space and Recreation Plans / Historic Preservation Plans	\$56,364	4
Habitat Conservation Management Plan	\$50,000	1
Land Use Inventory and Ordinances	\$24,672	2
Stream Corridor Restoration Plans	\$22,019	2
<i>*This table represents only a portion of total reimbursements made in calendar year 2021.</i>		



## Implementation Success Story

### West Milford Stormwater Mapping

In an effort to comply with New Jersey Department of Environmental Protection (NJDEP) municipal stormwater permit requirements, the Township of West Milford in Spring of 2020 embarked on an ambitious project to map and inspect all of its stormwater catch basins and outfalls. The task was not only a significant undertaking because of the sheer volume of stormwater facilities, but also because these sites were spread over 80-square miles of land, with 160 miles of Township roads and 60 miles of private roads.



Because the Highlands RMP includes goals, policies, and objectives related to stormwater management planning, the Township requested and was awarded grant funding in the amount of \$70,900 from the Highlands Council to complete this task.

Following Highlands Council review and approval of a Scope of Work, the Township partnered with Stormwater Compliance Solutions to complete the project, and work began in November 2020.

An impressive total of 4,761 catch basins and 864 stormwater outfalls were ultimately located and mapped (excluding those on County Roads, State, and Interstate Highways). Using a grid system, 83 maps were delivered showing locations of all catch basins (inlets), outfalls and detention basins along with associated conditions (good, fair, poor). Because the Township has mapped its full stormwater system, they will be able to track maintenance requirements, prioritize facilities that need repair, and respond to problems more easily and efficiently. This is the largest project of its kind funded by the Highlands Council to-date. Project work was completed in August 2021.



Above: Example inspection reference map, and example outfall photos.

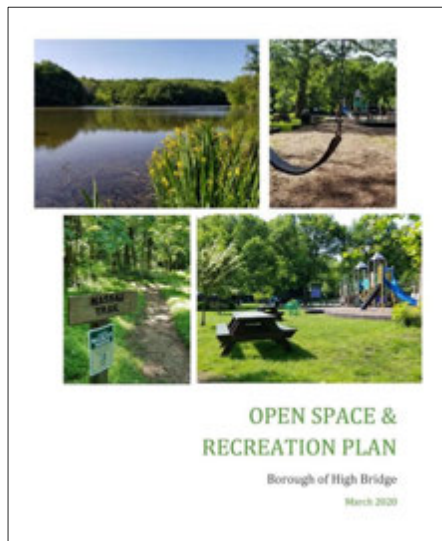
## Implementation Success Story

### High Bridge Open Space & Recreation Plan Recognized

The New Jersey Highlands Act and Regional Master Plan (RMP) seek not only to protect the precious natural resources and abundant water of the region, but also the quality of life present throughout the Highlands. Goals, policies, and objectives in the RMP related to open space and recreation are supported by planning grants to municipalities and counties in the region.



High Bridge Mayor Michele Lee accepting New Jersey Planning Officials Award



In 2018, the New Jersey Highlands Council awarded a \$25,000 grant to High Bridge Borough in Hunterdon County to complete an Open Space & Recreation Plan (OSRP) that would align with the Highlands RMP. In 2021, the High Bridge OSRP was submitted and selected as the recipient of New Jersey Planning Officials' Achievements in Planning Award. The OSRP project grew from a 2010 municipal Sustainable Economic Development Plan, which identified the potential of the Borough's significant open space assets to transform the Borough into a destination for cultural/heritage tourism and outdoor recreation.

The OSRP includes a comprehensive analysis of each Borough-owned park as well as a detailed action plan to address issues, enhance Borough-owned facilities, and increase tourism. Included in the more than 70 recommendations in the OSRP is the creation of an outdoor classroom for the elementary school, as well as the construction of trails to provide pedestrian and cyclist linkages within the Borough and to parks outside of the municipality. To ensure the OSRP makes progress towards implementation, recommendations in the Plan are prioritized, assigned owners, and given a time frame for completion. Indicators to track progress are also included. The OSRP was completed and adopted in spring of 2020.

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## Implementation Projects on the Horizon

In 2021, the Highlands Council approved funding for 15 implementation projects across the region. Approval of funding triggers a process that first requires development of a scope of work that will guide projects. Highlands Council staff members collaborate with municipal and county professionals during this process.

### **Rockaway Township, Morris County – Lake Management Planning Study**

*Not to exceed \$175,525*

Rockaway Township will conduct a watershed assessment of the watersheds surrounding eleven (11) small- and medium-sized lakes in the Township. This comprehensive regional analysis will result in specific recommended watershed protection and management measures including prioritization and costs.

### **Randolph Township, Morris County – Water Use and Conservation Management Plan (WUCMP)**

*Not to exceed \$60,000*

Randolph Township will develop a WUCMP that sets priorities for the use of available water where Net Water Availability (NWA) is positive, and establishes methods to reduce and, where feasible, eliminate NWA deficits where they exist.

### **Independence Township, Warren County – Initial Assessment Grant**

*Not to exceed \$10,000*

Independence Township will complete an assessment of how Plan Conformance might support local goals and local ordinances. The assessment will focus on the ability of the Township to develop/redevelop its commercial corridors, conformance in the Preservation Area and Planning Area, as well as possible Highlands Center Designation.

### **Vernon Township – Farmland Preservation Plan**

*Not to exceed \$15,000*

Vernon Township will take a comprehensive look at the past, present and future of the agricultural industry in the area. The plan will analyze historic and projected trends in the local agricultural industry, ensure consistency with state and local plans, review ways to promote economic development and retain agricultural resources, and envision a future version of its Farmland Preservation Program.

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**Vernon Township – Stormwater Management Plan**

*Not to exceed \$27,500*

In an effort to bring its Stormwater Management Plan into conformance with Highlands-specific requirements and meet NJDEP Municipal Separate Storm Sewer System (MS4) permit requirements, Vernon will complete stormwater facilities digital mapping and updates to their mitigation plan and stormwater control ordinance.

**Vernon Township – Municipal Center and Trail Feasibility Plan**

*Not to exceed \$38,000*

Vernon is in the process of developing a Town Center walking and biking trail that will run parallel to State Highway Route 94 through its Town Center area. The proposed trail would link the Town Center to nearby resorts and amenities, and potentially connect to other trail systems. Grant funding will support siting, design, preliminary engineering, and analyses of cultural and environmental impacts.

**Harding Township – Water use and Conservation Management Plan**

*Not to exceed \$65,000*

Harding Township will develop a municipal-wide Water Use and Conservation Management Plan (WUCMP) to help address Net Water Availability (NWA) deficits in the municipality.

**Town of Phillipsburg, Warren County – Circulation Plan Element**

*Not to exceed \$50,000*

Phillipsburg will update its 2004 Circulation Plan and its vision for safe pedestrian and bicycle movement through the town. The plan will explore linking existing sidewalks and paths, developing new linkages and opportunities for crosswalks, traffic calming, bike lanes, shared travel lanes, and other important features to move people safely through the town.

**Hopatcong Borough, Sussex County – Stormwater Improvement Project in Witten Park**

*Not to exceed \$54,000*

Hopatcong Borough is beginning a project in Witten Park that will convert a small stream, which is currently eroding and transporting soil particles and associated adsorbed phosphorus into Lake Hopatcong, into a Regenerative Stormwater Conveyance (RSC) system. The RSC system has the potential to remove up to 160 pounds of phosphorus per year from the lake and is part of a larger restoration project within Witten Park. This grant will fund the design phase of the RSC system.



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**West Milford Township, Passaic County – Lake Management Plan**

*Not to exceed \$86,250.*

West Milford will complete Phase II of a lake management project initiated in 2020. The initial phase focused on a township-wide assessment of multiple watersheds surrounding more than 20 lakes in West Milford. The second phase, funded through this award, will include in-lake water quality monitoring, trophic state analyses, and final reporting.

