

Initial Assessment for Highlands Plan Conformance Washington Borough, Warren County

Introduction

Washington Borough is a 1.96 square mile community located in Warren County. The Borough is entirely surrounded by Washington Township. The Borough is located approximately 10 miles north of Route 78 and is traversed by Route 31 and Route 57 (Washington Avenue), both of which are major roadways within the region.

According to the 2017 American Community Survey 5-year estimates, Washington Borough had a population of approximately 6,517 people. Washington Borough has primarily experienced steady growth over the past 80 years with a decrease in population from 2000 to 2010. The largest and most significant increase in population occurred during the 1950s when population within the Borough increased by 19.2 percent from 1950 to 1960. Warren County and the State have also experienced continued growth since 1930. Similar to Washington Borough, both the County and State experienced their largest growth in the 1950s.

Population Trends									
Year	Washington Borough			Warren County			New Jersey		
	Population	Change		Population	Change		Population	Change	
		Number	Percent		Number	Percent		Number	Percent
1930	4,410	-	-	49,319	-	-	4,041,334	-	-
1940	4,643	233	5.3%	50,181	862	1.7%	4,160,165	118,831	2.9%
1950	4,802	159	3.4%	54,374	4,193	8.4%	4,835,329	675,164	16.2%
1960	5,723	921	19.2%	63,220	8,846	16.3%	6,066,782	1,231,453	25.5%
1970	5,943	220	3.8%	73,960	10,740	17.0%	7,171,112	1,104,330	18.2%
1980	6,429	486	8.2%	84,429	10,469	14.2%	7,365,011	193,899	2.7%
1990	6,474	45	0.7%	91,607	7,178	8.5%	7,730,188	365,177	5.0%
2000	6,712	238	3.7%	102,437	10,830	11.8%	8,414,350	684,162	8.9%
2010	6,461	-251	-3.7%	108,692	6,255	6.1%	8,791,894	377,544	4.5%
2017 Estimates	6,517	51	0.8%	107,088	-138	-0.1%	8,960,161	55,748	0.6%

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

The Borough had previously considered "opting in" to the Highlands Plan Conformance process, as the entirety of the Borough is located within the Highlands optional Planning Area. However, the governing body ultimately decided not to pursue Plan Conformance when the Highlands Council was first established.

The Borough has since renewed its interest in conforming to the Highlands Regional Master Plan. This report constitutes the Borough's Initial Assessment which begins the process of Plan Conformance with the Highlands Regional Master Plan.

Review and familiarity with the Highlands Regional Master Plan

The Highlands Regional Master Plan includes two separate areas within the Region: The Planning Area and the Preservation Area. The Highlands Act requires all municipalities within the Preservation Area to conform to the Regional Master Plan (RMP) and permits those municipalities within the Planning Area to voluntarily conform to the RMP. Washington Borough is entirely within the Planning Area, and is proposing to conform to the rules and regulations of the Highlands Act.

Within the Planning Area there are three distinct land use capability zones: Protection Zone, Conservation Zone, and Existing Community Zone. These zones also have subzones, which includes the Wildlife Management Sub-Zone (within the Protection Zone), the Conservation Zone-Environmentally Constrained Sub-Zone, the Existing Community Zone- Environmentally Constrained Sub-Zone, and the Lake Community Sub-Zone (within the Existing Community Zone).

Washington Borough has the following Zones as indicated by the Highlands Regional Master Plan:

- Protection Zone (approximately 149.5 acres)
- Existing Community Zone (approximately 854.7 acres)
- Existing Community Zone- Environmentally Constrained Sub-Zone (approximately 109.2 acres)

The Protection Zone consists of the highest quality natural resource value lands that are essential to maintaining water quality, water quantity and sensitive ecological resources and processes. Land acquisition is a high priority for lands in the Protection Zone and development activities will be extremely limited. Any development will be subject to stringent limitations on consumptive and depletive water use, degradation of water quality, and impacts to environmentally sensitive lands and natural resources.

Within the Borough, the Protection Zone is located in the south-western corner, consisting of the Washington Venture Entities property and a portion of the sewer plant facility. This area consists of relatively un-developed forested land with wetlands.

The Existing Community Zone consists of areas of concentrated development representing existing communities. These areas tend to have limited environmental constraints due to previous development patterns and may have existing infrastructure that can support additional development and/or redevelopment. Where served by adequate supporting infrastructure, lands within the Existing Community Zone are suited to higher densities and intensities of development than other Zones. The Existing Community Zone also has the greatest potential to accommodate mixed-use development projects and center-based planning initiatives, generally.

The majority of the Borough is located within this zone.

The Existing Community Zone-Environmentally Constrained Sub-Zone consists of significant contiguous critical habitat, steep slopes and forested lands within the Existing Community Zone that should be protected from further fragmentation. They serve as regional habitat "stepping stones" to larger contiguous critical habitat and forested areas. As such, they are not appropriate for significant development, and are best served by land preservation and protection. Development is subject to stringent limitations on consumptive and depletive water use, degradation of water quality, and impacts to environmentally sensitive lands.

This sub-zone is scattered throughout the Borough, but is most notably located along the railroad bed which runs in an east/west manner through the southern portion of the Borough, and along the railroad bed which runs north/south within the north eastern quadrant of the Borough. Other locations within the Borough include the Borough-owned Wandling Avenue and portions of the Railroad Avenue properties, the Agway property, and the area of the existing Washington Square townhomes.

The attached Highlands Land Use Capability Zones map shows where these zones and sub-zones are located within the Borough.

Broad-based assessment of the existing municipal planning program and regulations in comparison to the Highlands model Master Plan Element and Land Use Ordinance.

The Borough has adopted the following planning documents:

- Open Space & Recreation Plan (2019)
- Housing Element/Fair Share Plan (2019)
- Downtown Redevelopment Plan (2009)
- Housing Element & Fair Share Plan (2009)
- Municipal Partnership Planning Pilot Grant Study (2006)
- Redevelopment Area Boundary Study (2006)
- Amendment to the Land Use Plan (2003)
- Downtown Revitalization Plan (2002)
- Master Plan Reexamination Reports (1982, 1989, 1994, 2000, 2003, 2005, 2007)
- Conservation Element (2000)
- Recreation & Open Space Element (2000)
- Center Designation Report (1995; revised 1999)
- Existing Land Use Study and Land Use Plan Element (1993)
- Master Plan (1978)

Environmental Resource Inventory

The Township's Conservation Element, adopted in 2000, contains information pertaining to the topography and slopes, geology, soils, flood hazard areas, wetlands, vegetation, vegetative cover, and includes recommendations pertaining to the preservation of stream corridors, vegetation, steep slopes, and urban forest areas.

The Borough's recently adopted Open Space & Recreation Plan (2019) includes information regarding the linear recreation, including the Shabbecong Creek Corridor and Morris Canal, in addition to water supply protection, wildlife protection, and access to inland waters (Shabbecong Creek).

In order for the Borough to conform to Highlands regulations, it is recommended a stand-alone Environmental Resource Inventory (ERI) be prepared and adopted which conforms to the Highlands RMP.

Highlands Master Plan Element

The Highlands model Master Plan Element includes the following goals for the Highlands Planning Area:

1. To protect, restore, and enhance the quality and quantity of surface and ground waters;
2. To preserve to the maximum extent possible any environmentally sensitive lands and other lands needed for recreation and conservation purposes;
3. To protect and maintain the essential character of the environment;
4. To preserve farmland, historic sites, and other historic resources;
5. To promote the continuation and expansion of agricultural, horticultural, recreational, and cultural uses and opportunities;
6. To preserve outdoor recreation opportunities on publicly owned land;
7. To promote conservation of water resources;
8. To promote Brownfield remediation and redevelopment, where applicable;

9. To encourage as applicable, and consistent with the State Development and Redevelopment Plan and smart growth strategies and principles, appropriate patterns of compatible residential, commercial, and industrial development, redevelopment, and economic growth, in or adjacent to areas already utilized for such purposes, and to discourage piecemeal, scattered, and inappropriate development, in order to accommodate local growth and economic development in an orderly way while protecting the environment from the individual and cumulative adverse impacts thereof; and
10. To the extent applicable: To promote local transportation opportunities that are consistent with smart growth strategies and principles.

The Borough's existing Master Plan, initially adopted in 1979, has been reexamined numerous times over the years, with the most recent Reexamination Report adopted in 2007. The 2007 Master Plan Reexamination notes the following concerns which remained relevant at that time:

- The need to maintain a strong business center by improving the downtown area
- The need to provide an adequate supply of recreation lands and protection of environmentally sensitive lands in the Borough

However, since this time, the Borough has prepared and adopted the Downtown Redevelopment Plan for the Borough's downtown area along Washington Avenue.

The Borough of Washington will need to update its Master Plan to be in conformance with the Highlands Regional Master Plan. The Highlands Master Plan Element is a substantial step towards conformance, however, other elements of the Master Plan, such as the Land Use Element, Economic Development Element, Circulation Element, Community Facilities, Relationship to Other Plans, etc. will also need to be updated to bring the Borough's Master Plan into conformance with the Highlands RMP.

