



PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

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



CARL J. RICHKO
Chairperson

LISA J. PLEVIN
Executive Director

MEETING AGENDA
Thursday, April 15, 2021 at 4pm

Join Zoom Meeting:
<https://zoom.us/j/94504285729>

Audio only:
Dial: 1-929-436-2866
Meeting ID: 945 0428 5729

1. CALL TO ORDER
2. ROLL CALL
3. OPEN PUBLIC MEETINGS ACT STATEMENT
4. PLEDGE OF ALLEGIANCE
5. CHAIR'S REPORT
6. EXECUTIVE DIRECTOR'S REPORT
7. APPROVAL OF HIGHLANDS COUNCIL MINUTES – February 18, 2021
8. Presentation – Christopher C. Obropta, Ph.D., P.E.
 - Rutgers' Highlands Regional Stormwater Management Planning
9. BUDGET & FINANCE COMMITTEE – Committee Chair Holtaway
 - CONSIDERATION OF RESOLUTION – Approval of Water Use and Conservation Management Plan Funding for The Township of Lopatcong, Warren County (*voting matter with public comment*)
10. OTHER BUSINESS
 - CONSIDERATION OF RESOLUTION – Approval of Submission of 2020 Annual Report (*voting matter with public comment*)
11. OLD & NEW BUSINESS
12. PUBLIC COMMENTS (*to ensure ample time for all members of the public to comment, we will respectfully limit comments to three (3) minutes. Questions raised in this period may not be responded to at this time but, where feasible, will be followed up by the Council and its staff.*)
13. EXECUTIVE SESSION, *if deemed necessary*
14. ADJOURN

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
MEETING MINUTES OF APRIL 15, 2021

PRESENT

VIA TELECONFERENCE:

| | | |
|----------------------|---|-----------------|
| CARL J. RICHKO |) | CHAIR |
| KURT ALSTEDE |) | VICE CHAIR |
| TIMOTHY P. DOUGHERTY |) | COUNCIL MEMBERS |
| MICHAEL R. DRESSLER |) | |
| MICHAEL FRANCIS |) | |
| ROBERT HOLTAWAY |) | |
| BRUCE JAMES |) | |
| MICHAEL SEBETICH |) | |
| DAN VAN ABS |) | |
| JAMES VISIOLI |) | |
| RICHARD VOHDEN |) | |

CALL TO ORDER 181st meeting of the New Jersey Highlands Water Protection and Planning Council was called to order at 4:01pm via Zoom videoconference due to COVID-19.

ROLL CALL

Roll call was taken. Members Dougherty and Visioli were absent. All other Council Members were present via videoconference. *The following staff members were present via videoconference: Lisa J. Plevin, Christine LaRocca, James Humphries, Gabrielle Gallagher, Maryjude Haddock-Weiler, Ranji Persaud, Herbert August, Annette Tagliareni, Carole Ann Dicton, Steve Simone, Karen Castanhas, and Tom Tagliareni. Also present via teleconference were Lauren Nathan-LaRusso, Senior Counsel, Governor's Authorities Unit; and Jason Kane, Deputy Attorney General (DAG).*

OPEN PUBLIC MEETINGS ACT was then recited.

Member Dougherty was present via videoconference at 4:05pm.

PLEDGE OF ALLEGIANCE was then recited.

CHAIRMAN'S REPORT

Chair Richko acknowledged the resignation of Member Walton effective March 31, 2021. Chair Richko noted Member Walton's almost 10 years of public service to the Highlands Council as a member, Chair of the Audit and Landowner Equity and Land Preservation Committees, and also as Chairman of the HDC Bank.

Chair Richko announced that Member Van Abs will serve on the Regional Master Plan (RMP) Amendment Committee.

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
MEETING MINUTES OF APRIL 15, 2021

Chair Richko announced that Hunterdon County's Petition for Plan Conformance will likely come before the Council next month. This will be the 3rd County Petition coming before the Council.

Lastly, Chair Richko acknowledged the retirement of Jeff Tittel, Director of the New Jersey Sierra Club. Chair Richko noted that Jeff Tittel was instrumental in passing the Highlands Act. Chair Richko thanked Mr. Tittel for all he has done for New Jersey and the Highlands region.

At this time, Chair Richko asked members if they had any comments regarding his report.

Member Sebetich acknowledged Jeff Tittel's retirement. Member Sebetich commented that Jeff Tittel is a bulldog on environmental issues, but sometimes these extremes need to be stated. Member Sebetich added that he hopes Jeff Tittel doesn't go away completely.

Member Dressler expressed his sadness regarding Member Walton's resignation. Member Dressler added that Member Walton was an excellent member and it was a pleasure to work with him. Member Dressler concluded that the Council is a little less today because he is gone.

EXECUTIVE DIRECTOR'S (ED) REPORT

Ms. Plevin highlighted the following updates and staff activities:

COVID-19 Response

Chester Office Closure/Remote Work

Ms. Plevin reported that staff continues to work remotely and are fully functional.

Project Highlights

Plan Conformance Updates

As Chairman Richko mentioned, Ms. Plevin reported that the Hunterdon County Petition for plan conformance was released for public comment on March 29 and comments are being accepted through April 29. Ms. Plevin also noted that as a result of the Council's MOU with the Office of Planning Advocacy (OPA), OPA completed a review of the petition prior to its release for public comment.

Ms. Plevin then reported on some exciting news regarding Climate Change. Ms. Plevin noted that the entire Interagency Council on Climate Resilience met earlier this week to review the draft Climate Change Resilience Strategy. They expect to release this document for public comment in less than 2 weeks. Once released, Council staff plans to do an outreach announcement to all Highlands municipalities and counties and to our listserv, urging their review and comment. Ms. Plevin was very pleased that key Highlands issues and concerns are focused on this strategy.

Municipally Issued Exemptions

Since the prior report, the Highlands Council has been notified of five (5) municipally issued exemptions.

- Montville Township issued two (2) exemption #5s.
- Mahwah Township issued two (2) exemption #4s.
- Jefferson Township issued one (1) exemption #2.

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
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Project Review Updates

Ms. Plevin reported that staff is currently reviewing three (3) new projects that have come in since her prior report.

- Hudson Farm in Hopatcong Borough, Sussex County is seeking a site-specific Water Quality Management Plan amendment related to the construction of a pavilion with maximum seating capacity of 150, and a pro shop with a kitchen.
- Hunterdon County is seeking a Preservation Area Exemption #9 for a resurfacing and safety improvement project on County Route 517 in Tewksbury Township.
- The North Jersey District Water Supply Commission is seeking a Preservation Area Exemption #11 for the installation of a floating solar array on Wanaque reservoir in Wanaque Borough to provide power for the Commission's headquarters and water filtration plant.

Personnel Updates

Ms. Plevin reported that the Highlands Council staff completed interviews with candidates to fill the vacant Resource Management Specialist position and anticipates extending an offer this week.

Audit Service RFP

Ms. Plevin reported that the audit services contract with our current vendor recently expired and the Highlands Council issued a Request for Proposals (RFP) for audit services last Thursday (April 8) so we can identify a vendor and enter a new contract before the next audit cycle begins.

Project Update – Functional Ecosystem Valuation (FEV)

At this time, Ms. Plevin updated Council on one of the projects Council approved a little over a year ago. The FEV project is designed to create a methodology for evaluating and assigning a numeric value to natural resource assets in the Highlands. The intent is to have a system in place that can aid our project review process so that when a proposed project involves natural resource disturbance, the impact and appropriate mitigation can be measured and identified.

Ms. Plevin noted that the draft methodology was completed in late 2019 and in February last year the Council approved a contract to field test it. Nine (9) sites have been identified for that field testing – three (3) in the Preservation Area, three (3) in the Planning Area, and three (3) sites with land in both. Field testing is currently underway and will continue throughout the growing season. A desktop analysis of the draft methodology has been prepared and is under staff review. The project should be completed late this year or early next year.

RFP – Municipal Average – HDC Bank Board

Ms. Plevin reported some updates regarding the RFP for Municipal Average research and determination. Two firms responded and the Review Committee is reviewing. As a result, the May 6th HDC Bank Board meeting will be cancelled. Ms. Plevin also added that the Bank will likely reschedule this meeting when ready to discuss awarding a contract regarding Municipal Average.

Lastly, the next Council Meeting is scheduled for May 20, 2021.

Chairman Richko asked Council members if they had any comments/questions regarding Ms. Plevin's Report.

Member Sebetich ask if he could review the draft FEV methodology. Mr. Humphries responded that it is

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
MEETING MINUTES OF APRIL 15, 2021

still in draft form, but staff can provide the draft to Member Sebetich.

Member Visioli was present via videoconference at 4:17pm.

APPROVAL OF HIGHLANDS COUNCIL MINUTES OF FEBRUARY 18, 2021

Chairman Richko asked for a motion on the Council Minutes of February 18, 2021.

Member Holtaway made a motion to approve the Highlands Council Minutes of February 18, 2021. Member Visioli seconded it.

A roll call vote was taken. The Highlands Council Minutes of February 18, 2021 were APPROVED 11-0.

PRESENTATION – Rutgers Highlands Regional Stormwater Management Planning

At this time Chair Richko reminded members that in July 2019 the Council awarded a contract to Rutgers University Cooperative Extension, Water Resources Program to develop regional stormwater management planning for a portion of the New Jersey Highlands. The project targets an area within the Raritan River watershed and involves 24 Highlands municipalities.

Chair Richko welcomed Dr. Chris Obropta of Rutgers who is an Extension Specialist in Water Resources and who was in attendance to provide an overview and update on the project.

At this time, Dr. Obropta gave a presentation. The presentation may be found on Council's website at the following link: www.nj.gov/njhighlands/about/calend/2021/apr15/obropta.pdf

Chair Richko thanked Dr. Obropta for his presentation and added that this is a project that will benefit many towns in the Highlands as well as the environment.

Member Sebetich thanked Dr. Obropta for his presentation. Member Sebetich inquired how new development can benefit, as well as retrofitting older development.

Dr. Obropta added that new stormwater regulations adopted by the NJDEP in 2020 now require all new major developments to manage stormwater using green infrastructure. New enabling legislation was also recently passed that will allow for the establishment of stormwater utilities. These utilities could potentially provide a funding mechanism for retrofitting older developments with green infrastructure. Dr. Obropta added that his outreach is about education as well to get towns thinking about improved stormwater management planning.

Member Francis asked if the definition has been changed regarding impervious coverage. Dr. Obropta added that DEP still needs to do more work to define impervious coverage.

Chair Richko thanked Council staff and added that this is a great partnership.

Ms. Plevin emphasized that Council staff is planning a follow up webinar with Dr. Obropta's team for

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
MEETING MINUTES OF APRIL 15, 2021

early June to discuss next steps and funding available to implement projects identified in the plans. Ms. Plevin added that towns that we are working with are seeing this as a service that we are providing to them.

Dr. Obropta noted that the towns seem excited about it.

BUDGET & FINANCE COMMITTEE

Resolution - Approval of Water Use and Conservation Management Plan Funding for the Township of Lopatcong, Warren County

Committee Chair Holtaway reported that Lopatcong Township does not currently have an allocation in their contract for the development of a WUCMP. This request is being triggered by a proposed development project for which a Water Quality Management Plan Amendment is required to obtain sewer service and the associated subwatershed is in deficit of net water availability. The total cost for the development of a WUCMP for Lopatcong Township is estimated at \$60,000. All grants are reimbursement-based with final approvals determined by approved scopes of work.

Member Visioli made a motion. Member James seconded it.

Council Discussion

There was no Council discussion.

Public Comment

David Shope, Lebanon Township - Mr. Shope commented on Member Holtaway's report that Lopatcong Township will not be paid \$60,000 until work product is done which, in his opinion, means it won't be paid unless it is acceptable to Council.

There was no Council comment.

A roll call vote was taken. The resolution was APPROVED 11-0.

OTHER BUSINESS

Resolution - Approval of Submission of 2020 Annual Report

At this time Chair Richko announced the next resolution to approve submission of the 2020 Annual Report. Chair Richko noted that this is a statutory requirement to provide an annual report of our activities to the Governor, Legislature, and the governing body and the chief executive officer of each municipality and county in the Highlands Region.

Member James made a motion. Member Holtaway seconded it.

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
MEETING MINUTES OF APRIL 15, 2021

Council Discussion

There was no Council discussion.

Public Comment

There was no Public Comment.

A roll call vote was taken. The resolution was APPROVED 11-0.

OLD/NEW BUSINESS:

Member Vohden suggests that all Council members take a look at N.J.S.A. 40:55D-154 and 156.

Member Francis enjoyed the Stormwater presentation today and that the Council needs to pay attention to its importance to the region's lakes, rivers, the economy, and environment.

Chairman Richko opened the meeting to the public for any other comments.

Public Comment

Hank Klumpp, Tewksbury, NJ - Mr. Klumpp asked for copies of the citations noted in the memorandum regarding the RMP Amendment Committee meeting held on March 30, 2021. Mr. Klumpp added that the TDR Program has not worked for 16 years and Council should send a letter to Governor Murphy to fund landowners. Mr. Klumpp also was saddened by Member Walton's resignation.

David Shope, Lebanon Township – Mr. Shope commented on the RMP Amendment Committee meeting memo where Member Vohden raised questions regarding the TDR Program and Chief Counsel LaRocca referred them as a policy question, not a legal question. Mr. Shope spoke in opposition to these comments.

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
MEETING MINUTES OF APRIL 15, 2021

Chair Richko asked for a motion to adjourn the meeting.

Member Holtaway made a motion to adjourn the meeting. Member James seconded it. All were in favor. The meeting was adjourned at 5:08pm.

CERTIFICATION

I hereby certify that the foregoing is a true copy of the minutes of the meeting of the Highlands Water Protection and Planning Council.