**Washington Borough, Warren County – Plan Conformance Tasks**

*Not to exceed \$105,000*

The Borough will complete a Stormwater Management Plan, Economic Development Plan, and Highlands-specific updates to the town's Master Plan.

**Chester Township, Morris County – Stormwater Management**

*Not to exceed \$50,000*

Chester Township will complete a Stormwater Management Plan to address Highlands' requirements as well as revised NJDEP Stormwater Management Rules. Funding will allow the Township to identify and schedule maintenance for all stormwater inflows and outfalls as well as identify opportunities for green infrastructure and municipally important areas for groundwater recharge.

**Hunterdon County – Economic Development Grant**

*Not to exceed \$75,000*

The County will conduct corridor planning associated with Routes 78 and 22. Grant funding will also be used to further the County's tourism planning and help implement the action agenda to be released as part of the Economic Sustainability Plan.

**Roxbury Township, Morris County – Streambank Stabilization**

*Not to exceed \$89,500*

Roxbury will complete the first phase of a streambank stabilization and restoration project along the Musconetcong River. See feature story, page 9 .

**Byram Township, Sussex County – Lake Management Plan**

*Not to exceed \$150,000*

Byram will complete a watershed assessment of the watersheds surrounding 15 lakes. See feature story, page 10.

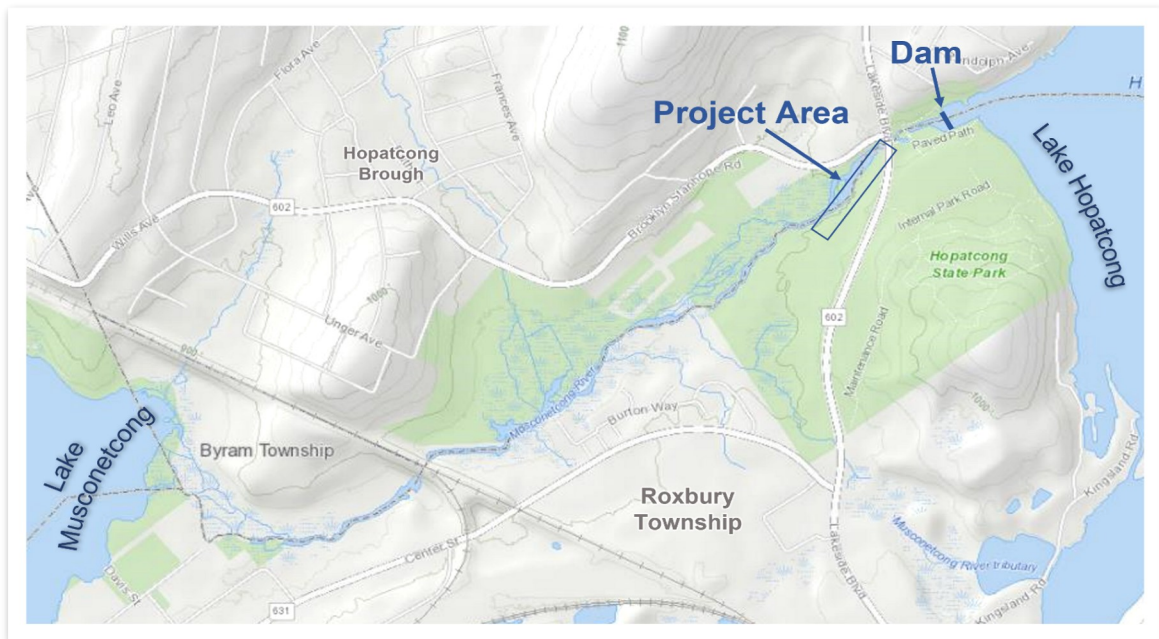
## Upcoming Project Spotlight

# Musconetcong River Streambank Stabilization Project

In May, the Highlands Council approved grant funding of \$89,500 for field and engineering analyses related to a streambank stabilization and restoration project along a portion of the Musconetcong River in Roxbury Township. The streambank project was identified as a key priority in a previously completed Watershed Implementation Plan (WIP), which was also funded by the Highlands Council.

The project, which will be led by the Lake Hopatcong Commission with technical assistance from Princeton Hydro, LLC, aims to reduce sediment and nutrient levels in Lake Musconetcong by improving the condition of a key section of the Musconetcong River. The project area is located immediately downstream of the Lake Hopatcong dam, but upstream of Lake Musconetcong. The WIP indicates that approximately 67% of the total phosphorus introduced into Lake Musconetcong originates from this outfall of Lake Hopatcong. Both phosphorus and suspended sediments from erosion are key factors in the development of Harmful Algal Blooms (HABs).

The Highlands Council grant will fund the development of a topographic survey, field assessments, engineering calculations and planting designs, associated plans, and identifications of required permits. The final deliverable will include a full set of design plans and the final report for the project area.



## Upcoming Project Spotlight Lake Management in the Township of Lakes

Byram Township in Sussex County holds the distinction of being the very first municipality to have a Petition for Plan Conformance approved by the Highlands Council back in 2010. Since then, the Township has made tremendous progress toward implementing the land use management and natural resource protection provisions of the Highlands Act and RMP.



In October, the Highlands Council approved a \$150,000 grant for the development of a Lake Management Plan. The proposed project will focus on developing an assessment of the watersheds surrounding 15 of the more than 50 small- and medium-sized lakes in the Township. The work will include desktop modelling, historic data review, pollutant removal analysis, stream/watershed water quality sampling, in-lake water quality monitoring, trophic state analyses, and final reporting.



Top: Lubber's Run  
Bottom: Cranberry Lake

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# Securing a Sustainable Economic Future for the Highlands

From the very beginning, New Jersey's approach to protection of the Highlands region has been innovative. The New Jersey legislature worked to pursue resource protections through regional planning. Recognizing the diversity of Highlands region communities and the value they bring to the region, the Act calls for the protection of local economies as well as the forests, wetlands, and watersheds they lie within.

Accordingly, the Highlands Regional Master Plan (RMP) includes numerous goals, policies and objectives related to economic sustainability. In 2018 the Highlands Council released the results of its first-ever review of the RMP, which included a recommendation to develop an Economic Sustainability Plan for the Highlands Region.

In December 2021, the Highlands Council voted to release the Highlands Region Economic Sustainability Plan. The culmination of roughly two years of work, the Plan provides a roadmap for ensuring that the economic future of the Highlands is supported and strengthened by its unique resources.

## Why a Regional Plan is Needed: Unique Resources, Unique Challenges

Provisions exist in the Highlands Act and RMP to help foster economic growth in certain areas of the Highlands. A special Highlands Redevelopment Area Designation process exists for brownfield and other suitable properties in the Preservation Area, and a Highlands Center Designation process is available for the Planning Area. Both these options provide routes to development in the Highlands region. In addition, the Highlands Council offers numerous

grants to aid municipalities in planning for a variety of economic development efforts, including downtown revitalization, agritourism, ecotourism, and more.

However, although municipalities and counties in the Highlands region have much in common with neighboring jurisdictions outside the region, adoption of the Highlands Act triggered new restrictions on development that are unique inside the Highlands boundary. The NJ



Department of Environmental Protection (NJDEP) Highlands Rules prescribe regulatory limits on the expansion of wastewater systems, increased buffers around open waters, and new parameters around both residential and non-residential development.

## A Robust Outreach Process

Development of the Highlands Region Economic Sustainability Plan began in 2019 with the creation of a Steering Committee comprised of economic development professionals from all seven Highlands counties, along with a member of the Highlands Council. A top priority from day one was to have a robust engagement and outreach process to ensure a plan that was developed with on-the-ground insights.