Highlands Land Use Ordinance

Highlands Ordinance specifies that the proposed Land Use Capability Zones should be adopted as overlay zones to the existing municipal zoning. However, since the majority of the Borough is proposed to be a Center, it is not necessary to adopt the Land Use Capability Zones as overlay zones as the Center designation supersedes the overlay zones.

The Borough's Zoning and Land Development Ordinance is located within the Borough's code in Chapter 94. The Ordinance, initially adopted in 1979 and subsequently amended over the years, includes the following sections:

- Article I: Title
- Article II: Purpose
- Article III: Definitions and Word Usage
- Article IV: General Provisions
- Article V: Review Procedures and Plat Details
- Article VI: Design and Performance Standards
- Article VII: Zone District Requirements
- Article VIII: Affordable Housing
- Article IX: Housing Officer
- Article X: Development Fees

The Borough has the following zones:

- M-3 Mountain District
- R-1 Residence District (17,500 sq. ft. lots)
- R-2 Residence District (11,250 sq. ft. lots)
- R-3 Residence District (6,250 sq. ft. lots; permits two- & three-family housing with a minimum 5,000 sq. ft. per family unit)
- R-4 Garden Apartment District
- R-6 Residence District (4 units/gross acre)
- AR-7 Age-Restricted Residential Zone District (6 units/gross acre)
- B-1 Highway Business District
- B-2 Central Business District
- OB Office Building District
- I Industrial District
- PL Public Lands District
- Morris Canal Overlay District

The existing Zoning Ordinance has provisions pertaining to steep slopes, particularly, within §94-35.1 Severe/critical slopes. It should be noted that the definitions and regulations of Severe Slopes and Critical Slopes differ from the Highlands Ordinance will need to be updated accordingly.

The Borough adopted the Downtown Redevelopment Plan in 2009, which encompasses the majority of the Borough's B-2 Central Business District, and portions of the B-1 Highway Business District, OB Office building district, PL Public Lands District and R-3 Residential District. The Plan creates three districts within the Redevelopment Area- Washington Avenue Core District, Route 31 Gateway District, and the Public Park District. See attached map of the Downtown Redevelopment Plan Districts.

The Borough does not have regulations within the Zoning and Land Development chapter pertaining to Forest Resource Areas, Highlands Open Waters, Riparian Areas, Critical Habitat, Carbonate Rock Areas, Prime Groundwater Recharge Areas, Historic, Cultural and Archaeological Resources, or Highlands Scenic Resources.

The Borough's Stormwater Management Ordinance, located in Chapter 57 of the Borough's code, was adopted in October 2006. The Stormwater Management Ordinance defines environmentally critical area as:

"An area or feature which is of significant environmental value, including but not limited to stream corridors; natural heritage priority sites; habitat of endangered or threatened species; large areas of contiguous open space or upland forest; steep slopes; wellhead protection areas; and groundwater recharge areas. Habitats of endangered or threatened species are those identified by the Department's Landscape Project as approved by the Department's Endangered and Nongame Species Program, or by the Department pursuant to the Highlands Act at N.J.S.A. 13:20-32k and 13:20-34a(4)."

The Stormwater Ordinance includes standards for structural stormwater management measures (§57-6) and requires structural stormwater management facilities to be "designed to factor into the design the existing site conditions which may cause the measure to fail, have an adverse effect on water quality or quantity, or cause harm or damage to persons or property, including, for example, environmentally critical areas, wetlands; flood-prone areas; slopes; depth to seasonal high-water table; soil type, permeability and texture; drainage area and drainage

patterns; existing or former mines; significant land filling; and the presence of solution-prone carbonate rocks (limestone) and related Karst topography."

It is recommended the Borough's Land Development Ordinance be reviewed and updated in its entirety to ensure it conforms to the Highland's RMP. Additionally, as stated in the following section, regulations applying to the Highlands Environmental Resource Zone will also need to be added to the zoning ordinance.

Highlands Center Designation

Center Designation is appropriate for Washington Borough. Within the Highlands RMP, Figure 6.1 specifically notes the Washington Center as an existing Designated Center. The State Development and Redevelopment Plan includes the entirety of the Borough and a portion of Washington Township within the Washington Designated Town. This Town Center, under the SDRP, expired in June 2020. The Borough of Washington seeks to continue its Town Center designation through the Highlands Council. It is recommended the entirety of the Borough be included within the Center designation.

The majority of the Borough falls within the Sewer Service Area. The NJPDES Capacity Assurance Program released its "Municipal Facilities Average Flow vs Permitted Flow" for 12-consecutive months as of May 2019. The report found that the Washington Borough WWTP has a Permit Flow of 1.16 MGD, where the average flow is 0.753 MGD, resulting in the Borough having reached 65.11% of its capacity.

The Borough adopted the Downtown Redevelopment Plan in 2009, which emphasizes on developing the area, along Washington Avenue, with three- to four-story mixed-use buildings. The entirety of the Redevelopment Area is within the Borough's existing sewer service area.

It is anticipated that the entirety of the Borough be designated as a Town Center with a portion of the Protection Zone as a Highlands Environmental Resource Zone (HERZ).

Goals of the Town Center

- Promote center-based development that provides economic, social, environmental, and sustainable development
- Encourage development and redevelopment within the Borough's Downtown Redevelopment Area that is compact, walkable, aesthetically pleasing, and supports a variety of transportation options
- Preserve the Borough's existing housing stock and neighborhoods
- Provide public spaces that are walkable, safe, and meet the recreational needs of residents
- Conserve and preserve the Borough's natural areas, including forested areas, waterways, and scenic vistas
- Support new development and redevelopment in a concerted effort that is compatible with the Borough's existing planning policies
- Identify and redevelop brownfields and contaminated sites that are compatible with the Borough's identity

Areas Excluded from the Center

It is recommended that the entirety of the Borough be included as a Highlands Center. The Borough is an existing Town Center via the State Development and Redevelopment Plan. The

Borough proposes that the existing Town Center designation be continued through the Plan Conformance process with the Highlands.

The south west corner, occupying approximately 150 acres, falls within the Highlands Protection Zone. This area is also located outside of the Borough's Sewer Service Area. It is recommended that the majority of this area be located within a Highlands Environmental Resource Zone (HERZ).

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

The attached map, entitled "Comparison of Proposed Highlands Environmental Resource Zone & Protection Zone" details the area of the Protection Zone and the proposed Environmental Resource Zone. As noted on the map, there are several areas which are not proposed to be excluded from the HERZ.

Area #1: Block 101 Lot 1, is owned by the Borough and consists of a DPW garage and the wastewater treatment plant. The portion of the lot which falls within the Protection Zone consists of disturbed land associated with the DPW garage. It is proposed that the developed and disturbed portion of the site be removed from the HERZ. The portion of the site that is heavily wooded is proposed within the HERZ.

Area #2: Block 97 Lot 1.01 is a 6.3-acre property that is assessed as property class 3A: regular farmland. The site consists of a single-family home and disturbed land areas. The site is under common ownership with Block 67 Lot 57.01, a 7.5 acre property in Washington Township, that is assigned a property class 3B: qualified farmland and property class 3A: regular farmland. It is recommended the property not be included within the HERZ overlay.

Area #3: Block 97 Lot 1.02 is another single-family property which the majority is located within Washington Township. Approximately 2 acres of the property is located within the Borough. The Borough assesses the property as property class 1: vacant, and within the tax records, is noted as "Record Only", as the Borough does not collect taxes from this property. According to aerial imagery, the site appears to be a wooded tract of land. The property is landlocked within Washington Borough, but is accessible via the adjacent property within Washington Township (Block 67 Lot 57.02 is 4.1 acres and is assessed as property class 3A: regular farmland and class 3B: qualified farmland. The Borough is proposing to remove this property from the HERZ.

Area #4: The third area proposed to be removed from the HERZ are several single-family properties located within the southwestern corner of the Borough. Several of these properties (Block 97 Lots 6, 7, 8, and 9) are portions of single-family properties that are assessed in Washington Township. The area of these lots within Washington Borough range from approximately 1,400 sq. ft. to 0.5 acres.

Area #5: The Residential Tract of the Washington Venture Entities property is also proposed to be excluded from the HERZ.

Pursuant to a Court Order filed on November 6, 2015, Washington Venture Entities was granted leave to intervene in the DJ Action. The Washington Venture Entities are the owners of the property located at Block 97 Lots 1, 3, and 4 and Block 97.01 Lot 1. The property encompasses

approximately 123 acres and is located in the southwestern corner of the Borough. The site is bordered by the rail road tracks to the north, residential properties along Nunn Avenue to the east, and Washington Township to the south and west.

The Borough and Washington Ventures Entities negotiated an agreement regarding the development of the property. The Washington Ventures Agreement was executed on October 9, 2018 and amended via Rider dated December 18, 2018.

The site is proposed to be subdivided into 50 small-lot single-family residential properties with common areas for open space, roadways, and stormwater management facilities on an approximately 35 acre tract, a cemetery district on an approximately 10 acre tract with a 10,000 square foot cell tower site, and the remaining portion of the property, approximately 80 acres, is proposed to be purchased by the Borough and deed-restricted as public open space.