Date: 05/20/2021

Name: Annette Tagliareni
Annette Tagliareni, Executive Assistant

| Vote on the Approval of Minutes | Motion | | Second | | Yes | | No | | Abstain | | Absent |
|---------------------------------|--------|--|--------|--|-----|--|----|--|---------|--|--------|
| | | | | | | | | | | | |
| Councilmember Alstede | | | | | √ | | | | | | |
| Councilmember Dougherty | | | | | | | | | | | √ |
| Councilmember Dressler | | | | | | | | | | | √ |
| Councilmember Francis | | | | | √ | | | | | | |
| Councilmember Holtaway | | | √ | | √ | | | | | | |
| Councilmember James | | | | | √ | | | | | | |
| Councilmember Sebetich | | | | | | | | | | | √ |
| Councilmember Van Abs | | | | | √ | | | | | | |
| Councilmember Visioli | √ | | | | √ | | | | | | |
| Councilmember Vohden | | | | | √ | | | | | | |
| Chairman Richko | | | | | √ | | | | | | |

RESOLUTION 2021-10

APPROVAL OF WATER USE AND CONSERVATION MANAGEMENT PLAN FUNDING FOR THE TOWNSHIP OF LOPATCONG, WARREN COUNTY

WHEREAS, the Highlands Water Protection and Planning Act (Highlands Act) has a public body corporate and politic with corporate succession known as the Highlands Water Protection and Planning Council (Highlands Council); and

WHEREAS, the Highlands Act authorizes the Highlands Council to enter into any and all agreements or contracts, execute any and all instruments to carry out any power, duty or responsibility under the Highlands Act; and

WHEREAS, Section 14 of the Highlands Act expressly requires mandatory Plan Conformance where municipalities, located wholly or partially in the Preservation Area, must revise and conform their local master plan and development regulations, as they relate to development and use of land in the Preservation Area, with the goals, requirements and provisions of the Regional Master Plan (RMP) within 15 months of adoption thereof, or December 8, 2009; and

WHEREAS, Section 15 of the Highlands Act provides for voluntary Plan Conformance where any municipality located wholly or partially in the Planning Area may voluntarily revise and conform their local master plans and development regulations, as they relate to the development and use of land in the Planning Area, with the goals, requirements and provisions of the Regional Master Plan at any time; and

WHEREAS, Section 18 of the Highlands Act obligates the Highlands Council to establish a grant funding program to reimburse municipalities for reasonable expenses associated with Plan Conformance; and

WHEREAS, on December 18, 2008, the Highlands Council approved Resolution 2008-73 to provide grant funding for the Highlands municipalities to cover the reasonable expenses associated with revisions to master plans, development regulations or other regulations to conform them to the Regional Master Plan; and

WHEREAS, the Highlands Regional Master Plan (RMP) requires that conforming municipalities develop Water Use and Conservation Management Plans (WUCMPs) that reflect the policies and objectives of the RMP; and

WHEREAS, Lopatcong Township, Warren County has successfully petitioned the Highlands Council for Plan Conformance and is in need of grant funding in order to address the Highlands Act requirements for Plan Conformance funding; and

WHEREAS, Lopatcong Township is in need of funding, not to exceed \$60,000, in order to address WUCMP funding; and

WHEREAS, the Highlands Council staff recommends that the Highlands Council authorize the execution of a Plan Conformance Grant Agreement with Lopatcong Township for the funding allotted to the above-referenced tasks in an amount not to exceed \$60,000; and

WHEREAS, pursuant to N.J.S.A. 13:20-5.j, no action authorized by the Highlands Council shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Council has been delivered to the Governor for review, unless prior to

RESOLUTION 2021-10

APPROVAL OF WATER USE AND CONSERVATION MANAGEMENT PLAN FUNDING FOR THE TOWNSHIP OF LOPATCONG, WARREN COUNTY

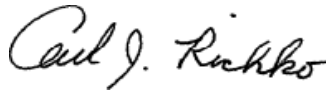
expiration of the review period the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE, BE IT RESOLVED that the Highlands Council hereby authorizes the Executive Director to execute a Plan Conformance Grant Agreement Amendment with Lopatcong Township, in an amount not to exceed \$60,000 for development of its WUCMP.

BE IT FURTHER RESOLVED, that the Executive Director is authorized to make any amendments to the Highlands Implementation Plan and Schedule of Lopatcong Township, and to amend their Plan Conformance Grant Agreement consistent with direction from the Highlands Council, to properly effectuate the intent of the Council and thereafter execute the Implementation Plan and Schedule on behalf of the Council.

CERTIFICATION

I hereby certify that the foregoing Resolution was adopted by the Highlands Council at its regular meeting held on the 15th day of April 2021.



Carl J. Richko, Chairman

| Vote on the Approval of This Resolution | Motion | Second | Yes | No | Abstain | Absent |
|--|--------|--------|-----|----|---------|--------|
| | | | | | | |
| Councilmember Alstede | | | ✓ | | | |
| Councilmember Dougherty | | | ✓ | | | |
| Councilmember Dressler | | | ✓ | | | |
| Councilmember Francis | | | ✓ | | | |
| Councilmember Holtaway | | | ✓ | | | |
| Councilmember James | | ✓ | ✓ | | | |
| Councilmember Sebetich | | | ✓ | | | |
| Councilmember Van Abs | | | ✓ | | | |
| Councilmember Visioli | ✓ | | ✓ | | | |
| Councilmember Vohden | | | ✓ | | | |
| Chairman Richko | | | ✓ | | | |

RESOLUTION 2021-11
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
APPROVAL OF SUBMISSION OF 2020 ANNUAL REPORT

WHEREAS, the Highlands Water Protection and Planning Act (Highlands Act) has created a public body corporate and politic with corporate succession known as the Highlands Water Protection and Planning Council (Highlands Council); and

WHEREAS, Section 6.g of the Highlands Act authorizes the Highlands Council to conduct its business as needed to effectuate the purposes of the enabling legislation; and

WHEREAS, Section 27 of the Highlands Act requires that the Highlands Council, on or before March 31 in each year, or as extended, prepare and submit an annual report of its activities and an operating and financial statement to the Governor, the Legislature, and the governing body and the chief executive officer of each municipality and county in the Highlands Region; and

WHEREAS, Paragraph 2 of Executive Order #37 requires each State authority's governing body to approve the issuance of the annual report; and

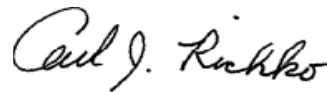
WHEREAS, prior to the April 15, 2021 Council meeting, the Highlands Council provided the 2020 Annual Report to the to the full body of the Council; and

WHEREAS, pursuant to N.J.S.A. 13:20-5.j, no action authorized by the Highlands Council shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Council has been delivered to the Governor for review, unless prior to expiration of the review period the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE, BE IT RESOLVED that the Highlands Council hereby approves the submission of the Highlands Council 2020 Annual Report to the Governor, the Legislature, and the governing body and the chief executive officer of each municipality and county in the Highlands Region.

CERTIFICATION

I hereby certify that the foregoing Resolution was adopted by the Highlands Council at its regular meeting held on the 15th day of April, 2021.



Carl J. Richko, Chairman

RESOLUTION 2021-11
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING
COUNCIL APPROVAL OF SUBMISSION OF 2020 ANNUAL REPORT

| Vote on the Approval of This Resolution | Motion | | Second | | Yes | | No | | Abstain | | Absent |
|--|---------------|--|---------------|--|------------|--|-----------|--|----------------|--|---------------|
| | | | | | | | | | | | |
| Councilmember Alstede | | | | | √ | | | | | | |
| Councilmember Dougherty | | | | | √ | | | | | | |
| Councilmember Dressler | | | | | √ | | | | | | |
| Councilmember Francis | | | | | √ | | | | | | |
| Councilmember Holtaway | | | √ | | √ | | | | | | |
| Councilmember James | √ | | | | √ | | | | | | |
| Councilmember Sebetich | | | | | √ | | | | | | |
| Councilmember Van Abs | | | | | √ | | | | | | |
| Councilmember Visioli | | | | | √ | | | | | | |
| Councilmember Vohden | | | | | √ | | | | | | |
| Chairman Richko | | | | | √ | | | | | | |

New Jersey Highlands
Water Protection and Planning Council
ANNUAL REPORT
2020



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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 2020 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 2020 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 2020 and Fiscal Year 2021.

*Complete Highlands Council Financial Reports are available on the Highlands Council website at:
www.nj.gov/njhighlands/news/audit_reports.html.*



PHILIP D. MURPHY
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SHEILA Y. OLIVER
Lt. Governor

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CARL J. RICHKO
Chairman

LISA J. PLEVIN
Executive Director

A Message from the Chairman and Executive Director

This past year has been like no other before it. We have all faced tremendous challenges and loss due to COVID-19. As we move into 2021, we are very hopeful that our state and country is heading towards recovery.

Despite the impacts of this pandemic, we are pleased to report that the Highlands Council was able to make significant progress on implementation of the Regional Master Plan (RMP), protecting the precious water resources that benefit most New Jerseyans. The Highlands Council staff was able to transition to remote work, remaining fully functional and moving forward with key projects to ensure our mission and operations continued without interruption.

One of the most notable milestones marked in 2020, was State Planning Commission (SPC) Endorsement of the RMP. The culmination of many years of effort, endorsement of the RMP by the SPC is significant for multiple reasons. First, it acknowledges that the RMP meets the high standards set forth by the Office of Planning Advocacy for sound and comprehensive planning. In addition, it streamlines processes for municipalities and counties wishing to achieve SPC Endorsement and RMP conformance, and enhances benefits available from both.

2020 also saw a number of exciting achievements by our municipal and county partners in the areas of planning and resource management in alignment with the RMP, as well as the launch of some region-wide planning projects that are sure to bring long-term benefits to the New Jersey Highlands. We hope you enjoy reading about these and many more accomplishments in the following pages and look forward to sharing additional accomplishments throughout the year.

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, 2020

General Operating Budget FY20 - July 1, 2019 through June 30, 2020

REVENUES

| | |
|---|------------------------|
| State of New Jersey Appropriation FY20 | \$ 2,229,113.98 |
| Balance from FY19 | \$ 165,614.78 |
| Miscellaneous Revenues & Reimbursements | \$ 5,535.78 |
| TOTAL | \$ 2,400,264.54 |

EXPENDITURES

| | |
|--|------------------------|
| Salaries | \$ 1,729,113.98 |
| Materials and Supplies | \$ 25,624.33 |
| Other Operating Expenses | \$ 98,524.36 |
| Rent, Maintenance and Repairs | \$ 234,145.63 |
| Equipment, Additions, and Improvements | \$ 98,978.57 |
| Balance through June 30, 2020 | \$ 213,877.67 |
| TOTAL | \$ 2,400,264.54 |

General Operating Budget for Portion of FY21 - July 1, 2020 through December 31, 2020

REVENUES

| | |
|---|------------------------|
| State of New Jersey Appropriation FY21 | \$ 2,315,000.00 |
| Highlands Balance from FY20 | \$ 213,877.67 |
| Miscellaneous Revenues & Reimbursements | \$ 3,000.00 |
| TOTAL | \$ 2,531,877.67 |

EXPENDITURES

| | |
|--|------------------------|
| Salaries | \$ 807,726.52 |
| Materials and Supplies | \$ 8,260.02 |
| Other Operating Expenses | \$ 47,857.01 |
| Maintenance and Repairs | \$ 126,775.10 |
| Equipment, Additions, and Improvements | \$ 13,875.75 |
| Balance through June 30, 2021 | \$ 1,527,383.27 |
| TOTAL | \$ 2,531,877.67 |

Regional Master Plan Budget for Portion of FY21 - July 1, 2020 through December 31, 2020

REVENUES

| | |
|---|------------------------|
| Balance from FY20 | \$ 1,359,263.12 |
| Miscellaneous Revenues & Reimbursements | \$ 10,000.00 |
| TOTAL | \$ 1,369,263.12 |

EXPENDITURES

| | |
|-------------------------------|------------------------|
| Contracts Paid to Date | \$ 230,510.17 |
| Balance on Approved Contracts | \$ 709,910.21 |
| Balance through June 30, 2021 | \$ 428,842.74 |
| TOTAL | \$ 1,369,263.12 |

Highlands Water Protection and Planning Council 2020



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
Freeholder, Passaic County



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



Dr. Dan Van Abs
Princeton, Mercer County
Associate 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,
Dover Town



Richard Vohden
Andover, Sussex County
Former Freeholder,
Sussex County



Robert G. Walton
Hampton, Hunterdon County
Former Freeholder,
Hunterdon 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 three 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).