The Steering Committee selected the economic development consulting firm Camoin Associates to lead the project with support from Colliers Engineering & Design and the nonprofit Center for Community Planning. When the

COVID-19 pandemic began, the project parameters outlined in the original Request for Proposals were quickly amended to ensure newly emerging economic challenges would be factored into the resulting plan. The Highlands Council approved a \$150,000 contract for the project in June 2020.

A technical advisory committee comprised of a broad range of economic development, business, infrastructure, conservation, and planning experts from across the region and beyond was formed to provide input throughout the development of the Plan. Public engagement included both online business surveys and one-on-one interviews, as well as release of the draft plan for feedback. Additional insight came through a youth collaboration that solicited input from high school students about what types of

communities would attract them to live and work in the Highlands region. These efforts were complemented by comprehensive data and industry analysis.

“...The Legislature finds that the New Jersey Highlands provides a desirable quality of life and place where people live and work; that it is important to ensure the economic viability of communities throughout the New Jersey Highlands; and that residential, commercial, and industrial development, redevelopment, and economic growth in certain appropriate areas of the New Jersey Highlands are also in the best interests of all the citizens of the State...”

*New Jersey Highlands Water Protection and Planning Act 2004*



## Implementing the Plan

The resulting Plan is organized around five goals reflecting the core themes identified during the research and engagement phases of the project. Each goal is supported by suggested strategies and specific recommended actions for implementation. The Plan also includes an Action Matrix, which prioritizes suggested strategies and identifies a timeline and key partners for implementation. A full economic profile and the analysis of growth potential for the region that informed the plan are included as reference tools.

The Plan sets out guidelines and a strategic framework for implementation at the local level. Efforts will continue to be led by members of the Steering Committee, primarily at the county level. Outreach to share the Plan with County Economic Development professionals began in early 2022, with workshops and other engagement strategies being planned throughout 2022. With a 10-year time horizon, the plan requires regular review and continued engagement to ensure success.

## Metrics for Success

How will success be defined a decade after the plan's completion?



A diversified  
economy



An increase in  
total number of  
jobs



Maintained and  
enhanced water  
quality

## Economic Sustainability Goals for the Highlands Region

### **1 Reinforce the Highlands Region as a center of natural resource protection, innovation and technology**

As natural resource protection and green technologies become a greater part of the public awareness, the Highlands Region can be an effective testing ground for new and innovative technologies that could lead the way in other parts of the U.S.

### **2 Communicate the value of quality of life in the Highlands Region and evaluate how current assets meet, miss, or exceed market demand**

The Highlands Region has many advantageous features that contribute to desirable quality of life for many people. Continuing to advocate for and maintain those assets, as well as addressing where gaps or challenges exist, will strengthen the region's ability to retain and attract top talent.

### **3 Expand awareness and understanding of the New Jersey Highlands Council's purpose and impact on the business community**

While the Highlands Council is well known for resource protection and land preservation, the implications of this work on the business environment needs to be explicit in all the Council's material. The Highlands Council's value proposition must show a positive correlation between the protection of natural resources and a healthy economic environment.

### **4 Strengthen the role of the New Jersey Highlands Council as leader in regional planning assistance**

The Highlands Council offers a suite of planning tools and expertise to municipalities and awareness about these tools should be more prominent throughout the Region.

### **5 Support the Highlands Region's existing target industries and small businesses in their efforts to thrive and adapt in response to the new economy**

Each target industry meets a set of criteria that indicates the strong propensity of that sector to grow based on the assets and resources in the Highlands Region. However, other regions in the U.S. and around the globe are organizing workforce, sites, and incentives to attract companies within the Highland's historically significant industries. Retaining these companies will sustain a stable and healthy economy, support small business and entrepreneurship, and fuel vibrant community centers throughout the region.



## Learn More

[www.nj.gov/njhighlands/master/economic-sustainability](http://www.nj.gov/njhighlands/master/economic-sustainability)

[www.facebook.com/NJHighlandsCouncil](https://www.facebook.com/NJHighlandsCouncil)

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## Confronting Climate Change

In late 2019 and early 2020, Governor Phil Murphy signed two key Executive Orders (EOs) regarding climate change and climate resiliency. Among the provisions of the EOs, was the creation of the Interagency Council on Climate Resilience, the development of a Statewide Climate Change Resilience Strategy, and changes to New Jersey Municipal Land Use Law (MLUL) adding a requirement for municipalities to incorporate climate change considerations into local master planning documents.

Given the significance of the Highlands Region to statewide drinking water supplies, the Highlands Council took an active role in these efforts, participating in the Interagency Council and working to ensure that regional impacts were taken into consideration. The draft Climate Change Resilience Strategy was released in April and the final in October 2021.

Concurrent with the development of the statewide plan, the Highlands Council was focusing on how best to support our municipal partners in meeting the challenges of climate change. In July, the Highlands Council released

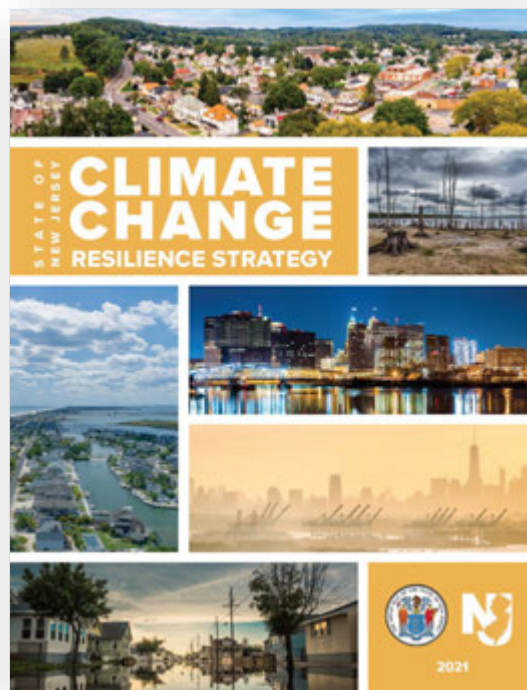
a Request for Proposals seeking partners able to develop guidance materials that would help municipalities meet the new MLUL requirements. Specifically, municipalities are now required to incorporate smart growth, storm resiliency, environmental sustainability, electric vehicle charging infrastructure planning, and climate change related hazard

vulnerability assessments into the land use plan element of their municipal master plans.

In early 2022, a contract was awarded to New Jersey Future, a nonprofit organization focused on smart growth. The full project team will also include professionals from Sustainable Jersey, Brownfield Redevelopment Solutions, and The Land Conservancy of New

Jersey. Deliverables listed in the contract include not only guidance materials, but also a stakeholder outreach program and municipal workshops.

The guidance developed will also lay the foundation for the development of a Highlands Plan Conformance grant program to help municipalities fund this work. The contracted work is expected to be concluded before the end of 2022.





## Improving Regional Stormwater Management

In the Spring of 2021 the Highlands Council, in partnership with the Rutgers University Cooperative Extension (RCE) Water Resources Program, began rollout of a completed Regional Stormwater Management Plan for the Highlands Portion of Watershed Management Area 8 (North and South Branch of the Raritan River Watershed).