According to the Settlement Agreement, "Washington [Borough] makes no representations regarding the availability of water or sewer to serve the proposed development, but shall cooperate with the Washington Venture Entities, or their successors in interest, in obtain approvals for any necessary infrastructure to serve the proposed development..." and that "Washington [Borough], including all of its respective members... agree to cooperate with the Washington Venture Entities, through action, word, and deed, including the execution of any writing, resolution, plan, application, or document needed to assist and support the Washington Venture Entities in obtaining all necessary approvals..."

To that end, the Borough is locating the proposed Washington Venture Entities' Residential Tract within the Town Center and not within the proposed HERZ.

Area #6: A portion of Block 97.03 Lot 5 is designated as the Protection Zone. This property is approximately 5.5 acres and is developed with a single-family dwelling that fronts on Nunn Avenue. The Borough is proposing to keep the entirety of the property within the Town Center, as the Residential Tract of the Washington Station property abuts the property to the west. If the HERZ were applied to this property, it would be noncontiguous to the HERZ.

Mapping Updates

Since the entirety of the Borough is proposed to continue its Town Center designation, it is not necessary to update the Land Use Capability Zones, as the Center designation supersedes the LUCZ.

The Borough is proposing to address the requirements of the Protection Zone by creating a Highlands Environmental Resource Zone (HERZ) over a portion of the Protection Zone. See attached map entitled "Comparison of Proposed Highlands Environmental Resource Zone & Protection Zone Boundaries" for details regarding the area of the HERZ.

Cultural/Historic Resources

The Borough of Washington has natural and cultural resources within its borders. This report identifies historical, cultural, and natural resources within the Borough of Washington.

According to the State Office of Historic Preservation's Historic Properties GIS data and cross referencing the data with the SHPO State and National Registers of Historic Places, the Borough has the following historic sites within its borders:

Name	Status
Washington Motor Vehicle Inspection Station	SHPO Opinion
162 East Washington Avenue	SHPO Opinion
Carhart Farmstead	SHPO Opinion
James E. Campbell House	COE
Washington Railroad Station	Listed (Indv.)
Morris Canal (ID#2784)	Listed (HD)
Canal and Railroad Structures	Listed (HD)
Canal Footbridge	Listed (HD)
DL&WRR Coal Interchange Basins	Listed (HD)
Thompson Canal Boat Yard	Listed (HD)
Morris Canal & Banking Company Boat Works	Listed (HD)
North Washington Residential Historic District	COE
Old Main Delaware, Lackawanna & Western Railroad Historic District	SHPO Opinion
First Methodist Episcopal Church	Listed (Indv.)
Washington Theater	COE

The locations of these sites and districts are included on the attached Historic Properties & Districts Map.

There are zoning protections in place for the Morris Canal Historic District. Within the Borough's Code §94-86 Morris Canal District. (See attached).

The Morris Canal Overlay District prohibits dumping, excavation, filling and/or destruction above and below ground and prohibits the issuance of building permits that would alter, modify, damage, destroy or otherwise have a negative impact on the Morris Canal District. Additionally, the Ordinance requires any site plan application to note their location within the Morris Canal District so that canal preservation issues can be properly considered.

There are also regulations in place for historic structures, however, within Chapter 44A Flood Damage Protections. According to the Flood Damage Protection ordinance, "Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure."

The Stormwater Management Ordinance, Chapter 57 of the Borough's Code, states that the requirements of Stormwater Management Requirements for Major Development- Nonstructural stormwater management strategies (§57-4A) do not apply "where the New Jersey Department of Environmental Protection determines, pursuant to the New Jersey Register of Historic Places rules at N.J.A.C. 7:4-7.2(c), that action to meet this standard is an undertaking that constitutes an encroachment or will damage or destroy the New Jersey Register listed historic property."

Environmental Resources

According to the Highlands GIS Data, Washington Borough has the following environmental resources within its borders:

- C-1 waterway- Shabbecong Creek

- 2-year, 5-year, and 10-year well head protection areas
- Open water protection areas
- Carbonate rock areas
- Steep slopes
- Critical habitat areas

The Borough does not have the following Highlands resources within its municipality:

- Forest Resource Areas
- Lake resources
- Scenic Resources
- Agricultural Priority Areas
- Vernal Pools (per NJDEP Landscape Project)

The attached maps show the location of these Highlands environmental resources.

Existing Protections

The existing Zoning Ordinance has provisions pertaining to steep slopes, particularly, within §94-35.1 Severe/critical slopes. It should be noted that the definitions and regulations of Severe Slopes and Critical Slopes differ from the Highlands Ordinance and will need to be updated accordingly.

The Borough does not have regulations within the Zoning and Land Development chapter pertaining to Forest Resource Areas, Highlands Open Waters, Riparian Areas, Critical Habitat, Carbonate Rock Areas, Prime Groundwater Recharge Areas, Historic, Cultural and Archaeological Resources, or Highlands Scenic Resources.

The Borough's Stormwater Management Ordinance, located in Chapter 57 of the Borough's code, was adopted in October 2006. The Stormwater Management Ordinance defines environmentally critical area as:

"An area or feature which is of significant environmental value, including but not limited to stream corridors; natural heritage priority sites; habitat of endangered or threatened species; large areas of contiguous open space or upland forest; steep slopes; wellhead protection areas; and groundwater recharge areas. Habitats of endangered or threatened species are those identified by the Department's Landscape Project as approved by the Department's Endangered and Nongame Species Program, or by the Department pursuant to the Highlands Act at N.J.S.A. 13:20-32k and 13:20-34a(4)."

The Stormwater Ordinance includes standards for structural stormwater management measures (located at §57-6) and requires structural stormwater management facilities to be "designed to factor into the design the existing site conditions which may cause the measure to fail, have an adverse effect on water quality or quantity, or cause harm or damage to persons or property, including, for example, environmentally critical areas, wetlands; flood-prone areas; slopes; depth to seasonal high-water table; soil type, permeability and texture; drainage area and drainage patterns; existing or former mines; significant land filling; and the presence of solution-prone carbonate rocks (limestone) and related Karst topography."

Because the entirety of the Borough is an existing Town Center and is proposed to continue its Town Center designation through the Highlands Council, the Borough will need to rezone the southwest corner of the Borough as the Highlands Environmental Resource Zone, which will include protections pertaining to these resources.

Vacant Land & Developable Tracts

Developable tracts, Redevelopment Areas, vacant lands, Excluded areas of Highlands Center & impacts of Highlands Resources

Vacant Land in the Borough

There are 53 properties in the Borough that are assessed as property class 1: vacant. Many of these lots are less than an acre in size. However, there are approximately 14 parcels that are over half an acre in size which may be capable of supporting development in the future. The following chart details the block, lot, property address, ownership, acreage and corresponding map key of privately-owned vacant land in the Borough.

Vacant Land in Washington Borough					
Map Key	Block	Lot	Property Location	Owner Name	Acreage
1	1	2	KINNAMAN AVE	BALDWIN,FRANK RUSSELL & ELIZABETH L	0.02
2	2.05	6	ROUTE 57 WEST	DURLING REALTY, LLC	0.7
3	2.06	23	335 N PROSPECT ST	ST JOSEPH'S ROMAN CATHOLIC CHURCH	1.2
4	6	40	165 N LINCOLN AVE	MACKAY, DAVID	0.1
5	6	49	KINNAMAN AVE	TAYLOR, CHARLES P SR	0.4
6	6	55	205 RUSH AVE - REAR	BBC HOMES LLC	0.3
7	15	6.02	W WARREN ST - REAR	DURYEA, RONALD J	0.3
8	16.01	1	95 N LINCOLN AVE	NEW JERSEY AMERICAN WATER CO	0.1
9	17	1.01	RUSH AVE	VALVERDE,HERNAN/PISTILLI,JESSICA H	0.01
10	18	6	12 CARLTON AVE REAR	TERM RENTALS C/O STOVER&STOVER	0.2
11	18.01	2	229 BELVIDERE AVE	HACKETT, JEFF & JAMES	0.2
12	30.01	12	CLEVELAND ST	SAGLIANI, JOSEPH F & HEIDE L	0.03
13	37	13	JACKSON AVE - REAR	GODFREY, NANCY A & JOHN C	0.3
14	37	2	ROUTE 31 NORTH	TWIST BEAUTY PACKAGING US, INC	0.8
15	40.05	6	9 RIDGETOP TER	WARREN, MELVIN & TIFFANI	0.2
16	42	1	ELIZABETH AVE	PERRUCCI, ANGELO M SR & DOROTHY A	0.6
17	42	1.01	OAK RIDGE & ELIZABETH AVE	PERRUCCI, ANGELO M & DOROTHY A	0.5
18	42	1.05	OAK RIDGE RD - REAR	MARCOLINI, WILLIAM & JAMIE	0.2
19	42	1.06	OAKRIDGE RD-REAR	ZARRA, JOHN L & JULIA C	0.2
20	44	34.03	5 HEATHER HILL ROAD	BARBIERI BUILDERS CORPORATION	0.3
21	44	34.05	9 HEATHER HILL ROAD	BARBIERI BUILDERS CORPORATION	0.3
22	44	34.09	6 HEATHER HILL ROAD	BARBIERI BUILDING CORPORATION	0.3
23	44	34.1	4 HEATHER HILL ROAD	BARBIERI BUILDERS CORPORATION	0.3
24	44.01	1	OAK RIDGE RD	DURYEA, TIMOTHY B & BONITA P	0.4
25	45	6	MYRTLE AVE	ZABRISKIE, JEFF S. & INGER K	0.3
26	46	14.01	MYRTLE AVE	OWNERS UNKNOWN	0.1
27	56	1	66 ROUTE 31 NORTH	P & P OF WASHINGTON, LLC	0.3
28	59	2	26 GIBSON PLACE	SINKBEIL, FREDERICK, RALPH & TRACY	0.3
29	61	10	GARFIELD ST	HICKS, SAM JR	0.2
30	65	1	40 ROUTE 31 NORTH	WASHINGTON DUNKIN DONUTS	0.2
31	66	2	HARRISON & JEFFERSON	HACKETT, JEFFREY S & JAMES A	0.2