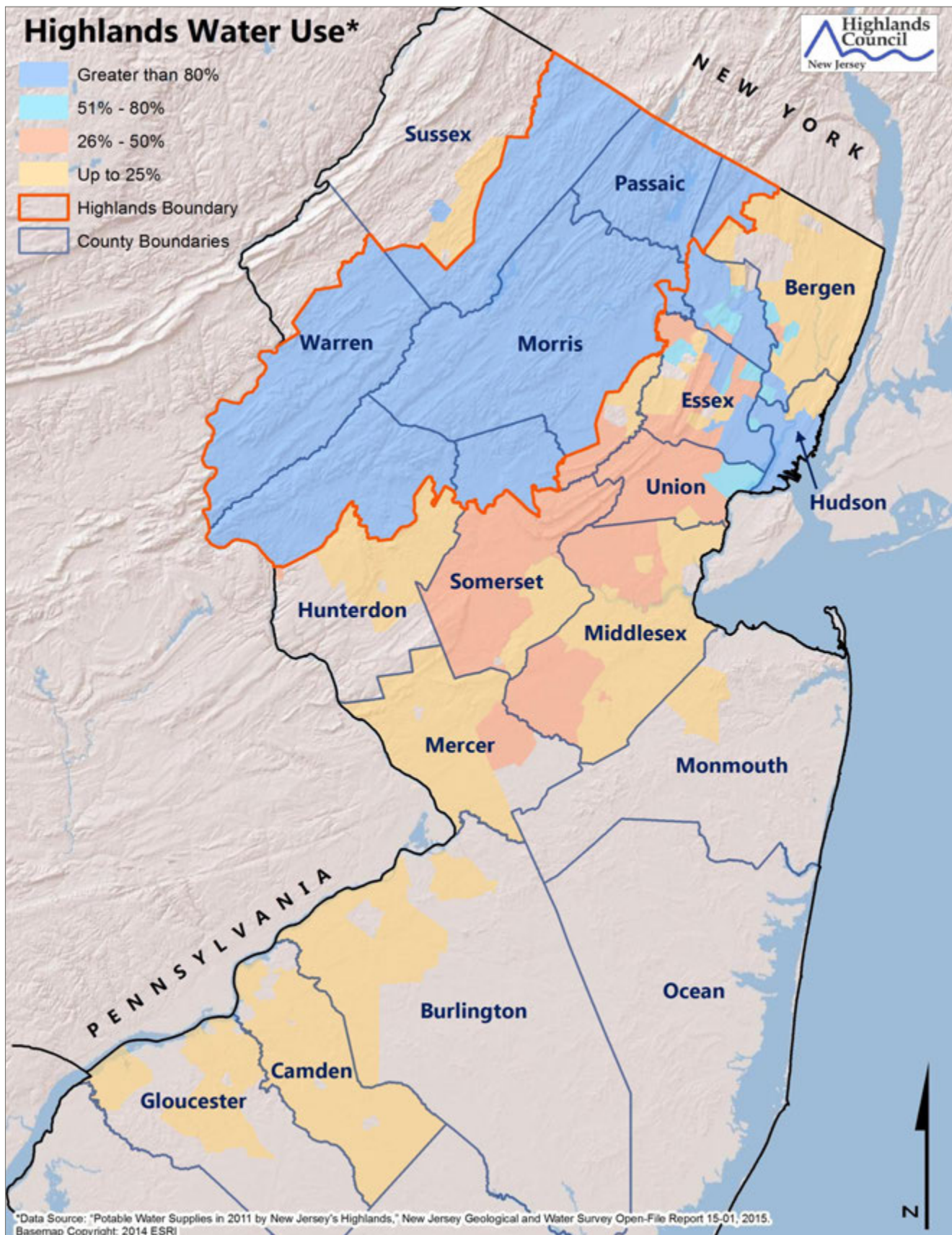
Although the region covers less than 15% of the state's land area, it provides drinking water to more than 300 municipalities that are home to 70% of New Jersey's population. Recognizing the significant natural, cultural and agricultural value of the region, the State Legislature of New Jersey passed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



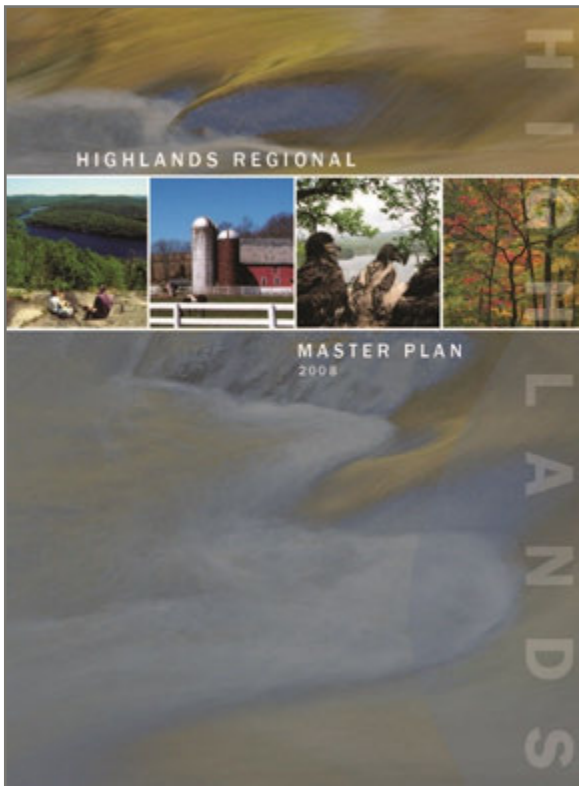
The Highlands Region covers less than 15% of the state's land area, but provides drinking water to more than 300 municipalities that are home to 70% of New Jersey's population. While the region's forests and open spaces retain and filter large quantities of water, sprawl development has impacted communities 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.

Council Member Changes

In September, the Highlands Council welcomed Dr. Daniel Van Abs. A familiar face to many, Dr. Van Abs previously worked as Senior Director of Planning and Science for the Council from 2007 until his retirement in 2012. Dr. Van Abs was instrumental in creating not only the Highlands Regional Master Plan (RMP) itself, but many of the early processes and procedures that today form the foundation of the Council's work.

Also in September, the Council unanimously adopted a resolution commending retiring Council member Tracy Carluccio for her dedication and service. Ms. Carluccio served on the Highlands Council since its inception in 2004 and the resolution acknowledged her many contributions. In addition to her passionate advocacy for the protection of natural resources during development and adoption of the Regional Master Plan, Ms. Carluccio served on numerous committees during her tenure, and was consistently engaged on all matters brought before the Council for consideration. Ms. Carluccio's unwavering commitment to the precious natural resources of the Highlands Region will have a lasting impact.

Highlands RMP Receives State Plan Endorsement



As the RMP was being developed, collaboration with the State Planning Commission was already underway. A Memorandum of Understanding (MOU) between the two agencies was drafted in 2007 outlining a cooperative planning process for Highlands municipalities and counties, and a path for State Plan Endorsement of the RMP. This process was put on hold, but in early 2020 the effort was renewed by the Highlands Council and the Office of Planning Advocacy.

In June, the Highlands Council, the State Planning Commission, and the Office of Planning Advocacy completed an update to the MOU. The agreement is significant for a number

of reasons, but primarily because it streamlines processes for Highlands municipalities and counties. As a result of the MOU, the Highlands Council and the State Planning Commission agreed to coordinate on endorsements, center designations, and a number of other areas where each organization's respective missions align. The agreement also ensures that maximum benefits accompany the approvals of each agency.

In addition, on November 4, 2020 the State Planning Commission approved a resolution to endorse the Highlands RMP. For Highlands municipal and county partners this means that any master plan or development regulations adopted as part of the Highlands Plan Conformance process are now deemed equivalent to having endorsement by the State Planning Commission.

Implementing the RMP with Municipalities and Counties

The Highlands RMP provides a framework for implementing the Highlands Act at the local level. Programs are outlined in the RMP for management of Natural Resources; Water Resources and Utilities; Agricultural Resources; Historic, Cultural, Archaeological and Scenic Resources; Transportation; Future Land Use; Landowner Equity; Sustainable Economic Development; and Air Quality.

Conformance with the RMP is required by the Highlands Act throughout the Preservation Area and is voluntary in the Planning Area. The conformance 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.

Highlands Center Designation in Chester Borough

In January 2020, the Highlands Council voted to designate Chester Borough as a Highlands Center. A Highlands Center is an area within a municipality that the town and the Highlands Council have jointly determined is appropriate for development. The designation of a Highlands Center facilitates a planning process that supports development and redevelopment, while remaining consistent with the Highlands RMP.

Chester Borough is located entirely within the Planning Area of the Highlands Region, where conformance with the Highlands RMP is voluntary. In 2016, the Highlands Council approved the Borough's Petition for Plan Conformance. For a municipality like Chester, with a well-established,

historic downtown, conformance with the RMP provides access to a wide variety of planning grants and expertise from the Highlands Council staff. Accordingly, Chester's approved petition included funding for grants to support sustainable economic development planning, historic preservation initiatives, and infrastructure planning related to water, wastewater and stormwater.

The majority of the proposed Highlands Center is currently developed. Undeveloped areas within the Borough 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.

Well-known for its historic downtown, Chester Borough first sought separation from Chester



Main Street Chester Borough, Morris County

Township nearly a century ago due to increasing development that had led to water supply issues. Today, public water and wastewater challenges remain top municipal priorities. Chester's Highlands Center Designation study revealed that designation would support the Borough's long-term planning objective to protect the character and scale of existing residential and non-residential areas, while simultaneously addressing these challenges.

Parsippany-Troy Hills Petition Approved

In December, the Highlands Council approved a petition for Plan Conformance for the Morris County Township of Parsippany-Troy Hills. Parsippany-Troy Hills is the largest municipality in the Highlands Region by population. It's also located entirely within the Planning Area of the Highlands, where conformance with the RMP is voluntary.

In 2018, Parsippany-Troy Hills launched an effort to create a new master plan for the community. After an extensive process of public outreach and planning analysis, the 2020 Master Plan was adopted. The Master Plan establishes a series of goals, strategies and recommendations for the



Rainbow Lake, Parsippany-Troy Hills, Morris County

Township's future. The goals include mitigation of transportation problems, enhancement of parks and open spaces, protection of environmental features, utilization of sustainable development practices, wise management of water and sewer services, protection of cultural and historic resources, and support for regional growth management planning.

Throughout this municipal process Highlands Council staff had been in contact with Township officials discussing their needs primarily related to water availability. Through these conversations, staff was able to better understand the Township's goals and how they aligned with goals of the RMP, ensuring the petition for plan conformance was structured to help advance local priorities as well as Highlands Region priorities.

Approval of the Petition provides the municipality with access to funding and the expertise of the Highlands Council staff in support of efforts to implement priorities in the Township's recently revised Master Plan. The municipality is particularly eager to get to work on developing a Water Use and Conservation Management Plan (WUCMP) and Stormwater Management Plan (SWMP). In addition, the Township's Plan Conformance "Implementation Plan and Schedule" specifies funding for development of a Historic Preservation Plan and Open Space/Recreation Plan among other priorities.

Implementation Success Story:

Warren County Completes Transportation Study

In 2020 the Warren County Planning Department completed a Highlands Council funded Light Industrial Site Assessment to examine the impact of truck and automobile traffic in industrial zoned areas of the County. Within the parameters of an approved scope of work, the County examined 15 industrial zoned sites that include more than 4,000 acres that could potentially be developed into over 45-million square-feet of gross floor area for industrial uses such as warehousing. The study evaluated the changes in traffic volume, from both trucks and automobiles, that would result from such development, as increased employment and goods movement would be generated to and from the sites. The study determined the potential long-term impacts of such development in the County would be substantial.

Specifically, a press release issued by the County stated, “The study ... concluded that ‘Roadway levels of service would deteriorate to unacceptable conditions at most analyzed intersection locations and mainline segments of CR 519, as well as other key intersections throughout the County.’ To mitigate those impacts, Route 519 would have to be widened to two lanes in each direction from Route 46 in White Township to the Route 646 split in Harmony Township with turning lanes added to many intersections, and the road would still get a “D” rating, or just above failing, the report found.”

In the release, County Commissioner James Kern III thanked the Highlands Council for funding the study and encouraged Highlands municipalities within the County to engage the Council in their planning efforts.

The report can be viewed online:

www.nj.gov/njhighlands/warren_county/county/wc_lightindustrial_2020.pdf



Cole's Gristmill, Pohatcong Township, Warren County

Resource Protection Firsts

Two significant milestones were reached in 2020 with the adoption of the very first Highlands Council funded Critical Habitat Conservation Management Plan in Kinnelon Borough and the very first Highlands funded, municipal-wide Water Use and Conservation Management Plan (WUCMP) in Holland Township.

Critical Habitat and Conservation Management Plan

In October 2020, Kinnelon Borough in Morris County adopted the first Critical Habitat and Conservation Management Plan (CHCMP) funded through a Highlands Council Plan Conformance grant. Developed through the technical expertise of The Land Conservancy of New Jersey (TLC-NJ), the CHCMP identifies all critical habitat within the municipality and provides strategies for avoiding, minimizing and mitigating any impacts to that habitat.

In addition to development of the CHCMP for Kinnelon, TLC-NJ also provided a template that can be used throughout the Highlands Region for any municipality interested in completing a similar RMP implementation task.



Pond on Beaver Brook, Kinnelon, Morris County

Water Use and Conservation Management Plan

There are 183 subwatersheds within the Highlands Region. One of the highest priority objectives described in the Highlands RMP is to protect, restore and enhance water resources within the Highlands. To help achieve this objective, the Highlands Council developed model Water Use and Conservation Management Plans (WUCMPs). The model plans are designed to ensure efficient use of water through water conservation and Low Impact Development Best Management Practices, and to avoid the creation of new deficits in Net Water Availability (NWA). NWA is defined as total available groundwater minus consumptive and depletive water uses.

In August, Holland Township in Hunterdon County adopted the first Highlands Council funded municipal-wide WUCMP. Net Water Availability of the subwatersheds in Holland Township was reevaluated for the first time since publication of the RMP. The Township then appointed a committee to analyze a robust list of water conservation strategies for local implementation. The process also involved convening a diverse group of stakeholders including local industry, landowners, elected officials, and utilities. This group assessed and selected water conservation strategies to include in the WUCMP and evaluated long-term planning for water use. Technical assistance for this project was provided by CDM Smith. At this time, 12 additional WUCMPs are in various stages of development across the region.