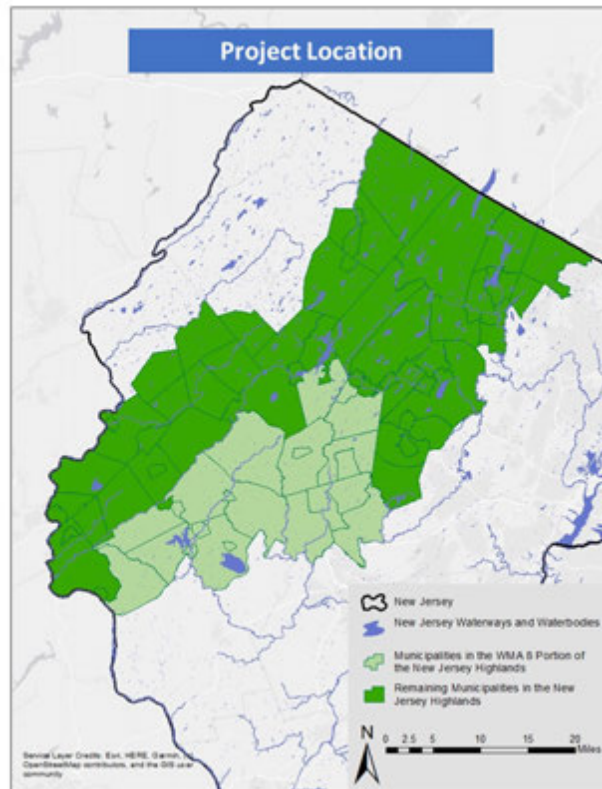
The project involved the development of stormwater management assessments and reports for 24 municipalities in the Highlands region. Municipally specific materials developed as part of the project include: Impervious Cover Assessments (ICAs); Impervious Cover Reduction Action Plans (RAPs); Green Infrastructure (GI) Feasibility Studies; and Web maps identifying specific project sites and details. Specific opportunities to reduce the impacts of stormwater runoff using green infrastructure practices are identified in the reports.

Throughout the first half of 2021, RCE project leads collaborated with Highlands Council staff to present the results of this project to constituent municipalities to help ensure understanding of how best to implement and fund the individual plans developed specifically

for them. In addition, the Highlands Council hosted a public webinar in June, providing an overview of the entire project.

Although the assessments were completed on a municipal basis, the recommended corrective actions and suggested mitigation projects included in the final plans reflect a regional perspective. Municipalities within the watershed will be able to use the resulting

information to augment or replace existing stormwater mitigation planning documents. In addition, the studies may be used to support Sustainable Jersey certification requirements, and the identified projects can be included in municipal Stormwater Management Plans as potential mitigation projects.



### Learn More

[www.water.rutgers.edu/Projects/NJHighlandsCouncil/NJHC.html](http://www.water.rutgers.edu/Projects/NJHighlandsCouncil/NJHC.html)  
[www.nj.gov/njhighlands/planconformance/guidelines/resource.html#2](http://www.nj.gov/njhighlands/planconformance/guidelines/resource.html#2)

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## Supporting the Agricultural Community

Agriculture is a vital part of the Highlands region's culture, landscape, and economy. It provides a local food source to area residents using less energy than would be required to import produce, meats, cheeses, and other agricultural food products from outside the region, and helps maintain the Highland's rural character.



In 2021, the Highlands Council convened an Agricultural Advisory Committee in keeping with the goals of the Highlands Act and Regional Master Plan (RMP) and following the recommendations of the 2018 RMP Monitoring Program Recommendation Report. Led by Highlands Council Vice Chairman, Kurt Alstede, the mission of the Committee is to assist and strengthen the Highlands agricultural community to ensure sustained economic viability in the region by identifying and responding to trends and challenges affecting the agricultural business.

Committee meetings this past year resulted in the identification of several potential projects the Highlands Council could employ to better support and promote the agricultural industry in the Highlands region. Proposed actions would be directly funded by the Highlands Council's grant making abilities and/or completed in house by Highlands Council staff. In 2022, the Committee anticipates finalizing plans and beginning implementation of selected programs.



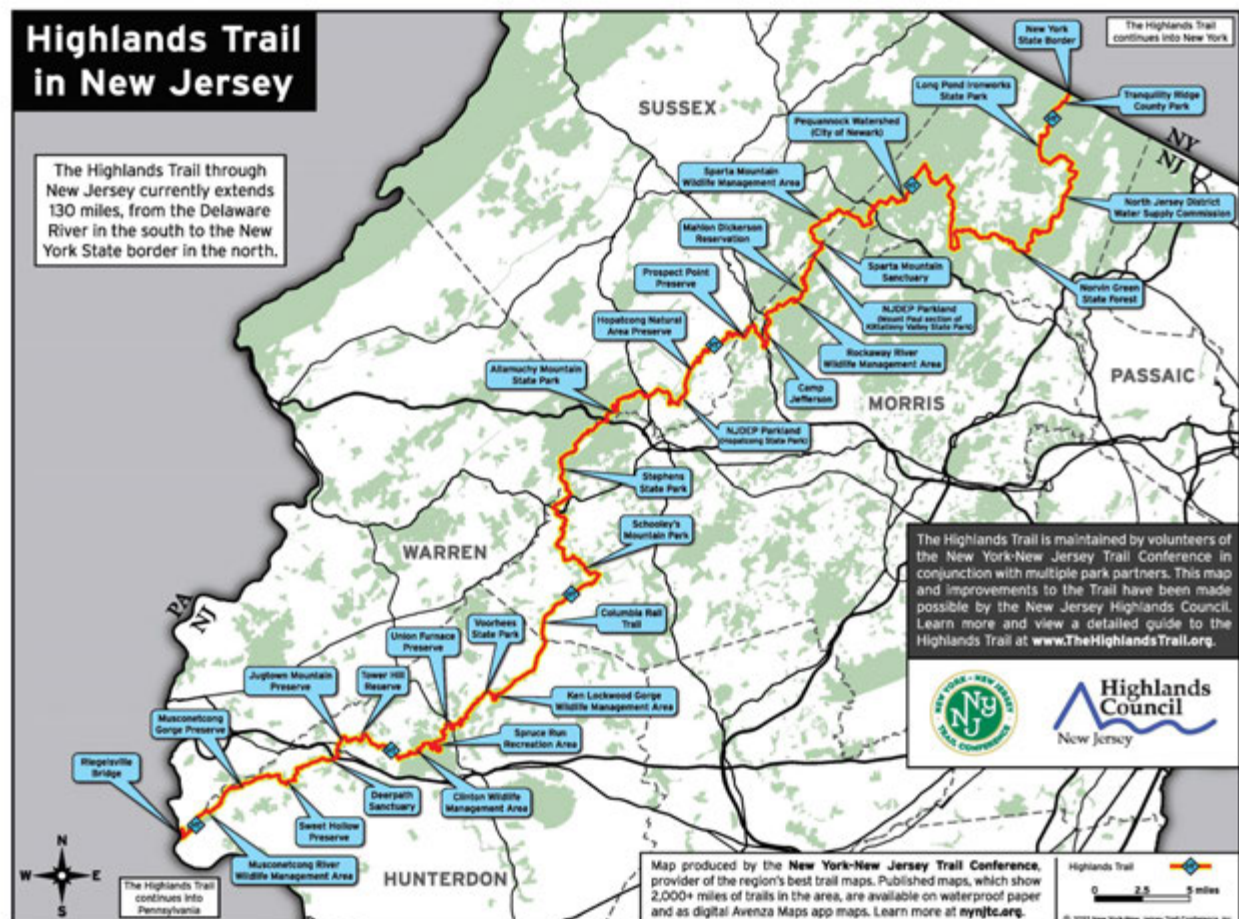
Left: Chester Township, Morris County  
Right: Alpha Borough, Warren County

## Highlighting the Highlands Trail

Significant progress was made in 2021 on a project to provide digital mapping and create a signage system for the New Jersey portion of the interstate, long-distance Highlands Trail. The project is being led by the New York-New Jersey Trail Conference and funded by a grant from the Highlands Council. Below are just a few milestones met in 2021.

- Completion of GIS data collection and mapping (including field verification)
- Creation of ten separate Highlands Trail section maps, for the first time ever, mapping the entire NJ section of the trail from the Delaware River to the New York state line
- Compilation of those section maps into a single georeferenced Avenza Map app document for free public download, navigation, and planning in the field
- Near completion of all signage installation, including 60 trailhead signs, 250 logo trail blazes, 250 logo spur blazes, 13 large long-distance trail signs, and 15 directional signs
- Development of a simplified overview map of the entire NJ section of the trail for promotional purposes.