Map Key	Block	Lot	Property Location	Owner Name	Acreage
32	69	1	44 MCKINLEY AVE	CAMPESI, JOSEPH & SHARON	3.6
33	69	11	88 MCKINLEY AVE	LANGAN, BARBARA L	0.2
34	70	5.01	E WASHINGTON AVE - FLOWER	WASHINGTON NURSERY AND LANDSCAPE	6.8
35	70	5.02	FLOWER AVE - REAR	LEONARDIS, ALFONSE V	2.6
36	73	6	257 E WASHINGTON AVE	CANDLE ARTISANS, INC	1.1
37	73	7.01	E WASHINGTON AVE	JADE WASHINGTON, LLC	1.0
38	79	27.01	BEETHOVEN AVE	WOLVERTON, WILLIAM & KAREN F	0.7
39	79	8.03	110 PARK AVE	LISK, TRICIA LYNN, KRISTY ANN & AMY	0.1
40	88	10	189-190 BROAD ST REAR	COLEMAN, DALE	0.4
41	95	3	33 W WASHINGTON AVE	JADE PARTNERS WASHINGTON, LLC	0.4
42	95.01	18	BROAD ST - REAR	HOWELL, LLOYD H	0.1
43	96	13	209 BROAD ST	STEVENS, ROSEMARY EVALINE	0.04
44	96	14	S LINCOLN AVE	MINNICK, GEORGE & MARILYNN	0.01
45	97	1.02	MILLPOND RD - REAR	WAKEHAM, BRIAN R & BARBARA L	2.1
46	97.02	15	S LINCOLN AVE	PA LINES LLC C/O NORFOLK SOUTH CORP	0.2
47	97.03	16	169 S LINCOLN AVE	DUCKWORTH, KEVIN B	0.6
48	98	24.01	53-55 S LINCOLN AVE	FERGUSON CONTAINERS	0.1
49	98	25	57-59 S LINCOLN AVE	MENNELLA, MICHELE	0.2
50	98	44	53 S WANDLING AVE	FERGUSON CONTAINERS	0.4
51	98	50	11 HANN TERRACE	HACKETT, JEFFREY & JAMES	0.7
52	100	53	WILLOW ST	PA LINES LLC C/O NORFOLK SOUTH CORP	0.2
53	100	64	115 S LINCOLN AVE	JCP&L TAX DEPT	0.4

Many of the sites are modest in size and are located within existing residential neighborhoods. These sites will likely be developed with single-family homes and will not have an impact on Highlands Resources.

The largest tract, identified on the Vacant and Underutilized Properties map as 32, 34, and 35 consists of a forested area. Map Key 34 & 35 falls within the Highlands Open Water Protection Area which is also the Shabbecong Creek 300-foot C-1 waterway buffer. However, the entirety of this tract is proposed to remain in Town Center.

Potential Redevelopment Areas (Highlands)

The Highlands Council defines Redevelopment Areas as the "conversion of grayfields (abandoned or underutilized commercial facilities) and brownfields (grayfields with suspected or known contamination) into new land uses that are consistent with smart growth strategies and low impact development."

Within the Planning Area, redevelopment is encouraged if the site meets the resources protection standards with respect to the site's Land Use Capability Zone plus specific criteria for water availability, wastewater capacity, and transportation infrastructure. Redevelopment can also include the conversion of a brownfield to a public park.

There are several properties within the Borough that are considered as underutilized land. The following chart details the block, lot, property location, ownership, acreage and map key of the underutilized properties in the Borough that may benefit from Highlands Redevelopment:

Potentially Underutilized Land in Washington Borough						
Map Key	Block	Lot	Property Location	Property Class	Owner Name	Acreage
1	35	14	256 BELVIDERE AVE	4A	FALCON GROUP INVEST %ALWANI, SHARDA	6.0
2	35	15	125 TAYLOR ST	4B	CARL JOSEPH & COMPANY, INC	2.0
3	35	45	280 BELVIDERE AVE	4A	TURBINE ALLOY CORP	0.8
4	37	1	191 ROUTE 31 NORTH	4B	TWIST BEAUTY PACKAGING US, INC	16.2
5	37	3	ROUTE 31 NORTH	4B	SERELIS, PAUL C/O SPRINT PCS	0.2
6	37	4	ROUTE 31 NORTH	4A	P SERELIS CORP	8.9
7	37	7	91 ROUTE 31 NORTH	4A	CAVITCH, MICHAEL III & STEPHANIE E	0.7
8	70	1	246 E WASHINGTON AVE	4A	BLEW, MONTE & ROY M	0.5
9	80	2	165 E WASHINGTON AVE	4A	PLANNED INVEST.EQUITIES/DEN SHUMAN	0.4
10	80	12	7 RAILROAD AVE	4C	WASHINGTON NORSE, LLC	3.2
11	80	13	30 ROUTE 31 SOUTH	4A	ROSSI, EZIO U & JEANNE R	3.5
12	84	1	26 PERSHING AVENUE	4B	BASF CORPORATION TAX DEPT	15.3
13	98	24	51 S LINCOLN AVE	4B	FERGUSON CONTAINERS	3.6
14	100	57	33-39 WILLOW ST	4B	NEPFUND REO LLC	2.8
15	101	11	275 W WASHINGTON AVE	4A	JEFF HACKETT 275 WEST WASHINGTON AV	0.5
16	101	13.02	W WASHINGTON AVE	15C	BOROUGH OF WASHINGTON	2.3

All of the underutilized sites are proposed to be located within the Town Center designation and not within the proposed Highlands Environmental Resource Zone Overlay. It is unknown as to when these sites will seek approval from the Land Use Board to "re-develop". Additionally, it is anticipated that these properties will not have a significant impact on Highlands Resources as they are currently developed and have significant impervious coverage.

Redevelopment Areas (Statutory)

Washington Borough has one statutory Redevelopment Area for which a Redevelopment Plan was adopted in April 2009. The Downtown Redevelopment Plan is a 41.5-acre area that consists of the Borough's "downtown" area along Washington Avenue and Route 31. The Area consists of 3 districts: The Washington Avenue Core District and the Route 31 Gateway District permit 2 to 4 story mixed use development, while the Public Park District permits public parks, open space, and

quasi-public facilities. The entirety of the Redevelopment Area has a mandatory affordable housing set-aside of 20% for all residential or mixed-use development producing 5 or more residential units.

Anticipated Development/Redevelopment Projects

There are several anticipated development projects within the Borough which include the following:

- Proposed Development
 - Washington Ventures Residential Subdivision- The Borough and Washington Ventures Entities negotiated an agreement regarding the development of the property. The Washington Ventures Agreement was executed on October 9, 2018 and amended via Rider dated December 18, 2018. The agreement was approved by the Courts.

The site is proposed to be subdivided into 50 small-lot single-family residential properties with common areas for open space, roadways, and stormwater management facilities on an approximately 35 acre tract, a cemetery district on an approximately 10 acre tract with a 10,000 square foot cell tower site, and the remaining portion of the property, approximately 80 acres, is proposed to be purchased by the Borough and deed-restricted as public open space.

The development of the residential tract and cemetery may have an impact on Highlands Resources. This area is currently located within the Protection Zone and consists of forested areas, wetlands and steep slopes.

It should be noted that the Borough and Washington Ventures Entities are in the process of negotiating the land development ordinance for the site, which requires mediation with the Courts.

- The Borough's DPW site, Block 101 Lot 1, is currently developed with the sewage treatment plant. A portion of this site was formerly used as a sewer lagoon in the 1960's, which has since been removed and mowed regularly. The Borough will be proposing to begin their own vegetative waste/brush collection in 2021. A portion of this area is proposed to be paved and fenced to serve as the vegetative waste/brush dump for residents with the surrounding area proposed to be revegetated to serve as wildlife habitat. The Borough is currently working with NJDEP to secure the necessary permits. Since this area has been disturbed for the past several decades, there do not appear to be any impacts on Highlands Resources.
- Redevelopment Area- Although no formal applications have been submitted, the Borough continues to anticipate development occurring within the Downtown Redevelopment Area. The Redevelopment Area is entirely within the Sewer Service Area and is served by NJ American Water. However, a portion of this area falls within the Shabbecong Creek, a Category One waterway that has an associated 300-foot buffer. However, most of this area is currently developed with impervious surfaces. There does not appear to be any additional impacts on Highlands Resources.