Advancing Region-wide Initiatives

Rutgers Stormwater Project Nearing Completion

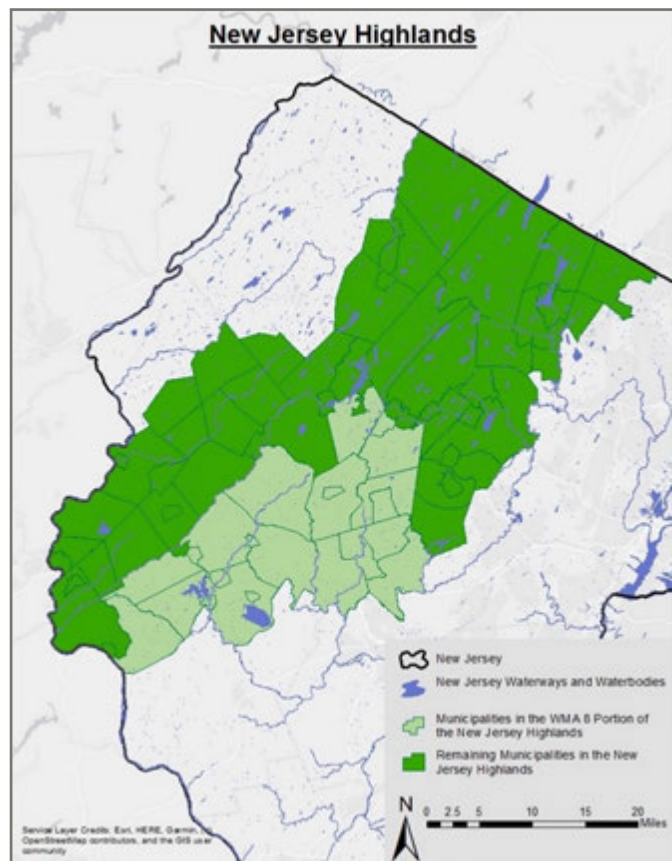
In 2019, the Highlands Council began working with the Rutgers University Cooperative Extension (RCE) Water Resources Program to develop a regional stormwater management plan for a portion of the New Jersey Highlands. The RCE Water Resources Program is an award-winning, statewide effort to identify and address community water resources issues using sustainable and practical, science-based solutions.

The project includes 24 Highlands municipalities in the Raritan River Watershed and involves a unique three-pronged approach:

1. Preparation of an Impervious Cover Assessment (ICA)
2. Preparation of an Impervious Cover Reduction Action Plan (RAP)
3. Creation of a Green Infrastructure Feasibility Study (GIFS)

Although the assessments will be completed on a municipal basis, the recommended corrective actions and suggested mitigation projects included in the final plans will 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.

Through the end of 2020, the project is more than 80% complete with all 24 ICAs and RAPs with web maps completed, and 16 GIFSs completed. An additional eight GIFSs are currently under Rutgers internal review as of February 2021, and work on summarizing findings and recommendations on a HUC14 subwatershed basis has been initiated. The project is expected to be completed by April 2021. Additional information and all project deliverables are available at: www.water.rutgers.edu/Projects/NJHighlandsCouncil/NJHC.html.



Map showing location of WMA 8 in the context of the New Jersey Highlands Region
Source: RCE Water Resources Program website

Highlands Region Economic Sustainability Plan Progresses

In June 2020, the Highlands Council approved a contract to develop an Economic Sustainability Plan for the New Jersey Highlands Region. The project will result in a comprehensive plan that includes an economic analysis and profile of the Highlands Region along with recommendations for strategies and

policies to guide economic growth in the region. Given the current COVID-19 crisis, the project will focus sharply on considerations related to the pandemic and its impacts on Highlands economies. The \$150,000 contract was awarded to the team of Camoin Associates 310 and Maser Consulting.

The origins of the Highlands Regional Economic Sustainability Plan can be found in the 2018 Monitoring Program Recommendation Report (MPRR), which summarized the findings of the first-ever review of the Highlands RMP. The MPRR includes a section focused on the regional economy and a specific recommendation to create an economic development plan for the Highlands Region. Subsequently, the Highlands Council established an Economic Sustainability Steering Committee with representation from all seven Highlands counties. The committee drafted the



High Bridge Borough, Hunterdon County

framework for the project, which will include the following components: 1) Development of a Stakeholder Outreach Plan; 2) Development of an Economic Profile for the Highlands Region; 3) Analysis of Economic Growth Potential in the Highlands Region; 4) Development of Economic Growth Strategies; 5) Development of an Implementation Action Plan; and finally 6) the Economic Sustainability Plan for the Highlands Region itself, which will assemble all components into a single plan.

Following approval of the contract in June, a kickoff meeting with the Steering Committee and the consulting team was held in August, and work commenced immediately on stakeholder outreach. A Technical Advisory Committee was assembled and a Facebook page for the project was launched. Outreach directly to municipal officials sought to validate existing information about areas appropriate for development and redevelopment throughout the region.

In November, the first draft of an Economic Profile of the Highlands Region was completed and reviewed by the Steering Committee. The final Economic Profile will be included with all other project components in the complete Economic Sustainability Plan, which is expected to be delivered by the end of 2021.

Functional Ecosystem Valuation (FEV) Project Enters Field Testing

Both the Highlands Act and RMP directed protection of natural resources with an emphasis on “no-net-loss” of habitat values, however no guidance was provided for how to determine habitat values. In 2013, the Highlands Council launched a project to create a Highlands Region Functional Ecosystem Valuation (FEV) methodology to address this need, and a draft methodology was completed in 2019. The methodology evaluates land use history, contiguous habitat, and the presence of state and federally listed flora and fauna to assign a numeric value to the quality of specified areas.

Highlands Council staff anticipates that the most likely users of this methodology will be project applicants who propose disturbance of forest and critical habitat. Other potential users of this methodology include municipalities that want to enhance or restore forests, conservation land managers, and private landowners who would like to know the value of the natural resources present on their property.



Ringwood State Park, Ringwood Borough, Passaic County

Because FEV is a cutting-edge concept, field testing is required to determine its practical application in real-world scenarios and its ability to be replicated across different scenarios. In addition, an important part of the scientific process is validation of the methodology by a third party. In support of these goals, the Highlands MPRR included a specific recommendation that: “the FEV methodology should be field tested to assess usability and functionality of the valuation determination.”

In February 2020 the Highlands Council approved a contract to complete this field testing. With oversight from Highlands Council science staff, the contracted team of ecologists, wildlife

biologists, GIS professionals, and an environmental economist was hired to field test a minimum of nine sites, three in the Preservation Area, three in the Planning Area, and three sites with land in both. Field testing is currently underway and anticipated to be completed in 2021.

Highlands Trail Mapping and Signage Project Moving Forward

In 2019 the Highlands Council awarded a contract to the New York-New Jersey (NY/NJ) Trail Conference to provide digital mapping and create a signage system for the New Jersey portion of the interstate, long-distance Highlands Trail.



In December 2020, the NY/NJ Trail Conference delivered a significant component of the project, documenting the field scouting portion of the project, including GPS coordinates and photographs of sites identified for enhanced Highlands Trail signage. The report included a final tally of signage materials needed, allowing the project to move forward to the sign fabrication step. The base map layer used for data collection during this phase of the project is an early draft of the interactive Avenza PDF map that will be made available to the public upon the project's completion, anticipated by the fall of 2021.



Long Pond Ironworks State Park (overlooking the Monksville Reservoir), West Milford, Passaic County
Photo courtesy of the New York-New Jersey Trail Conference

Funding Implementation Projects

Plan Conformance Grants Update

The Highlands Plan Conformance grant program is a reimbursement-based program in which municipalities and counties work in collaboration with Highlands Council staff to identify and prioritize projects that help implement the Highlands Act and 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 the Plan Conformance grant program was established in 2008, the Highlands Council has provided 75 municipalities and 5 counties with reimbursements totaling \$6.7 million for Plan Conformance activities.

In 2020, the Highlands Council provided a total of \$527,136.44 in reimbursements to 26 municipalities and 1 county for completion of Plan Conformance tasks. The following table includes a summary of some representative grant reimbursements from 2020.

| 2020 Plan Conformance Grant Reimbursements* | | |
|--|--------------------|---------------------|
| Plan/Activity | Number of Grantees | Total Reimbursement |
| Master Plan Reexamination Reports | 2 | \$18,115.50 |
| Housing Element and Fair Share Plans | 3 | \$42,535.60 |
| Highlands Build-Out Reports | 2 | \$12,922.95 |
| Sustainable Economic Development Plans | 4 | \$88,063.25 |
| Stormwater Management Plans | 4 | \$62,278.13 |
| Open Space and Recreation Plan Elements | 3 | \$84,619.30 |
| Water Use and Conservation Management Plans | 2 | \$52,997.33 |
| Redevelopment Plan and Center Planning Initiatives | 1 | \$6,371.25 |
| Wastewater Management Plans | 2 | \$4,458.65 |
| Lake Management Plans | 2 | \$50,657.53 |
| Stream Restoration and Management Plan | 1 | \$2,706.15 |

**This table represents a portion of total reimbursements made in calendar year 2020.*

Conformance Projects on the Horizon

In 2020 the Highlands Council approved funding for several implementation projects across the region. Approval of funding triggers a process that first requires development of a detailed scope of work that will guide projects. Highlands Council staff members collaborate with municipal and county professionals during this process. Once a statement of work is approved by Council staff, project work may begin.

All Highlands Council Plan Conformance grants are reimbursement-based and only payable after project deliverables are reviewed and approved by Highlands Council staff. In 2020, the Highlands Council approved funding for nine projects. Summaries follow.

West Milford Township, Passaic County - Regional Watershed Based Assessment

Not to exceed \$200,000

West Milford intends to conduct a comprehensive assessment of the watersheds surrounding 22 private and public lakes in the municipality. In this first phase of a two-phase project, the scope of work is focused on historic data review; an examination of hydrologic/pollutant loads; a pollutant removal analysis; and stream/watershed water quality analyses.

Jefferson Township, Morris County - Wastewater Feasibility Study

Not to exceed \$100,000

With significant property frontage along the north and northeast portions of Lake Hopatcong – much of which is occupied by single-family homes on small lots served by aging septic systems – Jefferson Township plans to evaluate the viability of implementing public sanitary sewers in this area. Previous studies have indicated the area is a significant contributor to phosphorus loading in the lake, which is known to encourage Harmful Algal Blooms (HABs).

Chester Borough, Morris County - Sewer Study

Not to exceed \$97,200

Chester Borough intends to conduct a comprehensive planning and engineering study that will result in an NJDEP-approved Water Quality Management Plan Amendment and the design of an expanded sewage collection and treatment system to serve existing and future wastewater needs. The resulting design and plan will be consistent with Chester Borough's Highlands Center designation.

West Milford Township, Passaic County - Stormwater Infrastructure Mapping

Not to exceed \$70,900

Proposed project to develop a single Geographic Information System (GIS) map of the complete stormwater infrastructure system and a database of stormwater information for the entire Township. The project will enable West Milford to fully meet its Municipal Separate Storm Sewer Systems (MS4) permit requirements while building a comprehensive database that will assist in future management and maintenance of the system.

Mount Arlington Borough, Morris County - Beach Restoration Plan

Not to exceed \$60,000

The need for a Beach Restoration project at the Mount Arlington Municipal Beach was initially identified in the recently completed Lake Hopatcong Watershed Implementation Plan. The proposed project will result in a plan that outlines strategies to address water quality improvements through restoration of the beach, park, and associated stream areas.

Stanhope Borough, Sussex County - Water Use and Conservation Management Plan (WUCMP)

Not to exceed \$60,000

A proposed residential development project has applied for a Water Quality Management Plan Amendment, and Stanhope Borough will need to develop and implement a municipal-wide Water Use and Conservation Management Plan. This grant will enable that plan to proceed.

Ringwood Borough, Passaic County - Economic Sustainability Planning

Not to exceed \$50,000

Ringwood Borough is seeking to develop a municipal trail system for bicycle and pedestrian accessibility intended to provide linkages between commercial corridors, tourism sites, and public facilities. The project will require the assistance of a planning/engineering firm with GIS capabilities to assess and map existing trail segments and identify gaps and potential new linkages. The municipality plans to support the trail system with the assistance of a permanent resident and business partnership committee to maintain the trails.

Hopatcong Borough, Sussex County - Economic Corridor Planning

Not to exceed \$32,700

The Borough of Hopatcong plans to conduct a redevelopment study for several areas in the community that the Borough wishes to designate as Areas in Need of Redevelopment. All areas targeted for study fall within the Borough's designated Highlands Center. For this reason, the study will begin with a Highlands Resource Analysis to first determine the allowable extent of disturbance for each redevelopment area.

Passaic County -Transportation Analysis

Not to exceed \$24,400

Proposed project to advance County efforts to provide bicycle and pedestrian access and safety enhancements to assist its municipalities in attracting visitors to their downtown and scenic tourism areas.

Furthering Land Preservation Priorities

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

Open Space Partnership Funding Program (OSP)

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 simple 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 3,400 acres.

Highlands Development Credit Purchase Program (HDCPP)

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. The program is under the prevue of the HDC Bank. Please see the HDC Bank Annual Report beginning on page 23 for additional information.

2020 Highlands Region Land Preservation Status Report

In December, the Highlands Council released the *2020 Highlands Region Land Preservation Status Report*. The report provides an updated accounting of land preservation throughout the Highlands Region of New Jersey, with a focus on areas designated in the Highlands Regional Master Plan as priorities for protection. As the only state entity solely focused on the Highlands Region, the Highlands Council is in a unique position to maintain inventories of public and private preserved lands in the Highlands Region, and to serve as the primary source of such information.