This project is anticipated to be completed early in 2022.





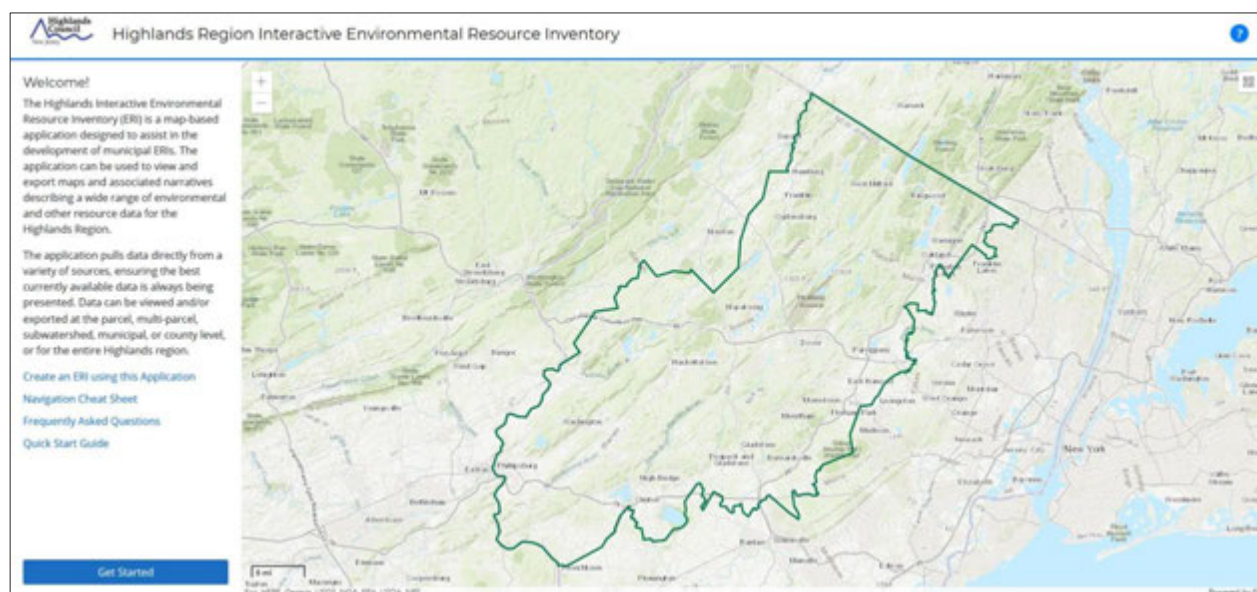
## Streamlining Environmental Resource Inventories

Environmental Resource Inventories (ERIs) are essential tools in municipal planning. A catalog of all the environmental features – natural and built – within a municipality, an ERI can be used by a municipality in a variety of ways, but primarily they are used to assist in the review of proposed development projects and to provide the basis for regulation of environmental resources within the municipality, particularly during master plan and land use ordinance development.

Currently the process of developing an ERI results in a static, point-in-time assessment of resources, which is typically only updated once every 10 years. These hard-copy ERIs are costly to create, time consuming to develop, and quickly become obsolete.

In September 2019, the Highlands Council awarded a contract to T&M Associates for the development of an Interactive ERI. The vision was to create a tool that could pull resource data from a variety of state, federal and other authoritative sources in real-time to dynamically assemble an ERI at any point in time. The Interactive ERI tool continually searches for source data updates, ensuring the most current data will always be included at the time the ERI is created.

In 2021, the project hit a number of significant milestones completing stakeholder outreach and beta testing. The Highlands Interactive ERI will be released in the first half of 2022. Individual municipal portals will be provided for all 88 Highlands municipalities and a training program is currently in development.



Welcome screen of the Highlands Council Interactive ERI, which will be launched in early 2022.



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## Resource Protection through Land Preservation

While the primary focus of the Highlands Council's work is protection of resources through regional planning, land preservation projects are also an important tool.

The Highlands Council operates two land preservation programs: the Highlands Open Space Partnership Funding Program (OSP) and Highlands Development Credit Purchase Program (HDCPP). Both are designed to increase protection of Highlands resources, while also advancing landowner equity priorities through acquisition or deed restriction of land in the region. They also fill a unique need among preservation programs in the state since parcels of any size may qualify, as well as forested, agricultural and/or mixed use parcels. The programs are administered under the provisions of N.J.A.C. 7:70, the Highlands Open Space Partnership Funding and Highlands Development Credit Purchase Program.

The Highlands Council OSP is a matching grant program that is open to government and nonprofit entities. The Highlands Council provides up to a 50% match for acquisitions in fee or via deed restriction. Funding provided by the Highlands Council may only be used by project partners to support acquisition costs as payments to property owners. Since launching in 2016, the OSP has preserved more than 3,500 acres.

The HDCPP is a deed restriction program open to individual property owners wishing to retain ownership of their property while placing a conservation easement on the land. Please see the Highlands Development Credit Bank Report beginning on page 27 for additional details.

### New Tool for Land Preservation Tracking

As the only state entity solely focused on the Highlands, the Highlands Council is in a unique position to maintain inventories of public and private preserved lands, and to serve as the primary source of such information for the Highlands region. This database of information is available to the public via the Interactive Map on the Highlands Council website and is updated regularly, primarily through research of publicly available sources, as well as the incorporation of information shared by our partners in the land preservation community.

In an effort to enhance the accuracy and completeness of this database, the Council released a web-based tool in May to facilitate the sharing and updating of land preservation data. Designed specifically for use by land preservation professionals, this ArcGIS survey tool allows users to enter information about missing, incomplete or incorrect preserved parcel data on the Highlands Council Interactive Map.

Links to the NJ Highlands Land Preservation Data Updates tool and the Highlands Council's Interactive Map are available on the GIS page of the Highlands Council website: [www.nj.gov/njhighlands/gis](http://www.nj.gov/njhighlands/gis).

## Open Space Success Story

### Expanding the West Brook Preserve

In June, the Land Conservancy of New Jersey (TLC-NJ) closed on the purchase of an important tract of land in West Milford that added 43 acres to the adjacent Nancy Conger West Brook Preserve. The Highlands Council was able to provide \$97,500 through the federal Highlands Conservation Act Grant program to secure a conservation easement on the property, which will be owned and managed by TLC-NJ.

The new acquisition contains a pond and waterways that feed the West Brook, which in turn flows into the Wanaque Reservoir. The property has been significantly impacted by man-made changes and requires a great amount of remediation and restoration, which will be led by TLC-NJ.

The Highlands Council previously provided funding to help create the Nancy Conger West Brook Preserve, which was established in 2017 to preserve the headwaters of the West Brook. The Preserve officially opened in 2020.





## Open Space Success Story

### 63 acres preserved in Tewksbury Township

Leveraging funds from the Federal Highlands Conservation Act grant program, the Highlands Council was able to contribute nearly half of the total \$1.3 million cost to preserve a 63-acre property in Tewksbury Township, Hunterdon County. Highlands Council funding was used to secure a deed of conservation restriction.

The mostly wooded property contains abundant wildlife habitat and pristine tributaries of the Rockaway Creek, a trout-producing stream that flows into the Raritan River. The property will be owned and managed jointly by the Tewksbury Land Trust and Tewksbury Township as a natural area with public hiking trails.

Once approved for a residential subdivision, the property had been mapped by the Highlands Council within a “Preservation Priority Area,” which means it had been identified for protection due to its high ecological and water supply value.