- Recently approved applications:
 - Washington 31, LLC received approval to develop Block 26 Lots 5, 6, 7, 8 & 10 with a CVS retail store and drive-thru pharmacy. The application received approval from the Land Use Board in August 2019. The applicant is working with the Borough, Land Use Board and professionals to comply with the conditions as outlined in the resolution. Since the site had previously been disturbed and developed with a gas station/mini mart and single-family residential homes, there does not appear to be an impact on Highlands Resources.
 - 10 Brass Candle Road, LLC received use-variance approval and preliminary and final site plan approval from the Land Use Board to permit a short term 28-day residential rehabilitation facility in an existing medical office which will accommodate 40 beds in the facility. The Board approved the application in August 2019. The applicant is working with the Borough, Land Use Board and professionals to comply with the conditions as outlined in the resolution. The applicant is working to comply with the conditions outlined in the Resolution.
 - Jade Partners Washington, LLC received approval to develop Block 95 Lots 1 & 31 with a Taco Bell, drive-thru and associated parking. The application received approval from the Land Use Board in October 2019. The applicant is working with the Borough, Land Use Board and professionals to comply with the conditions as outlined in the resolution. Since the site had been previously developed with a Krauszers mini mart and Borough parking lot, the development does not appear to have an impact on Highlands Resources.
 - The Town Center at Washington project received approval from the Planning Board in December 2013 to develop a 4-story mixed-use building consisting of approximately 7,000 sq. ft. of restaurant/retail space and 50 residential units along Washington Avenue (Block 95 Lots 3 & 4). In 2017, the developer agreed to deed restrict 10 units as low-income units. The developer also received amended Site Plan approval with the Planning Board in September 2017. Since the site had previously be developed with a bank and consisted of disturbed land, there development of the Town Center project does not appear to have an impact on Highlands Resources.

Available infrastructure

Sewer Service Area

The majority of the Borough falls within the Sewer Service Area. The Borough owns and operates a municipal sewer treatment plant. The NJPDES Capacity Assurance Program released its "Municipal Facilities Average Flow vs Permitted Flow" for 12-consecutive months as of May 2019. The report found that the Washington Borough WWTP has a Permit Flow of 1.16 MGD, where the average flow is 0.753 MGD, resulting in the Borough having reached 65.11% of its capacity.

Water Service

The Borough utilizes New Jersey American Water as its public drinking water system. NJ American Water has the Public Water State Identification of #NJ2121001 and consists of 5 wells that use ground water supplies from Jacksonburg limestone, Kittatinny Supergroup. The Washington System supplies approximately 1.3 million gallons per day to its customers that are located in Franklin

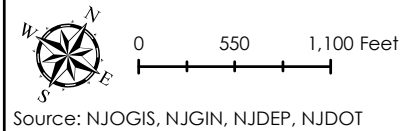
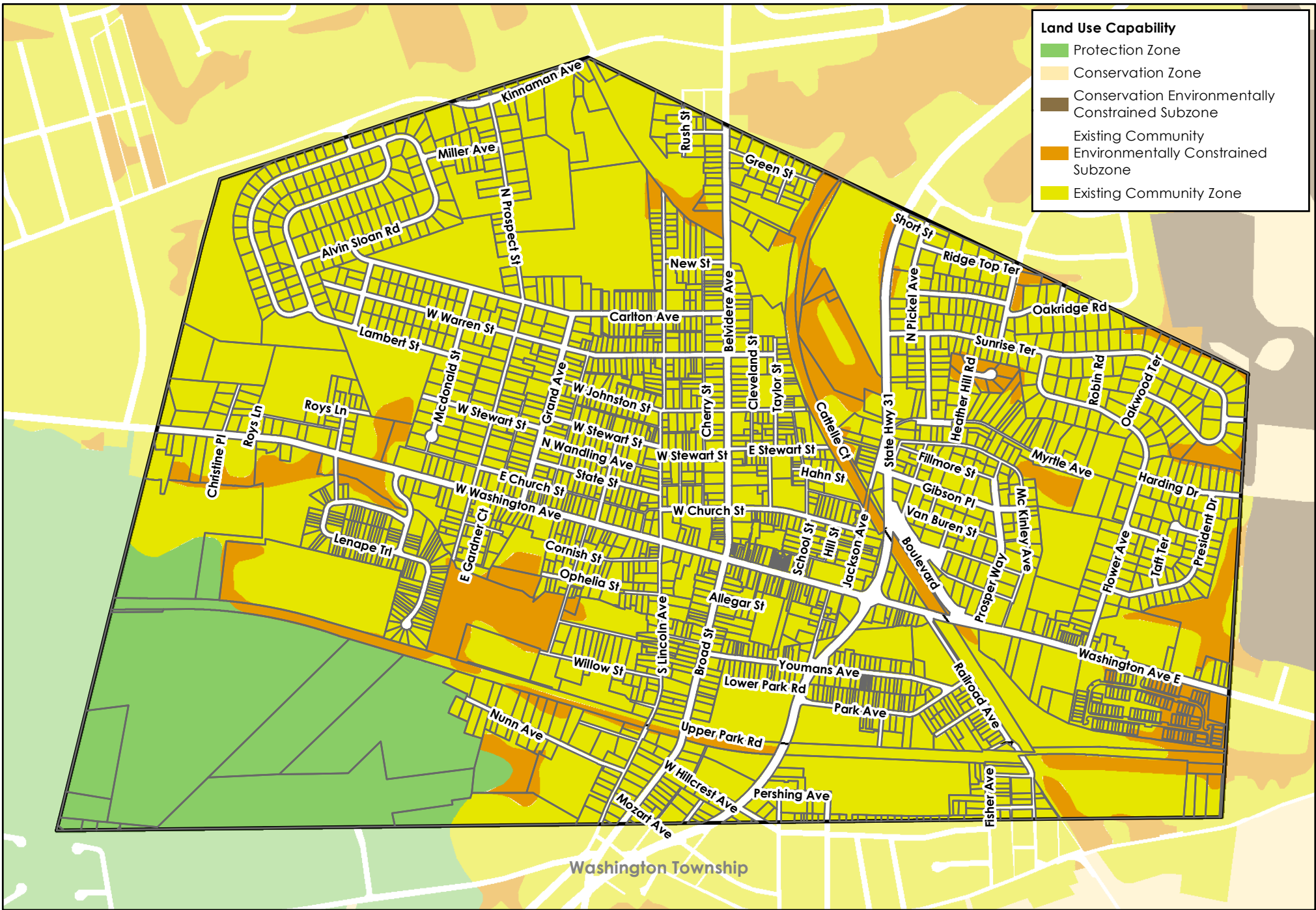
Township, Oxford Township, Warren, Washington Township, Washington Borough and White Township. The permitted capacity of the Washington System is 4.535 MGD, with an average flow of 1.13 MGD. Approximately 25% of the capacity is being utilized.

Public Outreach Strategy

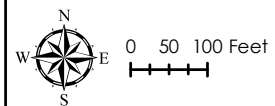
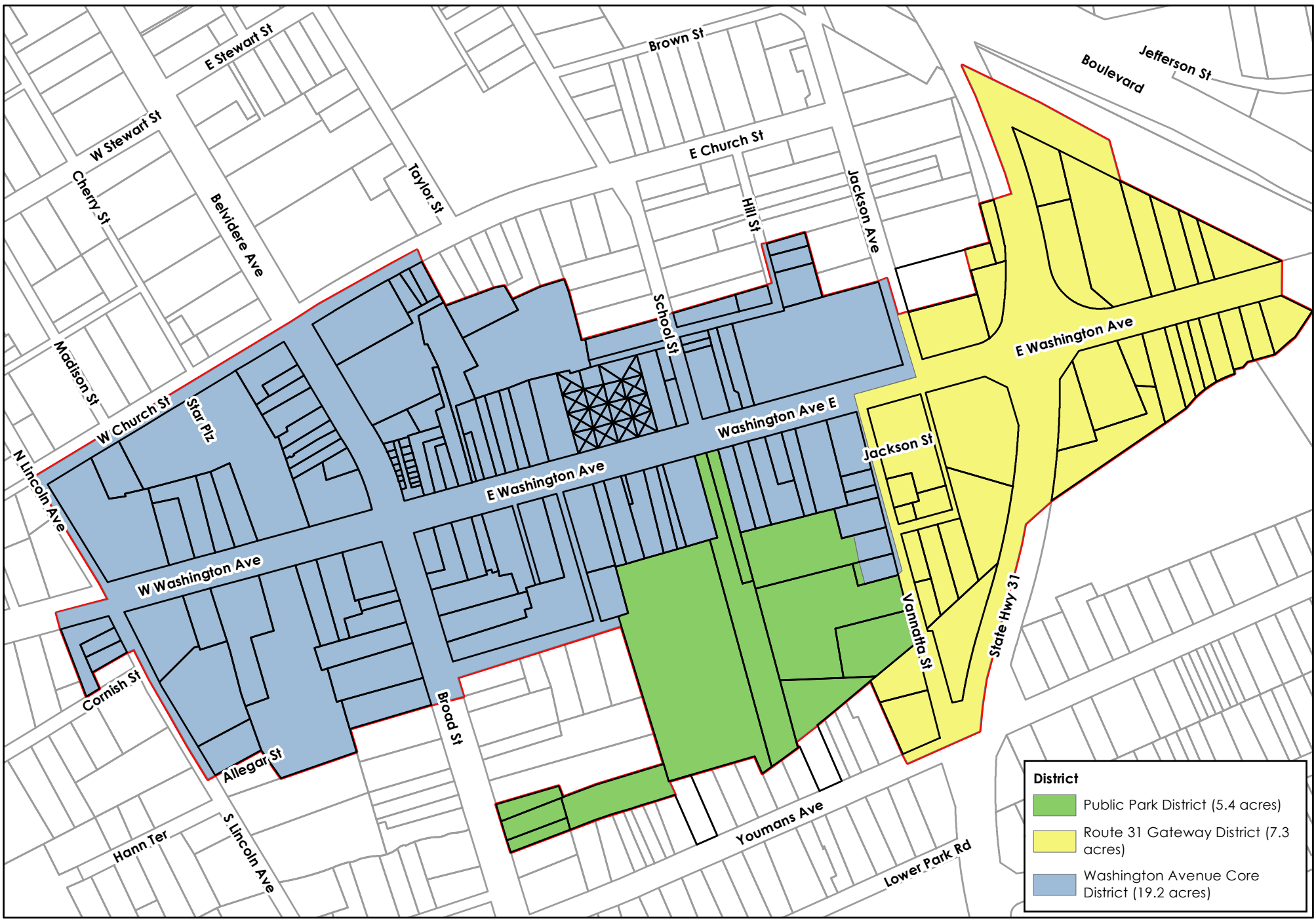
In accordance with the Municipal Land Use Law, each Master Plan Element will be publicly noticed and will provide the public an opportunity to provide comments and feedback on each Plan Element. This also applies to any ordinance revision that will be publicly noticed and adopted by the Borough Council.