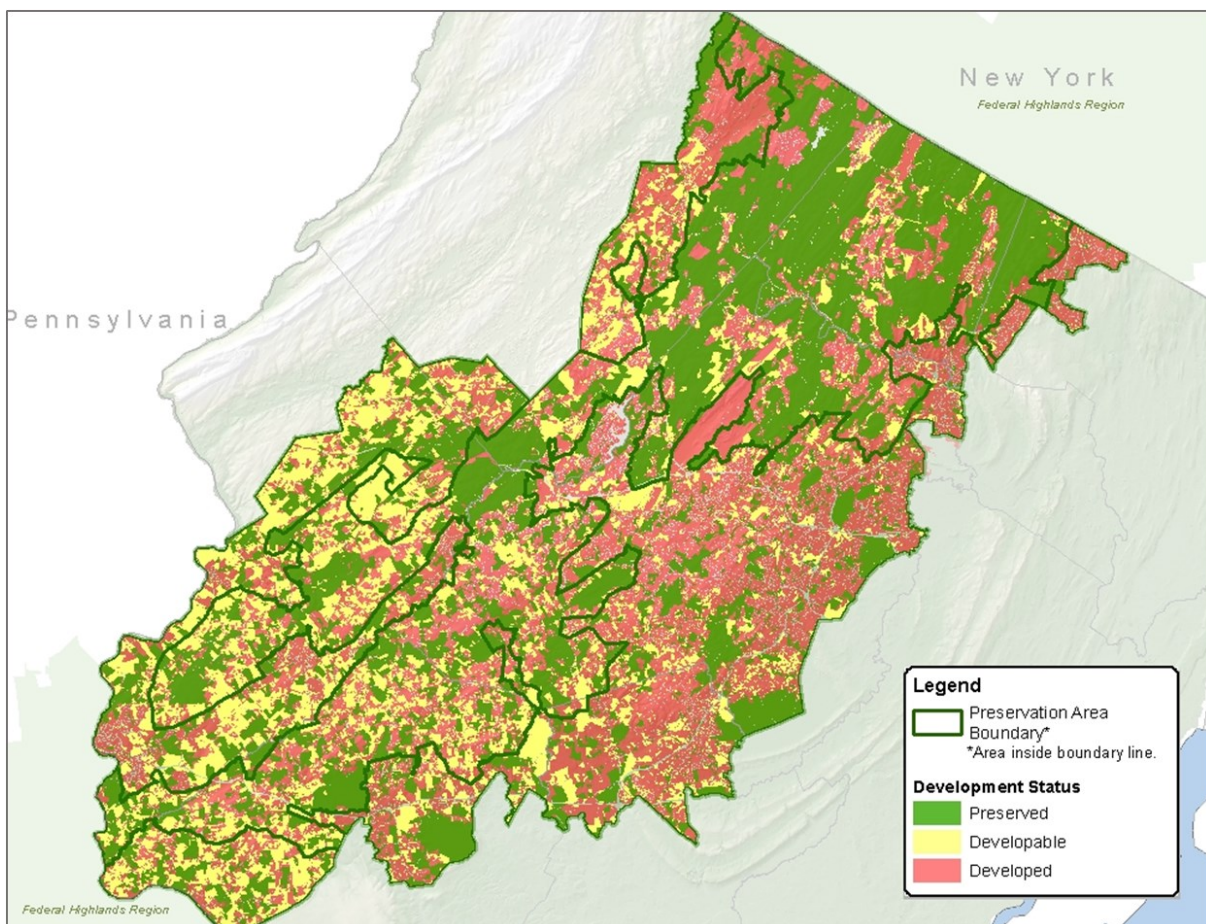
Preserved lands in the New Jersey Highlands were first calculated during development of the RMP and published in the 2008 Highlands “Land Preservation and Stewardship” technical report. Subsequent updates have been published in 2010, 2016, and 2018.

The 2020 Report noted that 323,903 acres of the Highlands Region, or 38%, is currently preserved. This is an increase of more than 50,000 acres since the Highlands Council’s first analysis of preserved lands in the “Land Preservation and Stewardship” technical report of 2008. Developed land accounts for 44% of the region, and 18% of the Highlands is neither developed nor preserved. Of the 414,994 acres in the Highlands Preservation Area, only 52% has been permanently protected through deed restrictions, easements, or fee simple purchases; while 16% remains neither preserved nor developed.

The report is available for download from the Highlands Council website at:

www.nj.gov/njhighlands/news/publ/LandPres_2020.pdf

2020 Land Preservation Status in the Highlands Region



Farmland Preservation Success Story:

Hart Farm, Franklin Township Warren County

In 2020, working in partnership with the Warren County Department of Land Preservation, the Highlands Council provided funding to help preserve a 388-acre farm in Franklin Township, Warren County. The Hart Farm, a third-generation family farm, producing primarily corn, soybean, wheat, and hay, is the 300th farm preserved in Warren County. The Highlands Council provided nearly \$667,000 of the total \$1.37 million development rights purchase price, with Warren County providing the remaining funding.

Located on the western edge of Franklin Township, bordering Greenwich Township, the property includes three larger parcels and two smaller ones. All five parcels lie within areas classified by the Highlands Council as moderate or high agricultural priority. This means they are among the best farmland in the region, offering the greatest potential for continued commercially significant agricultural production and should be prioritized for preservation.

One of the more rural areas in the Highlands Region, Warren County holds the distinction of having the most preserved farms and the most total preserved farmland by acreage of any County in the Highlands.



Hart Farm property, Franklin Township, Warren County



HDC property Oxford, Warren County

Plan Conformance Status

as of March 2021

| Petition Status indicated by color <i>(see key at end of chart)</i> | Petitioning for: | | Exemption Certification | Center Designation |
|---|----------------------|------------------|----------------------------|-----------------------|
| | Preservation Area | Planning Area | | |
| BERGEN COUNTY | ✓ | | | |
| Mahwah Township | ✓ | ✓ | ✓ | ✓ |
| Oakland Borough | ✓ | | ✓ | |
| HUNTERDON COUNTY | ✓ | ✓ | | |
| 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 | ✓ | ✓ | | |
| MORRIS COUNTY | ✓ | | | |
| 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 Twp. | 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

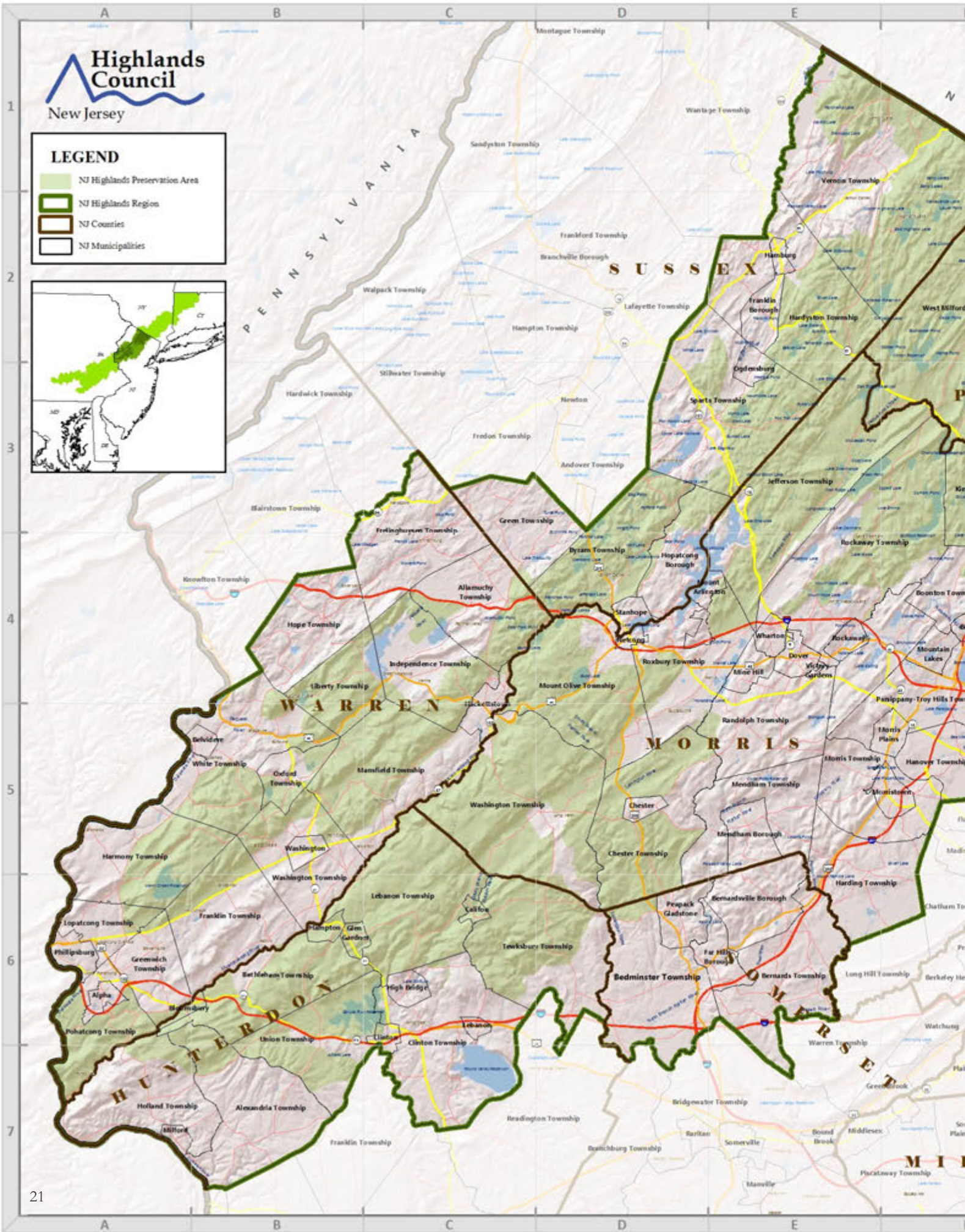
as of March 2021

| Petition Status indicated by color <i>(see key at end of chart)</i> | Petitioning for: | | Exemption Certification | Center Designation |
|---|----------------------|------------------|----------------------------|-----------------------|
| | Preservation Area | Planning Area | | |
| PASSAIC COUNTY | ✓ | | | |
| Bloomington Borough | ✓ | | | |
| Pompton Lakes Borough | N/A | | | |
| Ringwood Borough | ✓ | N/A | ✓ | |
| Wanaque Borough | ✓ | | | |
| West Milford Township | ✓ | N/A | ✓ | |
| SOMERSET COUNTY | ✓ | | | |
| Bedminster Township | ✓ | | ✓ | |
| Bernards Township | N/A | | | |
| Bernardsville Borough | N/A | | | |
| Far Hills Borough | N/A | ✓ | | |
| Peapack Gladstone Borough | N/A | | | |
| SUSSEX COUNTY | ✓ | | | |
| 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 | ✓ | | ✓ | |
| WARREN COUNTY | | | | |
| 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 |
| 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

Highlands Development Credit Bank Annual Report

The Highlands Act charged the Highlands Council with developing a Transfer of Development Rights (TDR) program as a way of addressing landowner equity issues while 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.

In a TDR program, eligible landowners in Sending Zones may apply for and receive Highlands credit allocations reflective of lost development potential, which they can then sell to purchasers who buy the credits. The credits then permit the purchaser to build in a Receiving Zone at a density greater than otherwise permitted in the underlying zoning.

Through the end of 2020, the Highlands Council had allocated 4,072.25 Highlands Development Credits (HDCs). Until voluntary Receiving Zones are established, the HDC Bank is serving as the sole purchaser of these HDCs.

The HDC Bank is supported in its work by Highlands Council staff and the Landowner Equity and Land Preservation Committee. In 2020, the HDC Bank held one public meeting. Information and materials related to this meeting, including agendas, resolutions, and meeting minutes are available on the 2020 calendar page of the Highlands Council website. Additional information regarding the HDC Bank is available via the “Highlands Development Credits (TDR Program)” link on the Highlands Council homepage. (www.nj.gov/njhighlands/hdcbank)



HDC property Jefferson Township, Morris County

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. A 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.

In 2020, the Highlands Council completed 5 HDC transactions, permanently protecting resources on 300 acres and providing more than \$1.6 million to property owners.

| 2020 Highlands Development Credit Purchase Program Easement Recordings | | | | | |
|--|--------|-------|-------------|---------------|-----------------------|
| Municipality | County | Acres | No. of HDCs | Consideration | HDC Easement Recorded |
| Independence | Warren | 26.76 | 30.25 | \$484,000.00 | 1/17/2020 |
| Mansfield | Warren | 109 | 35.75 | \$572,000.00 | 1/24/2020 |
| Mount Olive | Morris | 88.16 | 31.75 | \$508,000.00 | 5/27/2020 |
| Mount Olive | Morris | 15.29 | 4.00 | \$64,000.00 | 5/27/2020 |
| White Township | Warren | 62.00 | 25.75 | * | 6/30/2020 |

**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.*

As of December 31, 2020, 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.