# Plan Conformance Status

as of March 2022

Petition Status indicated by color <i>(see key at end of chart)</i>	Petitioning for:		Exemption Certification	Center Designation
	Preservation Area	Planning Area		
<b>BERGEN COUNTY</b>	✓			
Mahwah Township	✓	✓	✓	✓
Oakland Borough	✓		✓	
<b>HUNTERDON COUNTY</b>	✓	✓		
Alexandria Township	✓		✓	
Bethlehem Township	✓	✓	✓	
Bloomsbury Borough	✓	N/A		
Califon Borough	✓	N/A	✓	
Clinton Town	✓	✓		
Clinton Township	✓	✓	✓	
Glen Gardner Borough	✓	N/A	✓	
Hampton Borough	✓			
High Bridge Borough	N/A	✓	✓	
Holland Township	✓	✓		
Lebanon Borough	N/A	✓		✓
Lebanon Township	✓	✓	✓	
Milford Borough	N/A			
Tewksbury Township	✓	✓		
Union Township	✓			
<b>MORRIS COUNTY</b>	✓			
Boonton Town	N/A			
Boonton Township	✓			
Butler Borough	N/A			
Chester Borough	N/A	✓		✓
Chester Township	✓	✓	✓	
Denville Township	✓			
Dover Town	N/A			
Hanover Township	N/A			
Harding Township	N/A			
Jefferson Township	✓		✓	
Kinnelon Borough	✓	✓		
Mendham Borough	N/A			
Mendham Township	N/A			
Mine Hill Township	N/A			
Montville Township	✓		✓	
Morris Plains Borough	N/A			
Morris Township	N/A			
Morristown Town	N/A			
Mountain Lakes	N/A			
Mount Arlington Borough	✓		✓	
Mount Olive Township	✓		✓	
Netcong Borough	N/A			
Parsippany-Troy Hills Township.	N/A	✓	✓	
Pequannock Township	✓			
Randolph Township	✓	✓		✓
Riverdale	N/A			
Rockaway Borough	N/A			
Rockaway Township	✓	✓		
Roxbury Township	✓			
Victory Gardens Borough	N/A			
Washington Township	✓	✓	✓	✓
Wharton Borough	N/A	✓		✓



# Plan Conformance Status

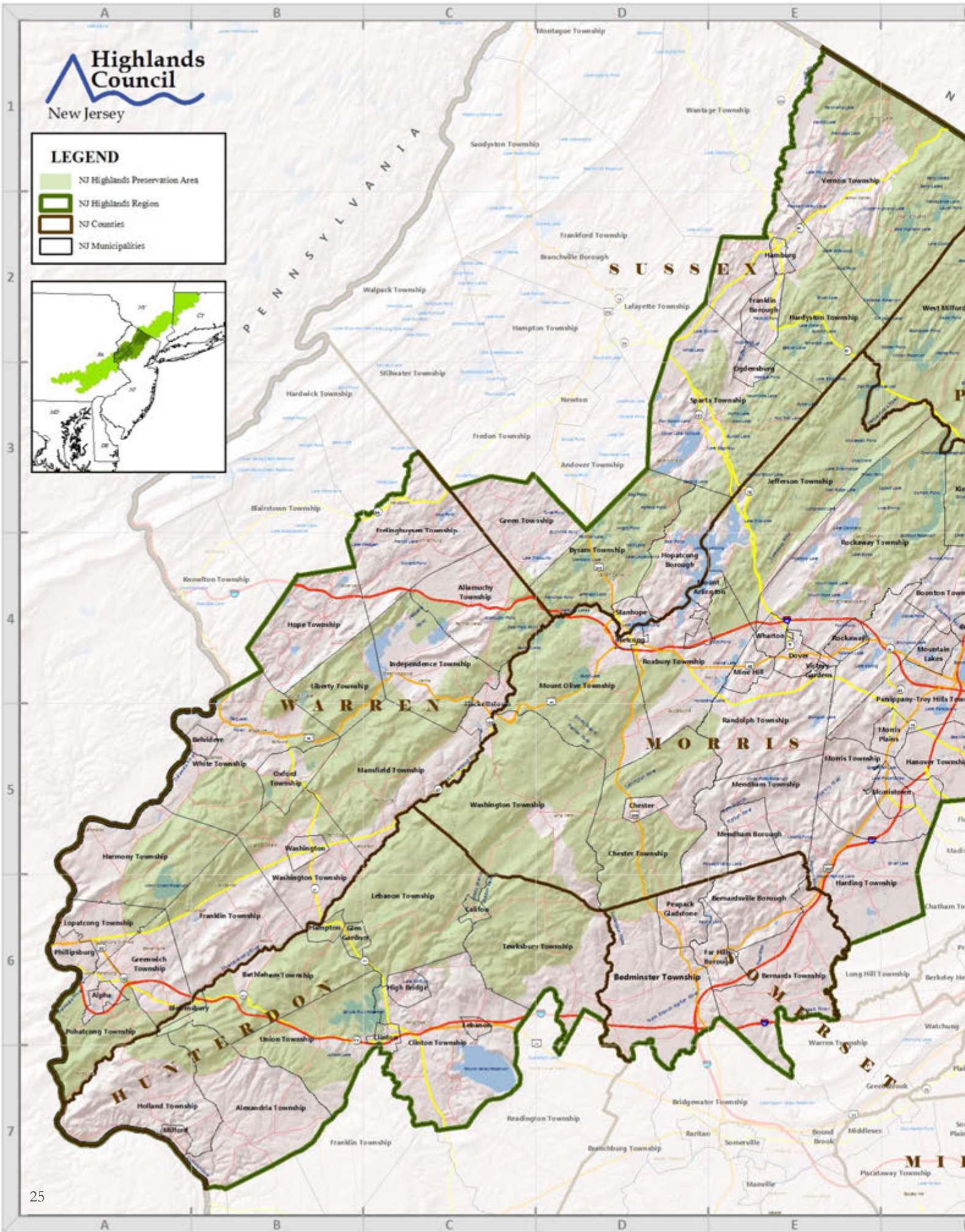
as of March 2022

Petition Status indicated by color <i>(see key at end of chart)</i>	Petitioning for:		Exemption Certification	Center Designation
	Preservation Area	Planning Area		
<b>PASSAIC COUNTY</b>	✓			
Bloomington Borough	✓			
Pompton Lakes Borough	N/A			
Ringwood Borough	✓	N/A	✓	
Wanaque Borough	✓			
West Milford Township	✓	N/A	✓	
<b>SOMERSET COUNTY</b>	✓			
Bedminster Township	✓		✓	
Bernards Township	N/A			
Bernardsville Borough	N/A			
Far Hills Borough	N/A	✓		
Peapack Gladstone Borough	N/A			
<b>SUSSEX COUNTY</b>	✓			
Byram Township	✓	✓	✓	✓
Franklin Borough	N/A	✓		
Green Township	✓			
Hamburg Borough	N/A			
Hardyston Township	✓		✓	
Hopatcong Borough	✓	✓	✓	✓
Ogdensburg Borough	✓			
Sparta Township	✓		✓	
Stanhope Borough	N/A	✓		
Vernon Township	✓		✓	
<b>WARREN COUNTY</b>				
Allamuchy Township	✓		✓	
Alpha Borough	N/A	✓		✓
Belvidere Town	N/A			
Franklin Township	✓		✓	
Frelinghuysen Township	N/A			
Greenwich Township	✓	✓		
Hackettstown Town	✓	✓	✓	✓
Harmony Township	✓		✓	
Hope Township	N/A			
Independence Township	✓			
Liberty Township	✓			
Lopatcong Township	✓	✓		✓
Mansfield Township				
Oxford Township	✓	✓	✓	✓
Phillipsburg Town	N/A	✓		✓
Pohatcong Township	✓	✓	✓	✓
Washington Borough	N/A	✓		✓
Washington Township	✓		✓	
White Township	✓			

Petition approved, whole municipality or county
Petition approved, Preservation Area only
Petition filed, not approved
No petition filed
No petition filed, petition not required

**LEGEND**

- NJ Highlands Preservation Area
- NJ Highlands Region
- NJ Counties
- NJ Municipalities