Specific tasks in the Implementation Plan/Schedule may require additional public outreach. Public outreach will be coordinated with Highlands staff. Public Outreach may include community visioning events, information sessions, and meetings with stakeholders, as needed.

In light of the COVID-19 pandemic, where in-person meetings are not feasible, publicly noticed meetings will be held remotely on Zoom.



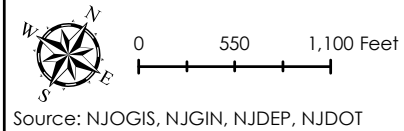
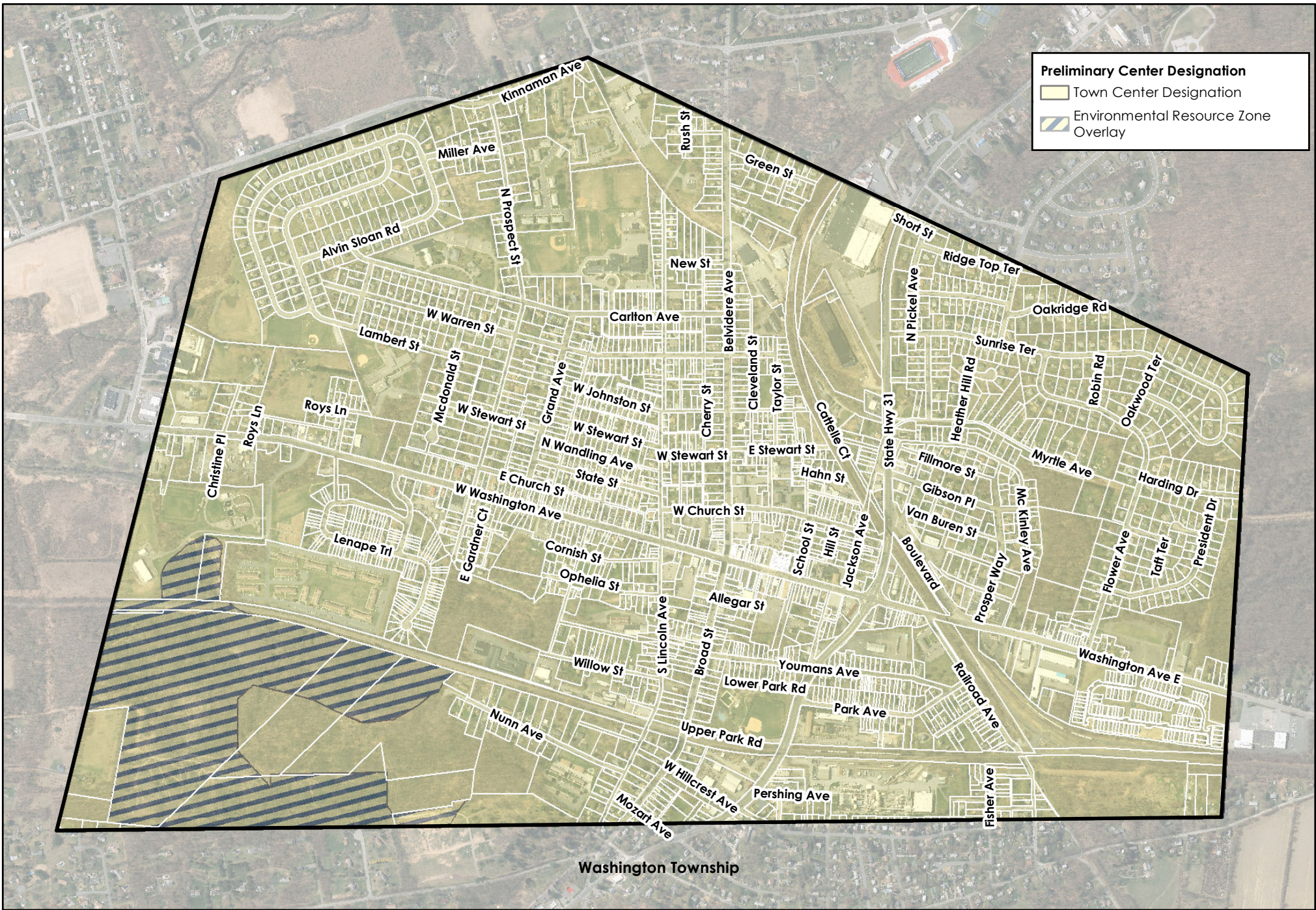
Highlands Land Use Capability Zones
Washington Borough, NJ



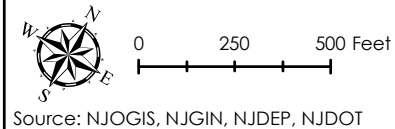
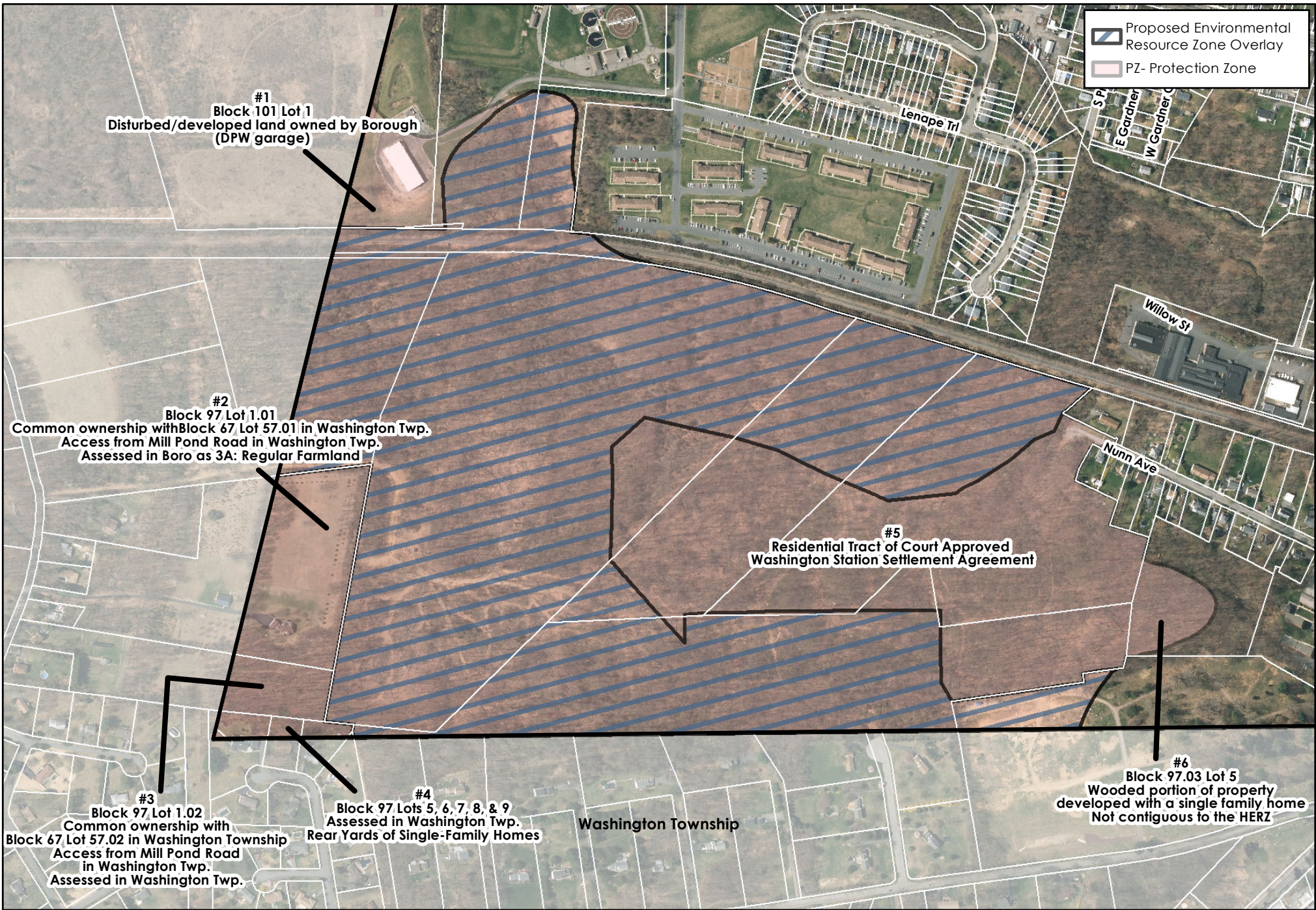
Source: NJOGIS, NJGIN, NJDEP, NJDOT