Highlands Development Credit Registry

As of December 31, 2020

| Holder/Owner of HDC Credits | Property Owner at time of HDC Purchase | Municipality | County | Block | Lot(s) | HDC Easement Recorded | No. of HDCs | Consideration | Acres |
|--------------------------------|---|------------------|-----------|-----------------------------|--------------------------------------|--------------------------|----------------|-----------------|--------|
| HDC Bank | Ronald May | Bethlehem Twp | Hunterdon | 9 | 6 | 7/22/2010 | 4 | \$ 64,000.00 | 15.45 |
| HDC Bank | OFF, LLC | Washington Twp | Morris | 37 | 4 & 9 | 8/25/2010 | 83 | \$ 1,328,000.00 | 93.19 |
| HDC Bank | Julian B. Varettoni | Mount Olive | Morris | 8301 | 13 | 4/27/2011 | 23.25 | \$ 372,000.00 | 2.31 |
| HDC Bank | Marie A. Accetturo | Oxford | Warren | 24 | 4 & 20 | 5/3/2011 | 23 | \$ 368,000.00 | 44.13 |
| HDC Bank | Marie A. Accetturo | White | Warren | 16 | 45 | | 1 | \$ 16,000.00 | 18.29 |
| HDC Bank | Joyce C. Davis | West Milford | Passaic | 6902 | 23 | 12/13/2011 | 30.25 | \$ 484,000.00 | 6.95 |
| HDC Bank | Anton Company Limited Partnership | Independence | Warren | 23 | 3 | 12/29/2011 | 24.75 | \$ 396,000.00 | 41.54 |
| HDC Bank | Valley Ridge Development Company | West Milford | Passaic | 8002 | 4 | 1/5/2012 | 122.5 | \$ 1,960,000.00 | 26.23 |
| HDC Bank | Moir and Mark Kendra | Washington Twp | Warren | 40 | 33.01 | 2/24/2012 | 8 | \$ 128,000.00 | 39.16 |
| HDC Bank | Karen Koerner | Franklin Twp | Warren | 15 | 11.03 | 2/24/2012 | 42 | \$ 672,000.00 | 9.69 |
| HDC Bank | Anita Schmidt | Liberty Twp | Warren | 21.01 | 20.01 | 7/9/2012 | 3 | \$ 48,000.00 | 10.54 |
| HDC Bank | Marie B. Fox | Rockaway Twp | Morris | 40801 | 85.01 | 11/29/2012 | 27.75 | \$ 444,000.00 | 24.73 |
| HDC Bank | Welch Family Estate, LP | Vernon | Sussex | 73 | 5 | 3/11/2013 | 1.75 | \$ 28,000.00 | 17.59 |
| HDC Bank | Moir and Mark Kendra | Washington Twp | Warren | 40 | 109 | 4/16/2013 | 2 | \$ 32,000.00 | 4.59 |
| HDC Bank | Joseph Vicari | Bethlehem Twp | Hunterdon | 8 | 11 & 12.01 | 5/24/2013 | 20.5 | \$ 328,000.00 | 75.2 |
| HDC Bank | Genesis Real Estate LLC | Ringwood Boro | Passaic | 877 | 16 | 7/19/2013 | 26.25 | \$ 420,000.00 | 42.36 |
| HDC Bank | Mountain Ridge Estates Inc. | Sparta | Sussex | 19 | 110 | 9/30/2013 | 63.75 | \$ 1,020,000.00 | 110.69 |
| HDC Bank | David Newhouse | White | Warren | 16 | 24, 24.15 | 9/26/2013 | 4.5 | \$ 72,000.00 | 14.5 |
| HDC Bank | Matthew and Jeanne Smetana | Sparta | Sussex | 35002 (formerly 6.25) | 10, 11 (formerly 70.01, 70.02) | 12/19/2014 | 7 | \$ 112,000.00 | 6 |
| HDC Bank | Estate of Roberta Brush | Union Twp | Hunterdon | 15 | 1 | 1/15/2015 | 1.75 | \$ 28,000.00 | 26.27 |
| HDC Bank | Estate of Roberta Brush | Union Twp | Hunterdon | 15 | 1 | 1/15/2015 | 1.75 | \$ 28,000.00 | - |
| HDC Bank | Estate of Roberta Brush | Union Twp | Hunterdon | 15 | 1 | 1/15/2015 | 1.75 | \$ 28,000.00 | - |
| HDC Bank | Thomas Wagner | Union Twp | Hunterdon | 25 | 21 | 8/12/2016 | 11 | \$ 176,000.00 | 43.21 |
| HDC Bank | LeMad Corporation, Inc. | Clinton Township | Hunterdon | 68 | 6 | 11/1/2016 | 86.25 | \$ 1,380,000.00 | 9.9 |
| HDC Bank | Trust of Everett True | Oxford Twp | Warren | 2 | 12 | 8/1/2017 | 12 | \$ 192,000.00 | 20.55 |
| HDC Bank | Trust of Everett True | Oxford Twp | Warren | 2 | 14 | 8/1/2017 | 20.5 | \$ 328,000.00 | 34.52 |
| HDC Bank | Trust of Everett True | Oxford Twp | Warren | 2 | 18.03 | 8/1/2017 | 23.75 | \$ 380,000.00 | 48.89 |
| HDC Bank | Trust of Everett True | Wash. Twp (W) | Warren | 4 | 4 | 8/1/2017 | 1.75 | \$ 28,000.00 | 13.83 |
| HDC Bank | Mervyn Haines | Wash. Twp (M) | Morris | 20 | 52 | 8/1/2017 | 3.5 | \$ 56,000.00 | 10.89 |
| HDC Bank | Mariner's Bank | Vernon | Sussex | 240 | 4 | 8/8/2017 | 24.75 | \$ 396,000.00 | 118.4 |
| HDC Bank | Richard and Jodie Sparling | Jefferson | Morris | 387 | 8 | 8/31/2017 | 5.75 | \$ 92,000.00 | 10.27 |
| HDC Bank | Tariq Mahmood | Mount Olive | Morris | 5300 | 16 | 10/17/2017 | 29.75 | \$ 476,000.00 | 10.46 |
| HDC Bank | William J Tierney | West Milford | Passaic | 11106 | 13, 17 | 11/20/2017 | 2.5 | \$ 40,000.00 | 1.35 |
| HDC Bank | The Ringwood Industrial Partnership | Ringwood Boro | Passaic | 508 | 2 | 12/21/2017 | 88.75 | \$ 1,420,000.00 | 38.37 |
| HDC Bank | The Ringwood Industrial Partnership | Ringwood Boro | Passaic | 508 | 2.29 | 12/21/2017 | 74 | \$ 1,184,000.00 | 19.36 |
| HDC Bank | John A. Runge | Rockaway Twp | Morris | 40701; 40703 | 21; 8, 9 | 11/21/2017 | 5.5 | \$ 88,000.00 | 18.1 |
| HDC Bank | Alex Zikas | White | Warren | 68 | 59 | 11/29/2017 | 8 | \$ 128,000.00 | 19.34 |

Highlands Development Credit Registry

As of December 31, 2020

| Holder/Owner of HDC Credits | Property Owner at time of HDC Purchase | Municipality | County | Block | Lot(s) | HDC Easement Recorded | No. of HDCs | Consideration | Acres |
|-----------------------------|--|----------------|-----------|----------|------------|-----------------------|--------------|-------------------------|-----------------|
| HDC Bank | Bi-County Development | Jefferson | Morris | 555 | 4 | 12/26/2017 | 147.75 | \$ 2,364,000.00 | 162.79 |
| HDC Bank | Terence Allan | Sparta | Sussex | 4 | 45.01 | 12/21/2017 | 18.75 | \$ 300,000.00 | 16.84 |
| HDC Bank | Kazella Trust | Hopatcong | Sussex | 40005 | 18 | 12/8/2017 | 5.5 | \$ 88,000.00 | 27.4 |
| HDC Bank | Beverly Atkinson | Bethlehem Twp | Hunterdon | 33 | 12 | 1/16/2018 | 18 | \$ 288,000.00 | 51.59 |
| HDC Bank | Anthony Liberti | West Milford | Passaic | 6803 | 4 | 2/16/2018 | 30.25 | \$ 484,000.00 | 16.11 |
| HDC Bank | Barry Shandor | Harmony Twp | Warren | 24 | 10.07 | 2/26/2018 | 2.25 | \$ 36,000.00 | 1.79 |
| HDC Bank | David Newhouse | White | Warren | 13 | 21 | 3/19/2018 | 14 | \$ 224,000.00 | 30.74 |
| HDC Bank | Route 173 Associates | Bethlehem Twp | Hunterdon | 18 | 2 | 5/15/2018 | 20 | \$ 320,000.00 | 2.23 |
| HDC Bank | Dennis J. Murphy | Lebanon Twp | Hunterdon | 37 | 25 | 6/15/2018 | 4 | \$ 64,000.00 | 29.65 |
| HDC Bank | Joe Santoro/Santoro Education of Lifeskills Foundation, Inc. | Roxbury Twp | Morris | 9203 | 1 | 6/29/2018 | 42.25 | \$ 676,000.00 | 10.26 |
| HDC Bank | Highview Farm LLC | Liberty Twp | Warren | 10 | 4 | 7/13/2018 | 51.75 | \$ 828,000.00 | 90.9 |
| HDC Bank | Highview Farm LLC | Liberty Twp | Warren | 11 | 43 | 7/13/2018 | 1.5 | \$ 24,000.00 | 4.7 |
| HDC Bank | Highview Farm LLC | Liberty Twp | Warren | 11 | 44 | 7/13/2018 | 4.25 | \$ 68,000.00 | 7.14 |
| HDC Bank | Clark Twining and Debra Borup | Lebanon Twp | Hunterdon | 65 | 2 | 7/2/2018 | 2.25 | \$ 36,000.00 | 6.33 |
| HDC Bank | Michael Joyce and Bryan Szerlip-Joyce | Bedminster Twp | Somerset | 2 | 8.02 | 8/10/2018 | 18.25 | \$ 292,000.00 | 39.46 |
| HDC Bank | Robert Shandor | Harmony Twp | Warren | 24 | 10.06 | 8/20/2018 | 2.25 | \$ 36,000.00 | 2.31 |
| Trubek Hills, Inc. | - | Lopatcong Twp | Warren | 90 | 13, 16.01 | 8/20/2018 | 26.25 | * | 60.35 |
| HDC Bank | Robert Shandor Sr. Testamentary Trust | Harmony Twp | Warren | 24 | 10.05 | 9/18/2018 | 2.25 | \$ 36,000.00 | 2.47 |
| HDC Bank | Hands in 4 Youth of NJ, Inc | West Milford | Passaic | 13301 | 12 | 9/28/2018 | 7.25 | \$ 116,000.00 | 11.54 |
| HDC Bank | Hands in 4 Youth of NJ, Inc | Bloomington | Passaic | 3005 | 5 | 9/28/2018 | 10 | \$ 160,000.00 | 24.87 |
| HDC Bank | Bloomsbury Orchards, LCC | Alexandria | Hunterdon | 4 | 12 | 1/8/2019 | 49.25 | \$ 788,000.00 | 92.9 |
| HDC Bank | Douglas and Susan Tack | Lebanon Twp | Hunterdon | 56 | 13.02 | 4/29/2019 | 16.75 | \$ 268,000.00 | 72.19 |
| HDC Bank | Eric and Marcie Metzler | Lebanon Twp | Hunterdon | 56 | 10 | 5/28/2019 | 31.50 | \$ 504,000.00 | 112.84 |
| HDC Bank | Norene Koerner | Pohatcong Twp | Warren | 110; 117 | 9; 3 | 6/10/2019 | 6.75 | \$ 108,000.00 | 53.14 |
| HDC Bank | Armin and Elissa Schlotterbeck | Tewksbury | Hunterdon | 15 | 23 | 7/15/2019 | 44.25 | \$ 708,000.00 | 46.69 |
| HDC Bank | Carol Jean Miller | Tewksbury | Hunterdon | 14 | 9.02 | 9/12/2019 | 44.25 | \$ 708,000.00 | 45.94 |
| HDC Bank | E. Wayne Nordberg | Tewksbury | Hunterdon | 16 | 13 | 10/16/2019 | 24.50 | \$ 392,000.00 | 11.52 |
| HDC Bank | E. Wayne Nordberg | Tewksbury | Hunterdon | 19 | 13.07 | 10/16/2019 | 23.00 | \$ 368,000.00 | 42.55 |
| HDC Bank | Joseph and Helen Jarowicz | Tewksbury | Hunterdon | 13 | 8, 10 | 11/20/2019 | 44.25 | \$ 708,000.00 | 70.05 |
| HDC Bank | Interverse Enterprises, Inc. | Mount Olive | Morris | 5300 | 38 | 11/20/2019 | 25.75 | \$ 412,000.00 | 53.14 |
| Gary and Deborah Enters | - | Tewksbury | Hunterdon | 15 | 8.02 | 12/5/2019 | 26.25 | * | 16.65 |
| HDC Bank | Great Northern Buck Hill, LLC | Independence | Warren | 1 | 67 | 1/17/2020 | 30.25 | \$ 484,000.00 | 26.76 |
| HDC Bank | Victor Ottilio | Mansfield | Warren | 1001.01 | 20, 21, 22 | 1/24/2020 | 35.75 | \$ 572,000.00 | 109 |
| HDC Bank | Interverse Enterprises, Inc. | Mount Olive | Morris | 800 | 15 | 5/27/2020 | 31.75 | \$ 508,000.00 | 88.16 |
| HDC Bank | Interverse Enterprises, Inc. | Mount Olive | Morris | 800 | 16 | 5/27/2020 | 4.00 | \$ 64,000.00 | 15.29 |
| Albert Jarvis | - | White Twp | Warren | 14 | 17 | 6/30/2020 | 25.75 | * | 62.00 |
| | | | | | | Totals | 1,814 | \$ 27,772,000.00 | 2,565.14 |

* 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

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





Regional Stormwater Management Planning for the Highlands Portion of North and South Branch Raritan River

Christopher C. Obropta, Ph.D., P.E.