## Highlands Municipalities

Alexandria Township, 7B  
 Allamuchy Township, 4C  
 Alpha Borough, 6A  
 Bedminster Township, 6D  
 Belvidere, 5A  
 Bernards Township, 6E  
 Bernardsville Borough, 6E  
 Bethlehem Township, 6B  
 Bloomingdale Borough, 3G  
 Bloomsbury Borough, 6A  
 Boonton, 4F  
 Boonton Township, 4F  
 Butler Borough, 3F  
 Byram Township, 4D  
 Califon Borough, 6C  
 Chester Borough, 5D  
 Chester Township, 5D  
 Clinton, 6C  
 Clinton Township, 7C  
 Denville Township, 4E  
 Dover, 4E  
 Far Hills Borough, 6E  
 Franklin Borough, 2E  
 Franklin Township, 6B  
 Frelinghuysen Township, 4C  
 Glen Gardner Borough, 6B  
 Green Township, 3C  
 Greenwich Township, 6A  
 Hackettstown, 5C  
 Hamburg Borough, 2E  
 Hampton Borough, 6B  
 Hanover Township, 5F  
 Harding Township, 6E  
 Hardyston Township, 2E  
 Harmony Township, 5A  
 High Bridge Borough, 6C  
 Holland Township, 7A  
 Hopatcong Borough, 4D  
 Hope Township, 4B  
 Independence Township, 4C  
 Jefferson Township, 3E  
 Kinnelon Borough, 3F  
 Lebanon Borough, 6C  
 Lebanon Township, 6C  
 Liberty Township, 4B  
 Lopatcong Township, 6A  
 Mahwah Township, 2H  
 Mansfield Township, 5C  
 Mendham Borough, 5E  
 Mendham Township, 5E  
 Milford Borough, 7A  
 Mine Hill Township, 4E  
 Montville Township, 4F  
 Morris Plains Borough, 5F  
 Morris Township, 5E  
 Morristown, 5F  
 Mount Arlington Borough, 4E  
 Mount Olive Township, 4D  
 Mountain Lakes Borough, 4F  
 Netcong Borough, 4D  
 Oakland Borough, 3G  
 Ogdensburg Borough, 3E  
 Oxford Township, 5B  
 Parsippany-Troy Hills Township, 4F  
 Peapack-Gladstone Borough, 6D  
 Pequannock Township, 4G  
 Phillipsburg, 6A  
 Pohatcong Township, 6A  
 Pompton Lakes Borough, 3G  
 Randolph Township, 5E  
 Ringwood Borough, 2G  
 Riverdale Borough, 3G  
 Rockaway Borough, 4E  
 Rockaway Township, 4E  
 Roxbury Township, 4D  
 Sparta Township, 3E  
 Stanhope Borough, 4D  
 Tewksbury Township, 6C  
 Union Township, 7B  
 Vernon Township, 1E  
 Victory Gardens Borough, 4E  
 Wanaque Borough, 3G  
 Washington Borough, 5B  
 Washington Township (Warren), 5B  
 Washington Township (Morris), 5C  
 West Milford Township, 2F  
 Wharton Borough, 4E  
 White Township, 5B

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# HIGHLANDS DEVELOPMENT CREDIT BANK ANNUAL REPORT

The Highlands Act charged the Highlands Council with developing a Transfer of Development Rights (TDR) program as a tool for advancing the regional planning goals of the Act (P.L. 2004, c. 120 C.13:20-13). The Council adopted a TDR Program as part of the Highlands Regional Master Plan (RMP) and established the Highlands Development Credit Bank (HDC Bank) in 2008. The HDC Bank is supported in its work by Highlands Council staff.

In a TDR program, eligible landowners in Sending Zones may apply for and receive credit allocations reflective of lost development potential. Landowners can then sell the credits to developers who can use them to build in an established Receiving Zone at a density greater than otherwise permitted in the underlying zoning. In the Highlands TDR program, Receiving Zones are voluntary and can be established anywhere in the state. Until voluntary Receiving Zones are established, the HDC Bank is serving as the sole purchaser of these HDCs. Through the end of 2021, the Highlands Council had allocated 4,107 Highlands Development Credits (HDCs).



HDC property, Tewksbury Township, Hunterdon County

## Municipal Average Value Contract

On December 1, 2021 the HDC Bank held a public meeting, at which the Bank authorized a contract with Integra Realty Resources to develop municipal average values for the Highlands region.

A municipal average value is an alternative land preservation valuation method that may be developed and used by a TDR Bank. The HDC Bank determined the need for this alternate valuation methodology following discussions with the State Agricultural Development Committee (SADC) and requests from County

Agricultural Development Boards (CADB) and landowners. The municipal average value could potentially be used by the SADC and CADBs as an alternative to the special appraisal process dictated by the Highlands Act and referred to in the RMP as “dual appraisal” for property valuations in the Preservation Area.

Information and materials related to this meeting, including agendas, resolutions, and meeting minutes are available on the 2021 calendar page of the Highlands Council website.



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## Highlands Development Credit Purchase Program (HDCPP)

The HDCPP is designed to address the landowner equity goals of the Highlands Act and RMP by compensating landowners for lost development potential through TDR transactions in which property owners retain the land but place a deed restriction on their property limiting future development. In the HDCPP, valuations are based on the development potential of the property prior to the passage of the Highlands Act, along with a comprehensive analysis of the natural resources present on the property. The number of credits is determined and an offer is made using an established per-credit price. This program is administered under the provisions of N.J.A.C. 7:70.

As of December 31, 2021, the HDC Bank had certified 1,814 credits, permanently protecting more than 2,500 acres. In addition, through the purchase of 1,732 of those credits, the Bank has provided over \$27 million to property owners in the Highlands Region. See HDC Registry on the following pages for all HDC recorded easements.



HDC property, Alexandria Township, Hunterdon County

**Learn More**

[www.nj.gov/njhighlands/hdcbank](http://www.nj.gov/njhighlands/hdcbank)