Downtown Redevelopment Area
 Washington Borough, Warren County, New Jersey

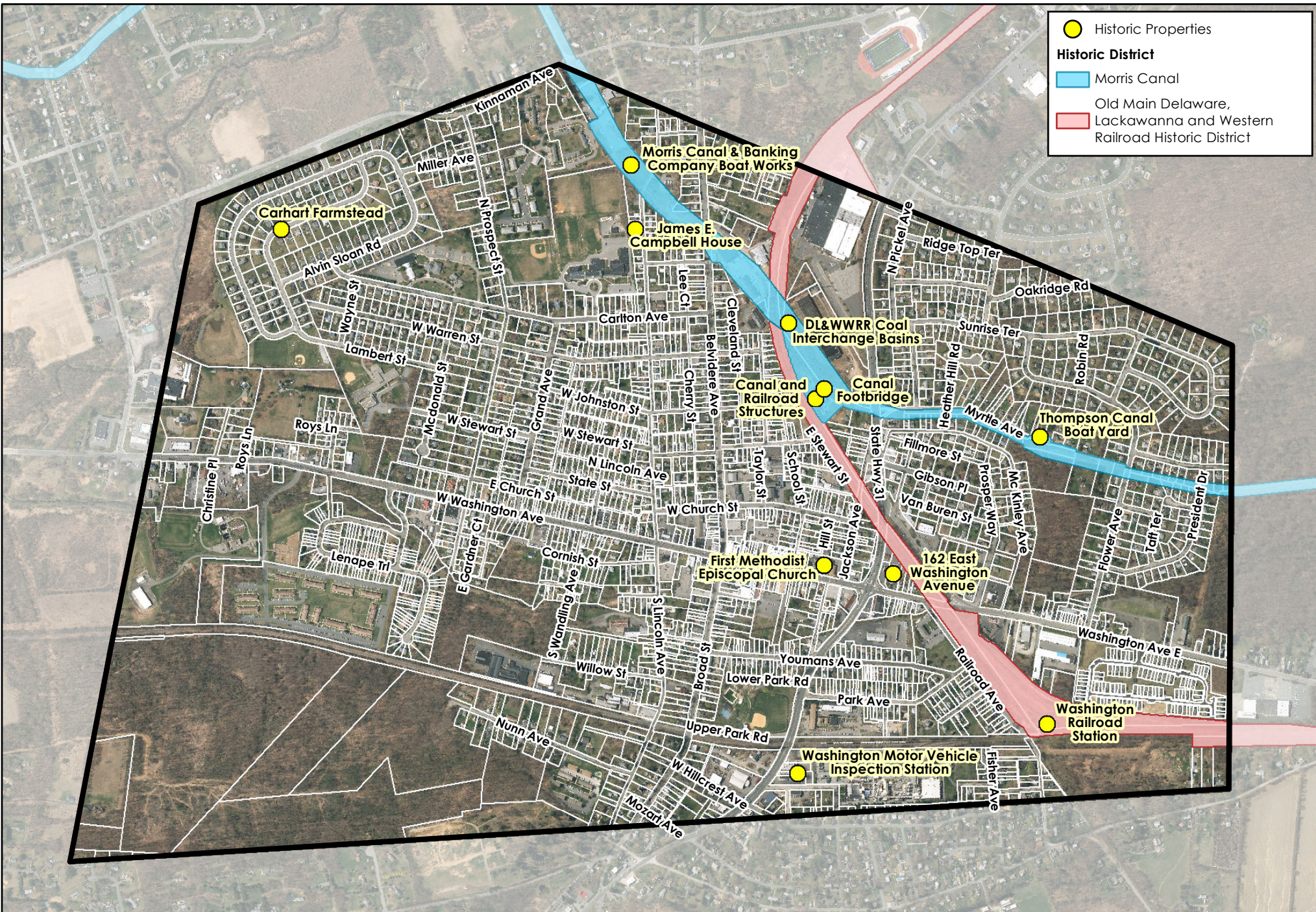
HEYER GRUEL & ASSOCIATES
 February 2020



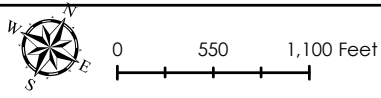
Preliminary Center Designation
Washington Borough, NJ



Comparison of Proposed Highlands Environmental Resource Zone & Protection Zone Boundaries
 Washington Borough, NJ

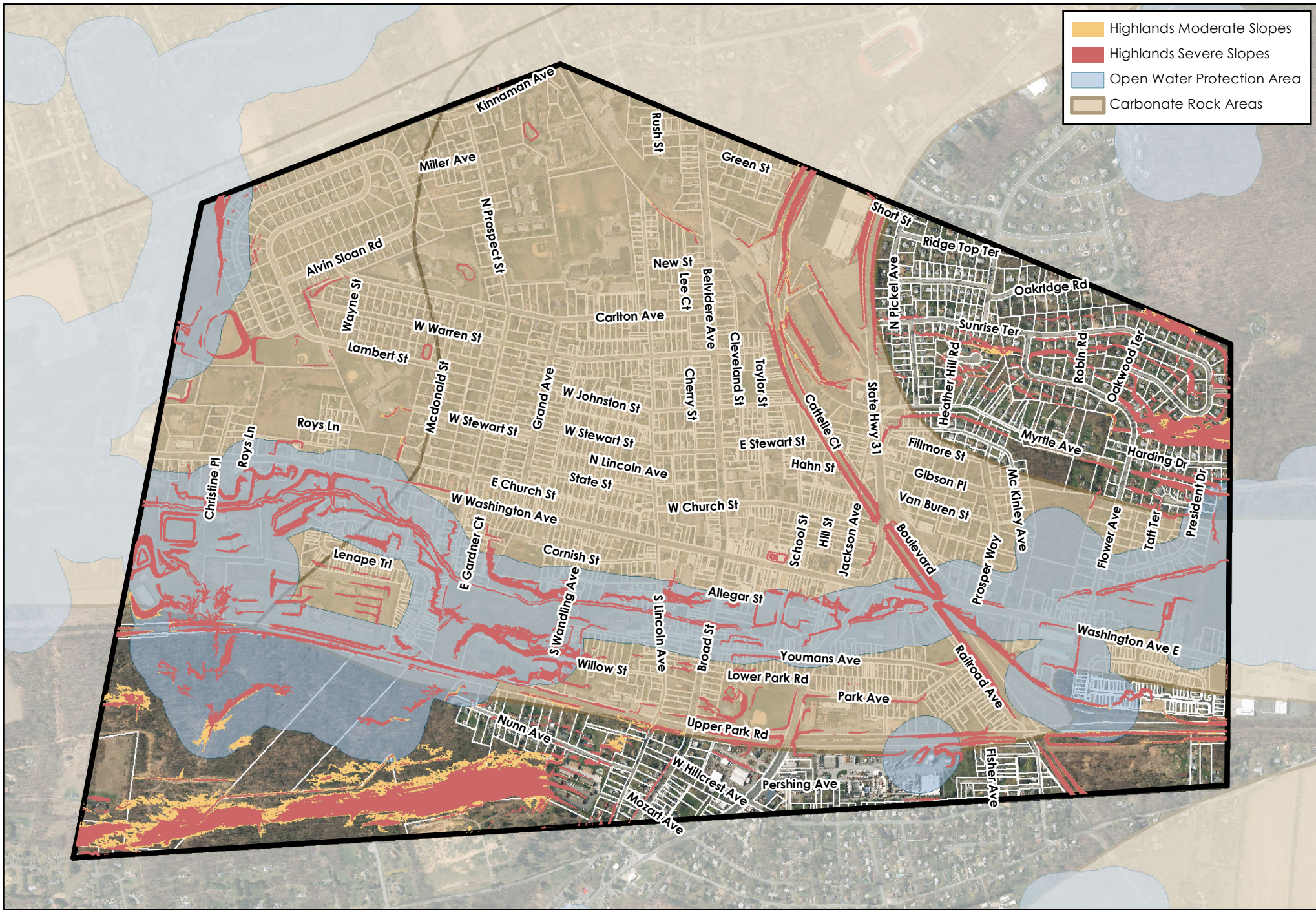


- Historic Properties
- Historic District**
- ▬ Morris Canal
- ▬ Old Main Delaware, Lackawanna and Western Railroad Historic District