obropta@envsci.rutgers.edu

www.water.rutgers.edu

April 15, 2021



Rutgers Cooperative Extension

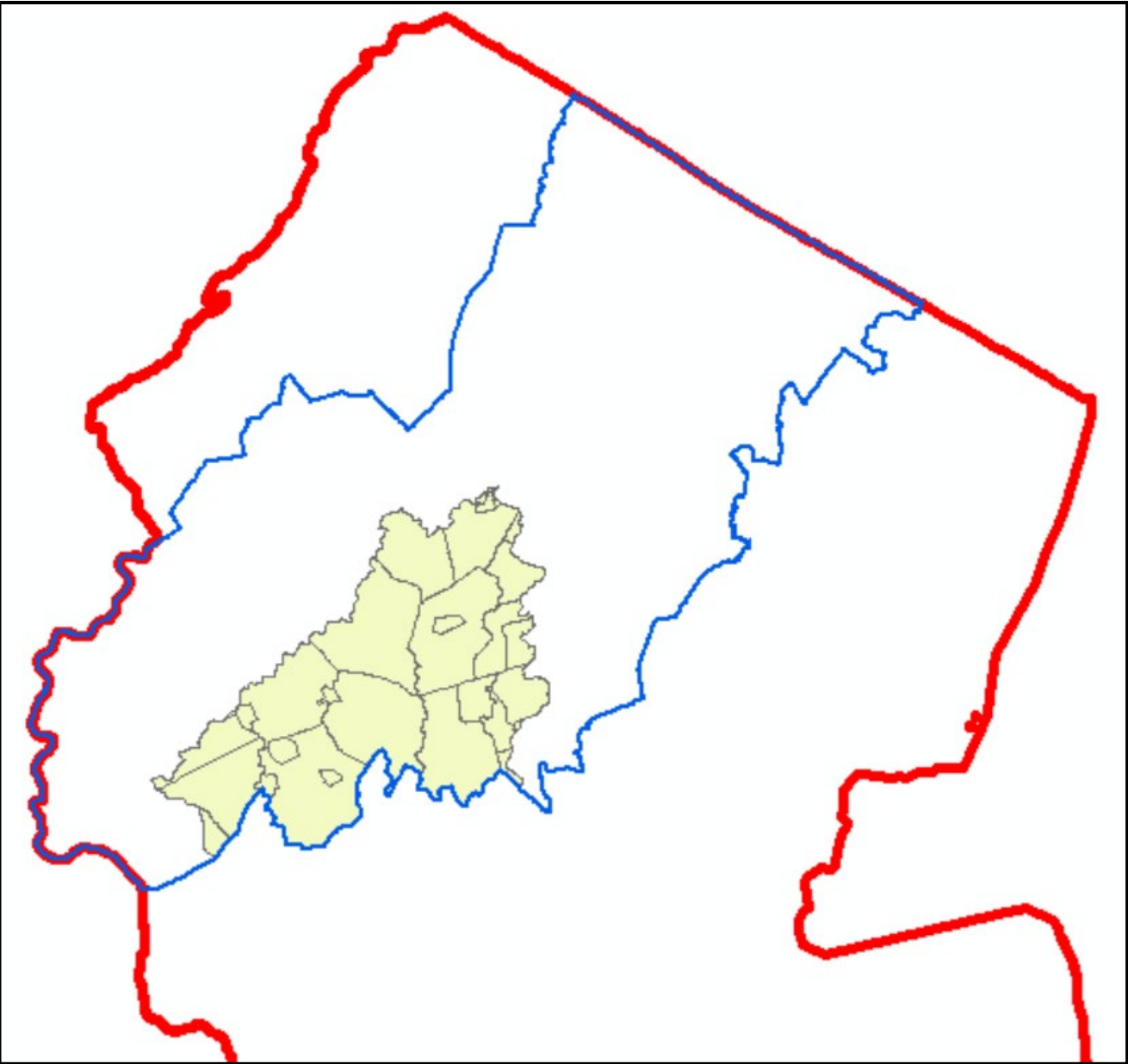
Rutgers Cooperative Extension (RCE) helps the diverse population of New Jersey adapt to a rapidly changing society and improves their lives through an educational process that uses science-based knowledge.



Water Resources Program

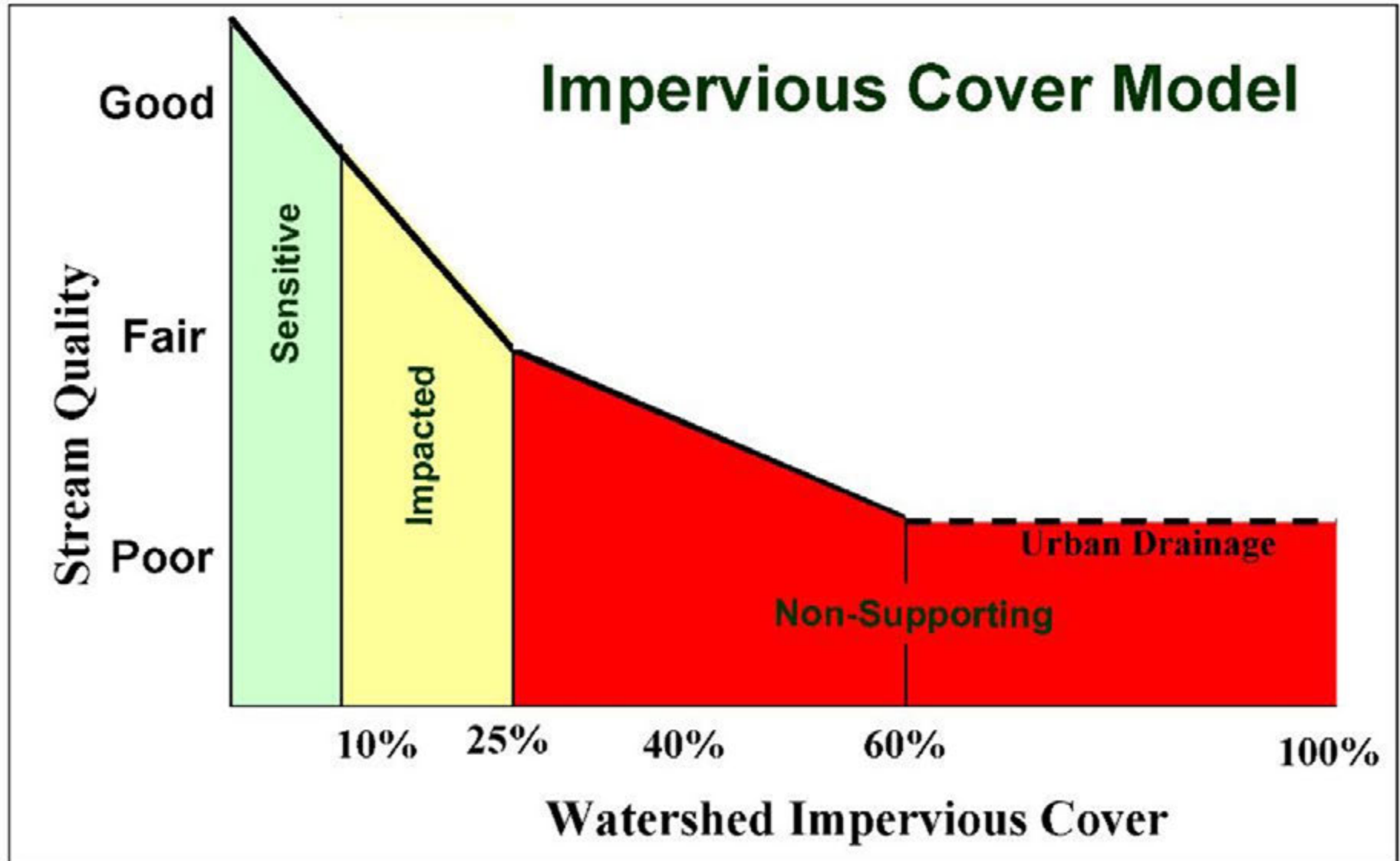


Our mission is to identify and address water resources issues by engaging and empowering communities to employ practical science-based solutions to help create a more equitable and sustainable New Jersey.



| Municipality | County |
|----------------------|-----------|
| Lebanon Boro | Hunterdon |
| Califon Boro | Hunterdon |
| High Bridge Boro | Hunterdon |
| Tewksbury Twp | Hunterdon |
| Clinton Town | Hunterdon |
| Glen Gardner Boro | Hunterdon |
| Clinton Twp | Hunterdon |
| Union Twp | Hunterdon |
| Lebanon Boro | Hunterdon |
| Bethlehem Twp | Hunterdon |
| Alexandria Twp | Hunterdon |
| Hampton Boro | Hunterdon |
| Chester Twp | Morris |
| Chester Boro | Morris |
| Mendham Twp | Morris |
| Washington Twp | Morris |
| Roxbury Twp | Morris |
| Mount Olive Twp | Morris |
| Mendham Twp | Morris |
| Randolph Twp | Morris |
| Mine Hill Twp | Morris |
| Mount Arlington Boro | Morris |
| Peapack-Gladstone | Somerset |
| Bedminster Twp | Somerset |
| Far Hills Boro | Somerset |
| Bernardsville Boro | Somerset |
| Bernards Twp | Somerset |

Original ICM developed based on 200+ reports and papers



Reference: Tom Schueler and Lisa Fraley-McNeal, Symposium on Urbanization and Stream Ecology, May 23 and 24, 2008

Green Infrastructure

...an approach to stormwater management that is cost-effective, sustainable, and environmentally friendly.

Green Infrastructure projects:

- capture,
- filter,
- absorb, and
- reuse

stormwater to maintain or mimic natural systems and treat runoff as a resource.



Green Infrastructure Practices

- Rain Gardens/Bioretention Systems
- Infiltration Basins
- Sand Filters
- Bioswales
- Downspout Planters
- Stormwater Planters
- Rainwater Harvesting
- Permeable Pavements
- Tree Filter Boxes
- Dry Wells
- Green Roofs
- Naturalizing Detention Basins
- Green Streets