# Highlands Development Credit Registry

## As of December 31, 2021

Holder/Owner of HDC Credits	Municipality	County	Block(s)	Lot(s)	HDC Easement Recorded	No. of HDCs	Consideration	Acres
HDC Bank	Bethlehem Township	Hunterdon	9	6	7/22/2010	4	\$ 64,000.00	15.45
HDC Bank	Washington Township	Morris	37	4 & 9	8/25/2010	83	\$ 1,328,000.00	93.19
HDC Bank	Mount Olive	Morris	8301	13	4/27/2011	23.25	\$ 372,000.00	2.31
HDC Bank	Oxford	Warren	24	4 & 20	5/3/2011	23	\$ 368,000.00	44.13
HDC Bank	White	Warren	16	45		1	\$ 16,000.00	18.29
HDC Bank	West Milford	Passaic	6902	23	12/13/2011	30.25	\$ 484,000.00	6.95
HDC Bank	Independence	Warren	23	3	12/29/2011	24.75	\$ 396,000.00	41.54
HDC Bank	West Milford	Passaic	8002	4	1/5/2012	122.5	\$ 1,960,000.00	26.23
HDC Bank	Washington Township	Warren	40	33.01	2/24/2012	8	\$ 128,000.00	39.16
HDC Bank	Franklin Township	Warren	15	11.03	2/24/2012	42	\$ 672,000.00	9.69
HDC Bank	Liberty Township	Warren	21.01	20.01	7/9/2012	3	\$ 48,000.00	10.54
HDC Bank	Rockaway Township	Morris	40801	85.01	11/29/2012	27.75	\$ 444,000.00	24.73
HDC Bank	Vernon	Sussex	153	5	3/11/2013	1.75	\$ 28,000.00	17.59
HDC Bank	Washington Township	Warren	40	109	4/16/2013	2	\$ 32,000.00	4.59
HDC Bank	Bethlehem Township	Hunterdon	8	11 & 12.01	5/24/2013	20.5	\$ 328,000.00	75.2
HDC Bank	Ringwood Borough	Passaic	877	16	7/19/2013	26.25	\$ 420,000.00	42.36
HDC Bank	Sparta	Sussex	17001 (formerly 19)	25 (formerly 110)	9/30/2013	63.75	\$ 1,020,000.00	110.69
HDC Bank	White	Warren	16	24, 24.15	9/26/2013	4.5	\$ 72,000.00	14.5
HDC Bank	Sparta	Sussex	35002 (formerly 6.25)	10, 11 (formerly 70.01, 70.02)	12/19/2014	7	\$ 112,000.00	6
HDC Bank	Union Township	Hunterdon	15	1	1/15/2015	1.75	\$ 28,000.00	26.27
HDC Bank	Union Township	Hunterdon	15	1	1/15/2015	1.75	\$ 28,000.00	-
HDC Bank	Union Township	Hunterdon	15	1	1/15/2015	1.75	\$ 28,000.00	-
HDC Bank	Union Township	Hunterdon	25	21	8/12/2016	11	\$ 176,000.00	43.21
HDC Bank	Clinton Township	Hunterdon	68	6	11/1/2016	86.25	\$ 1,380,000.00	9.9
HDC Bank	Oxford Township	Warren	2	12	8/1/2017	12	\$ 192,000.00	20.55
HDC Bank	Oxford Township	Warren	2	14	8/1/2017	20.5	\$ 328,000.00	34.52
HDC Bank	Oxford Township	Warren	2	18.03	8/1/2017	23.75	\$ 380,000.00	48.89
HDC Bank	Washington Township	Warren	4	4	8/1/2017	1.75	\$ 28,000.00	13.83
HDC Bank	Washington Township	Morris	20	52	8/1/2017	3.5	\$ 56,000.00	10.89
HDC Bank	Vernon	Sussex	611 (formerly 240)	3 (formerly 4)	8/8/2017	24.75	\$ 396,000.00	118.4
HDC Bank	Jefferson	Morris	387	8	8/31/2017	5.75	\$ 92,000.00	10.27
HDC Bank	Mount Olive	Morris	5300	16	10/17/2017	29.75	\$ 476,000.00	10.46
HDC Bank	West Milford	Passaic	11106	13, 17	11/20/2017	2.5	\$ 40,000.00	1.35
HDC Bank	Ringwood Borough	Passaic	508	2	12/21/2017	88.75	\$ 1,420,000.00	38.37
HDC Bank	Ringwood Borough	Passaic	508	2.29	12/21/2017	74	\$ 1,184,000.00	19.36
HDC Bank	Rockaway Township	Morris	40701; 40703	21; 8, 9	11/21/2017	5.5	\$ 88,000.00	18.1
HDC Bank	White	Warren	68	59	11/29/2017	8	\$ 128,000.00	19.34
HDC Bank	Jefferson	Morris	555	4	12/26/2017	147.75	\$ 2,364,000.00	162.79

# Highlands Development Credit Registry

## As of December 31, 2021

Holder/Owner of HDC Credits	Municipality	County	Block(s)	Lot(s)	HDC Easement Recorded	No. of HDCs	Consideration	Acres
HDC Bank	Sparta	Sussex	34004 (formerly 4)	6 (formerly 45.01)	12/21/2017	18.75	\$ 300,000.00	16.84
HDC Bank	Hopatcong	Sussex	40005	18	12/8/2017	5.5	\$ 88,000.00	27.4
HDC Bank	Bethlehem Township	Hunterdon	33	12	1/16/2018	18	\$ 288,000.00	51.59
HDC Bank	West Milford	Passaic	6803	4	2/16/2018	30.25	\$ 484,000.00	16.11
HDC Bank	Harmony Township	Warren	24	10.07	2/26/2018	2.25	\$ 36,000.00	1.79
HDC Bank	White	Warren	13	21	3/19/2018	14	\$ 224,000.00	30.74
HDC Bank	Bethlehem Township	Hunterdon	18	2	5/15/2018	20	\$ 320,000.00	2.23
HDC Bank	Lebanon Township	Hunterdon	37	25	6/15/2018	4	\$ 64,000.00	29.65
HDC Bank	Roxbury Township	Morris	9203	1	6/29/2018	42.25	\$ 676,000.00	10.26
HDC Bank	Liberty Township	Warren	10	4	7/13/2018	51.75	\$ 828,000.00	90.9
HDC Bank	Liberty Township	Warren	11	43	7/13/2018	1.5	\$ 24,000.00	4.7
HDC Bank	Liberty Township	Warren	11	44	7/13/2018	4.25	\$ 68,000.00	7.14
HDC Bank	Lebanon Township	Hunterdon	65	2	7/2/2018	2.25	\$ 36,000.00	6.33
HDC Bank	Bedminster Township	Somerset	2	8.02	8/10/2018	18.25	\$ 292,000.00	39.46
HDC Bank	Harmony Township	Warren	24	10.06	8/20/2018	2.25	\$ 36,000.00	2.31
Contact HDC Bank	Lopatcong Township	Warren	90	13, 16.01	8/20/2018	26.25	*	60.35
HDC Bank	Harmony Township	Warren	24	10.05	9/18/2018	2.25	\$ 36,000.00	2.47
HDC Bank	West Milford	Passaic	13301	12	9/28/2018	7.25	\$ 116,000.00	11.54
HDC Bank	Bloomington	Passaic	3005	5	9/28/2018	10	\$ 160,000.00	24.87
HDC Bank	Alexandria	Hunterdon	4	12	1/8/2019	49.25	\$ 788,000.00	92.9
HDC Bank	Lebanon Township	Hunterdon	56	13.02	4/29/2019	16.75	\$ 268,000.00	72.19
HDC Bank	Lebanon Township	Hunterdon	56	10	5/28/2019	31.50	\$ 504,000.00	112.84
HDC Bank	Pohatcong Township	Warren	110; 117	9; 13	6/10/2019	6.75	\$ 108,000.00	53.14
HDC Bank	Tewksbury	Hunterdon	15	23	7/15/2019	44.25	\$ 708,000.00	46.69
HDC Bank	Tewksbury	Hunterdon	14	9.02	9/12/2019	44.25	\$ 708,000.00	45.94
HDC Bank	Tewksbury	Hunterdon	16	13	10/16/2019	24.50	\$ 392,000.00	11.52
HDC Bank	Tewksbury	Hunterdon	19	13.07	10/16/2019	23.00	\$ 368,000.00	42.55
HDC Bank	Tewksbury	Hunterdon	13	8, 10	11/20/2019	44.25	\$ 708,000.00	70.05
HDC Bank	Mount Olive	Morris	5300	38	11/20/2019	25.75	\$ 412,000.00	53.14
Contact HDC Bank	Tewksbury	Hunterdon	15	8.02	12/5/2019	26.25	*	16.65
HDC Bank	Independence	Warren	1	67	1/17/2020	30.25	\$ 484,000.00	26.76
HDC Bank	Mansfield	Warren	1001.01	20, 21, 22	1/24/2020	35.75	\$ 572,000.00	109
HDC Bank	Mount Olive	Morris	800	15	5/27/2020	31.75	\$ 508,000.00	88.16
HDC Bank	Mount Olive	Morris	800	16	5/27/2020	4.00	\$ 64,000.00	15.29
Contact HDC Bank	White Township	Warren	14	17	6/30/2020	25.75	*	62.00
						<b>1814</b>	<b>\$ 27,772,000</b>	<b>2,565.14</b>

\* Property owners in the HDC Purchase Program may choose to record a deed of easement (DOE) on their property, while retaining ownership of the HDCs. In these cases, the HDC Bank has not purchased the credits. The property owner may choose to sell the credits any time in the future, but the property and the resources contained within it remain permanently protected through the DOE.



## **State of New Jersey**

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