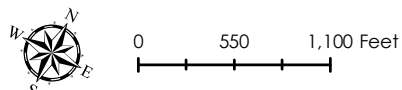


Historic Properties & Districts
Washington Borough, NJ

Source: NJOGIS, NJGIN, NJDEP, NJDOT



- Highlands Moderate Slopes
- Highlands Severe Slopes
- Open Water Protection Area
- Carbonate Rock Areas



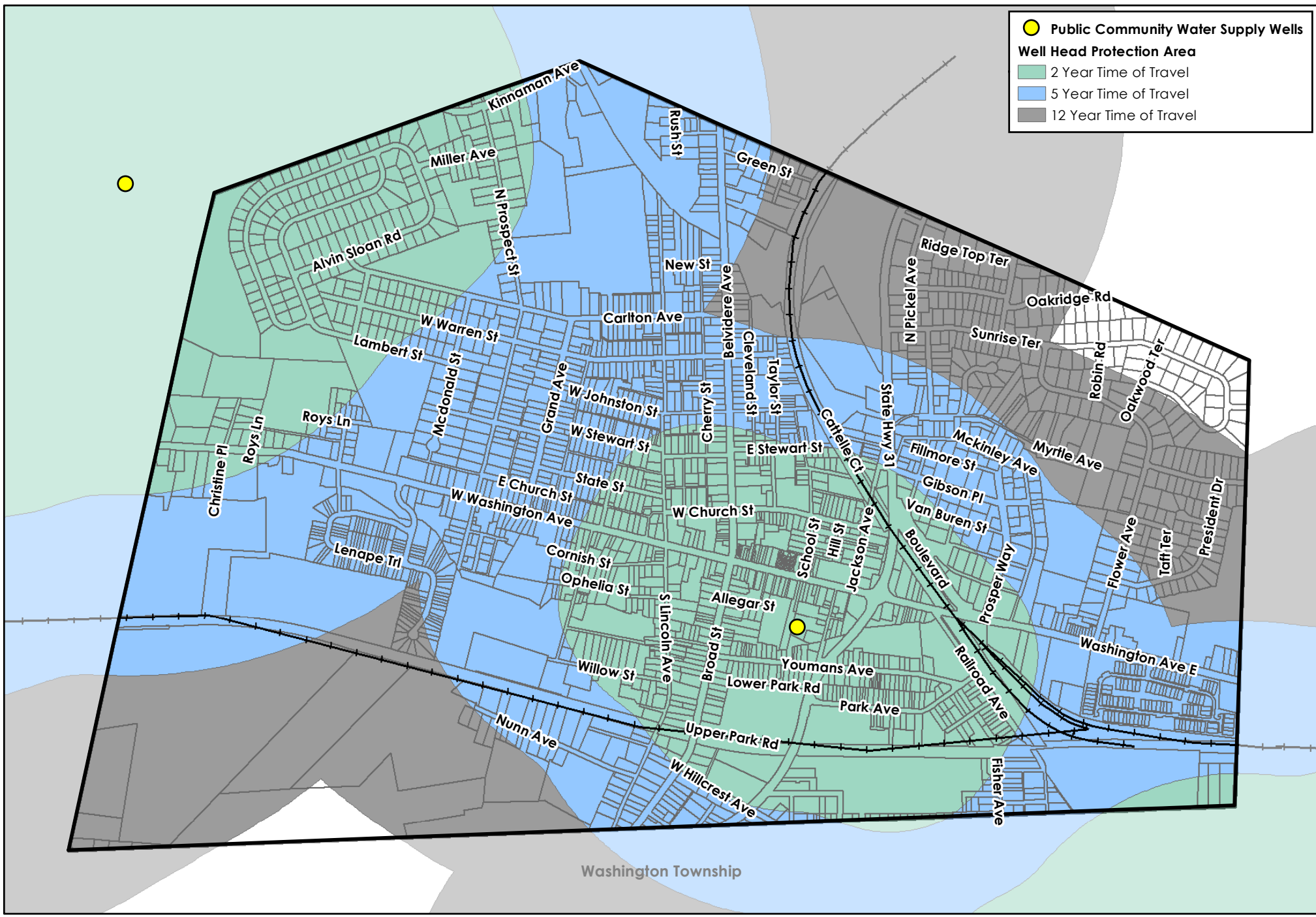
Environmental Resources
Washington Borough, NJ

Source: NJOGIS, NJGIN, NJDEP, NJDOT

Public Community Water Supply Wells

Well Head Protection Area

- 2 Year Time of Travel
- 5 Year Time of Travel
- 12 Year Time of Travel

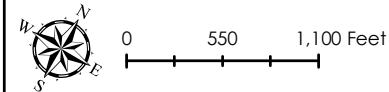
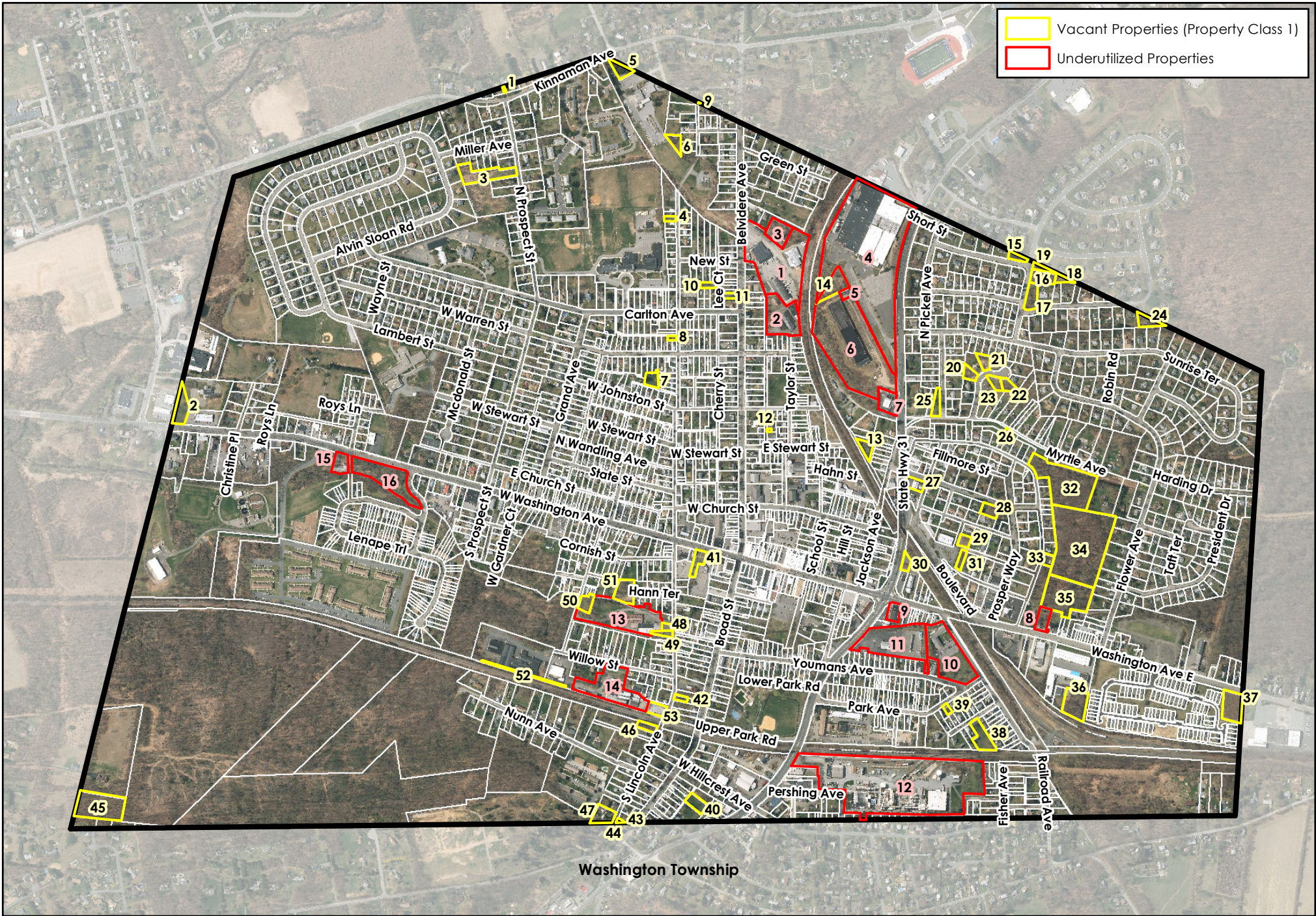
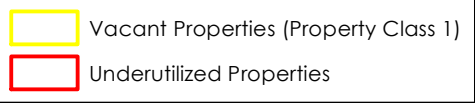


0 550 1,100 Feet

Source: NJOGIS, NJGIN, NJDEP, NJDOT

Well Head Protection Areas
Washington Borough, NJ

HGA
HEYER, GRUEL & ASSOCIATES
October 2019



Vacant and Underutilized Properties
Washington Borough, NJ

Source: NJOGIS, NJGIN, NJDEP, NJDOT