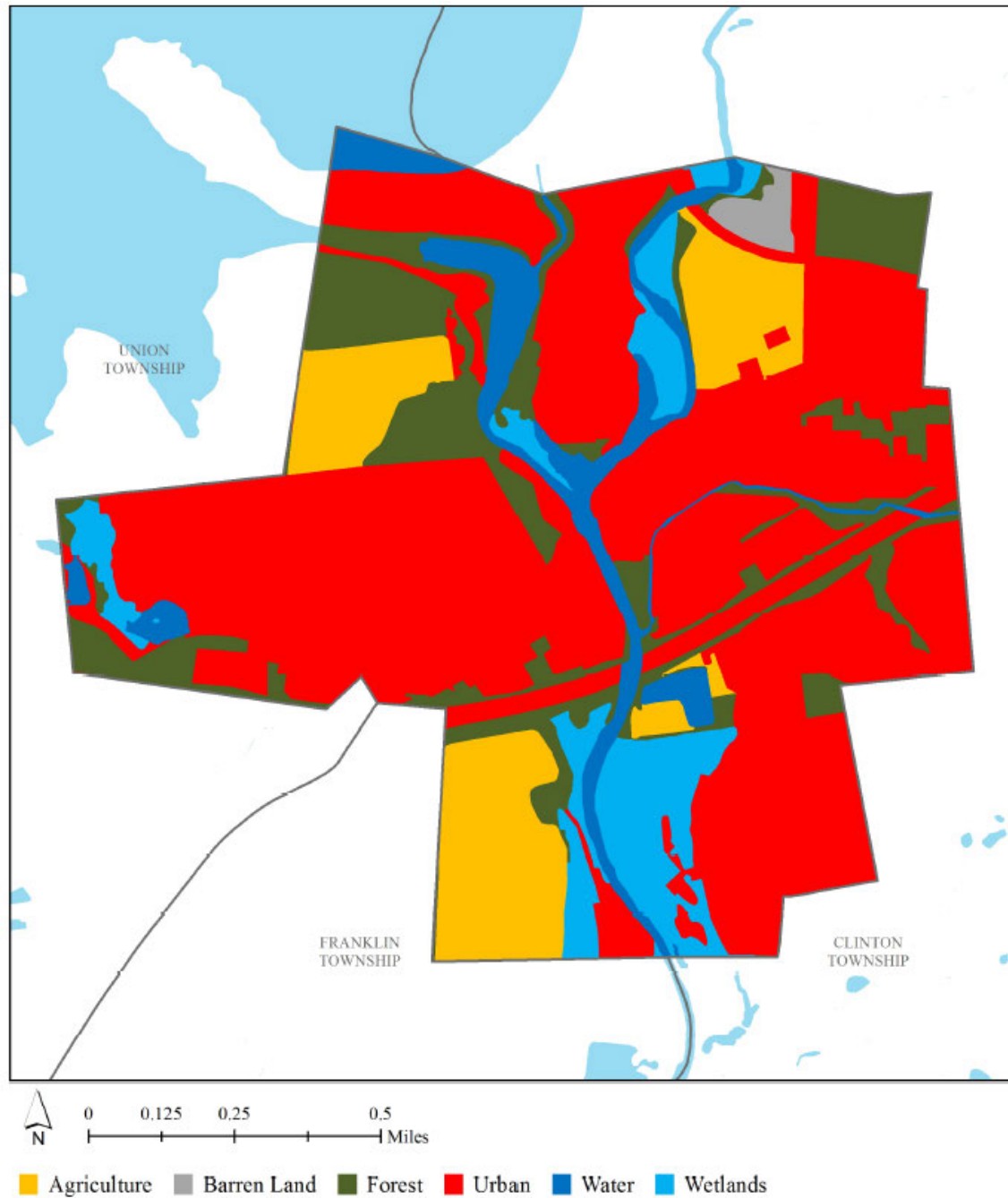


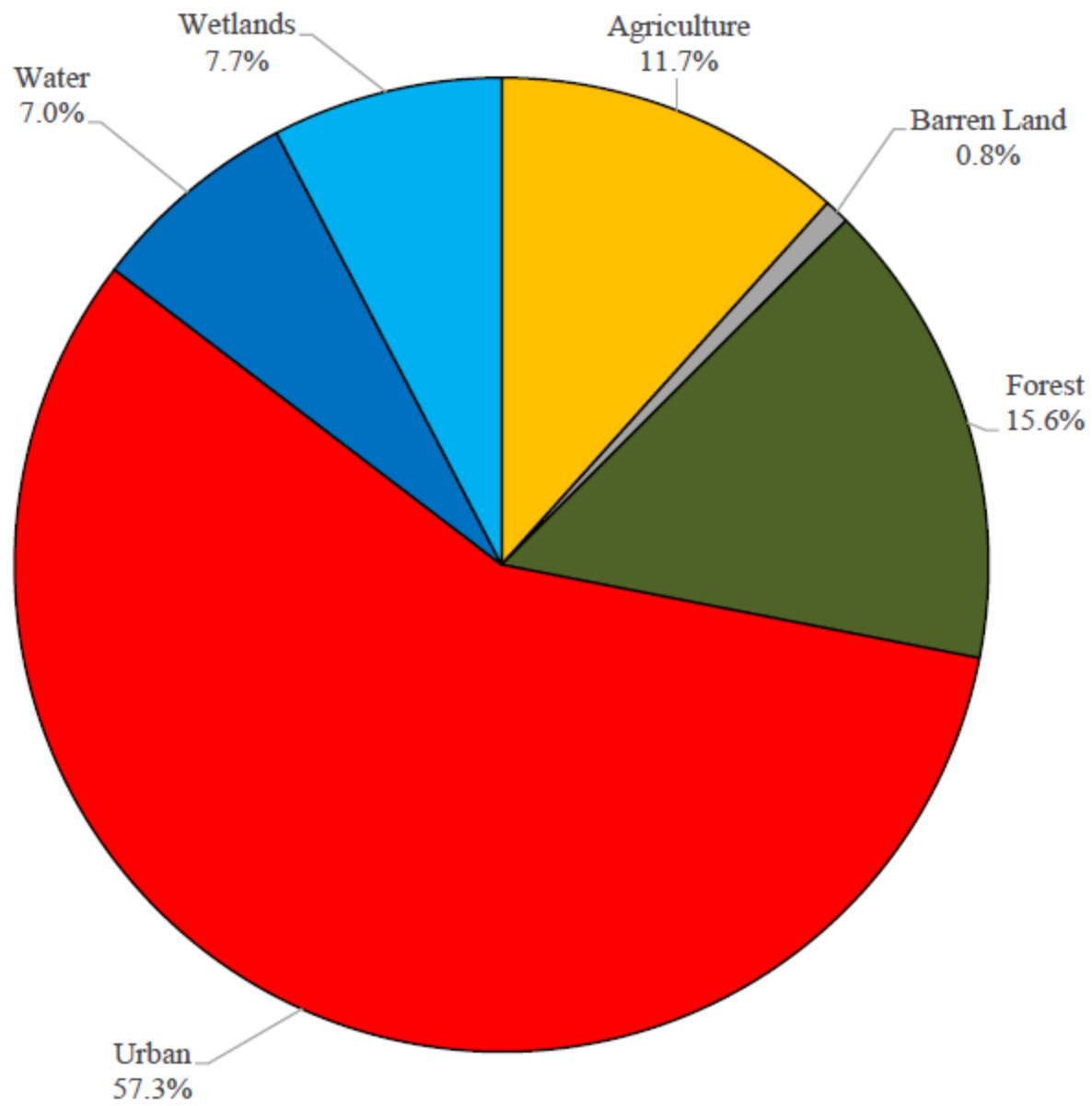
Parker Urban Greenscapes. 2009.

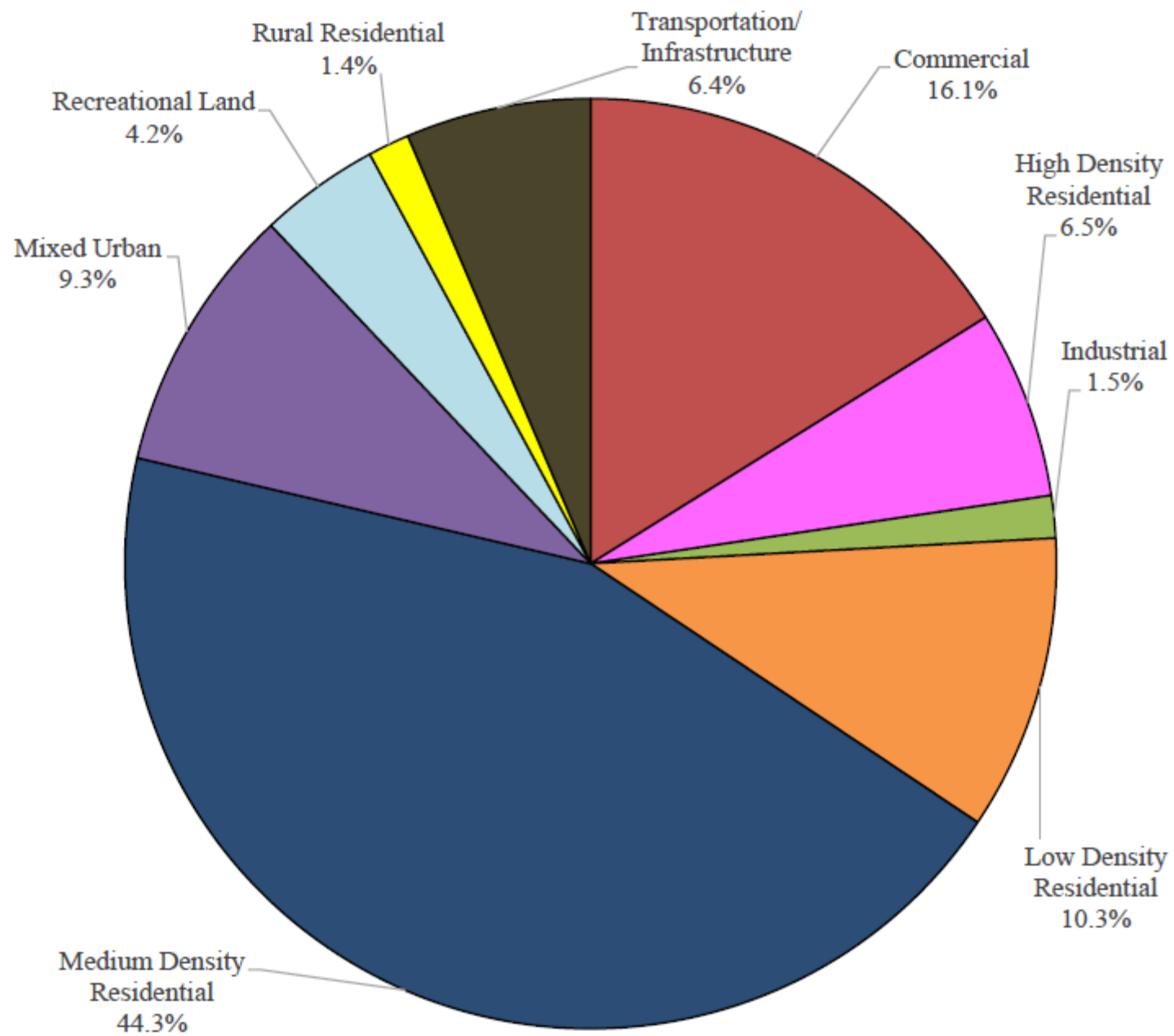
| WMA 8 - North and South Branch Raritan-Highlands | | | | |
|--|-----------|--------------------|--------------------------|--------------------|
| | | | | |
| Municipality | County | Total Area (acres) | Impervious Cover (acres) | % Impervious Cover |
| | | | | |
| Lebanon Boro | Hunterdon | 576.9 | 175.4 | 30.5% |
| Califon Boro | Hunterdon | 636.6 | 70.9 | 11.6% |
| High Bridge Boro | Hunterdon | 1,555.4 | 215.2 | 14.1% |
| Tewksbury Twp | Hunterdon | 20,333.7 | 636.9 | 3.2% |
| Clinton Town | Hunterdon | 917.9 | 210.2 | 24.6% |
| Glen Gardner Boro | Hunterdon | 990.6 | 99.3 | 10.1% |
| Clinton Twp | Hunterdon | 21,706.3 | 1,300.8 | 6.8% |
| Union Twp | Hunterdon | 13,168.6 | 655.6 | 5.5% |
| Lebanon Boro | Hunterdon | 20,249.7 | 583.6 | 2.9% |
| Bethlehem Twp | Hunterdon | 13,288.0 | 412.7 | 3.1% |
| Alexandria Twp | Hunterdon | 17,768.1 | 480.1 | 2.7% |
| Hampton Boro | Hunterdon | 971.5 | 86.3 | 8.9% |
| Chester Twp | Morris | 1,020.2 | 235.5 | 23.1% |

| WMA 8 - North and South Branch Raritan-Highlands | | | | |
|--|----------|--------------------|--------------------------|--------------------|
| | | | | |
| Municipality | County | Total Area (acres) | Impervious Cover (acres) | % Impervious Cover |
| | | | | |
| Chester Boro | Morris | 18,655.2 | 724.47 | 3.9% |
| Mendham Twp | Morris | 3,826.4 | 407.4 | 10.7% |
| Washington Twp | Morris | 12,939.3 | 692.0 | 5.4% |
| Roxbury Twp | Morris | 14,039.8 | 1,819.10 | 13.6% |
| Mount Olive Twp | Morris | 19,992.0 | 1,910.4 | 10.0% |
| Mendham Twp | Morris | 11,526.7 | 529.6 | 4.7% |
| Randolph Twp | Morris | 13,541.7 | 1945.1 | 14.5% |
| Mine Hill Twp | Morris | 1,917.7 | 226.4 | 12.0% |
| Mount Arlington | Morris | 1,794.7 | 314.2 | 22.7% |
| Peapack-Gladstone | Somerset | 3,696.4 | 257.3 | 7.1% |
| Bedminster Twp | Somerset | 16,875.5 | 879 | 5.3% |
| Far Hills Boro | Somerset | 3,149.3 | 122.8 | 4.0% |
| Bernardsville Boro | Somerset | 8,264.6 | 658.7 | 8.0% |
| Bernards Twp | Somerset | 15,567.7 | 2,056.3 | 13.3% |
| | | | | |
| Municipal Average Impervious Cover = | | | | 10.5% |

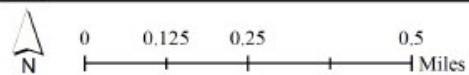
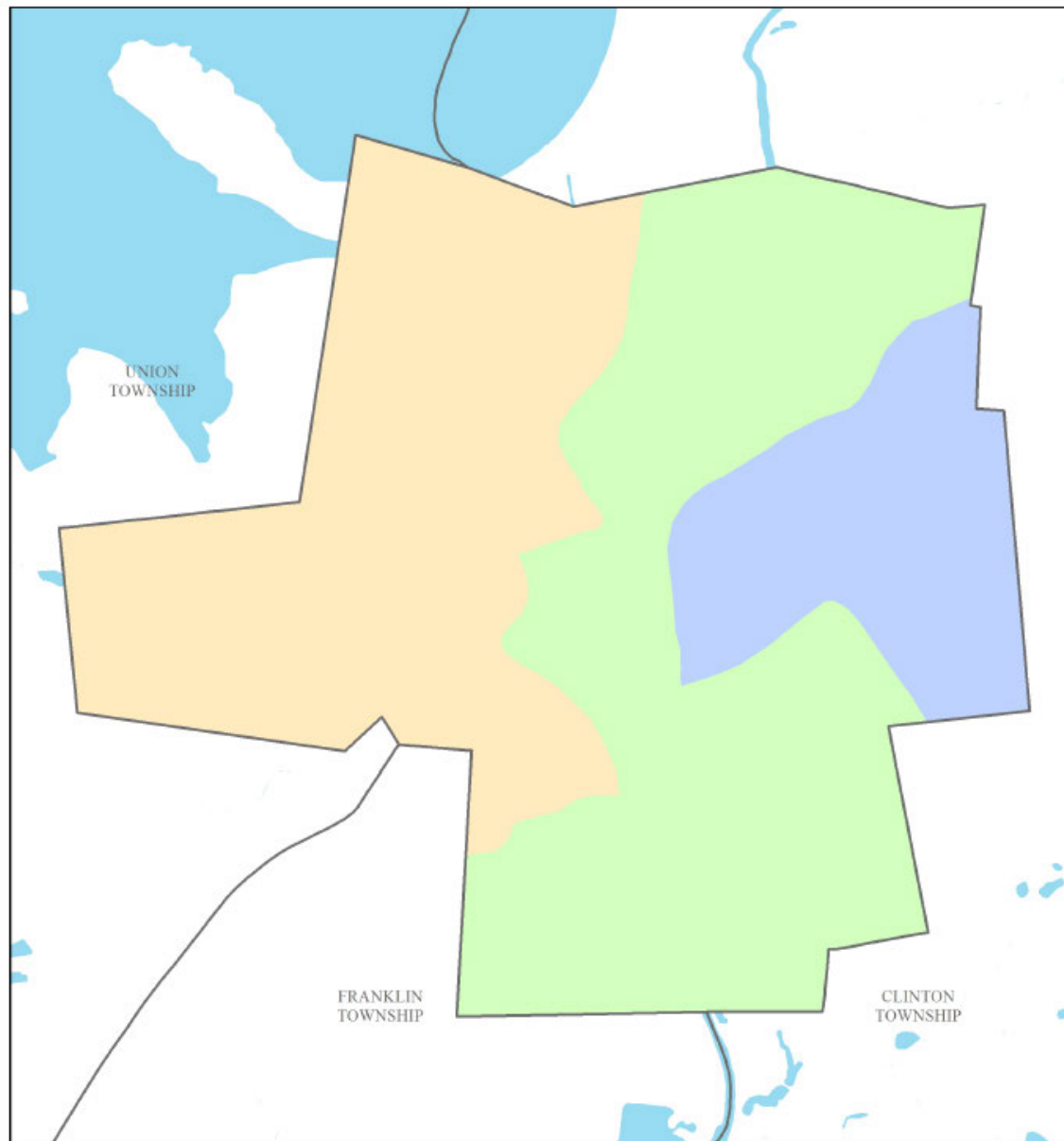
Land Use for Clinton Town







Subwatersheds of Clinton Town



Beaver Brook Spruce Run Reservoir Raritan River South Branch

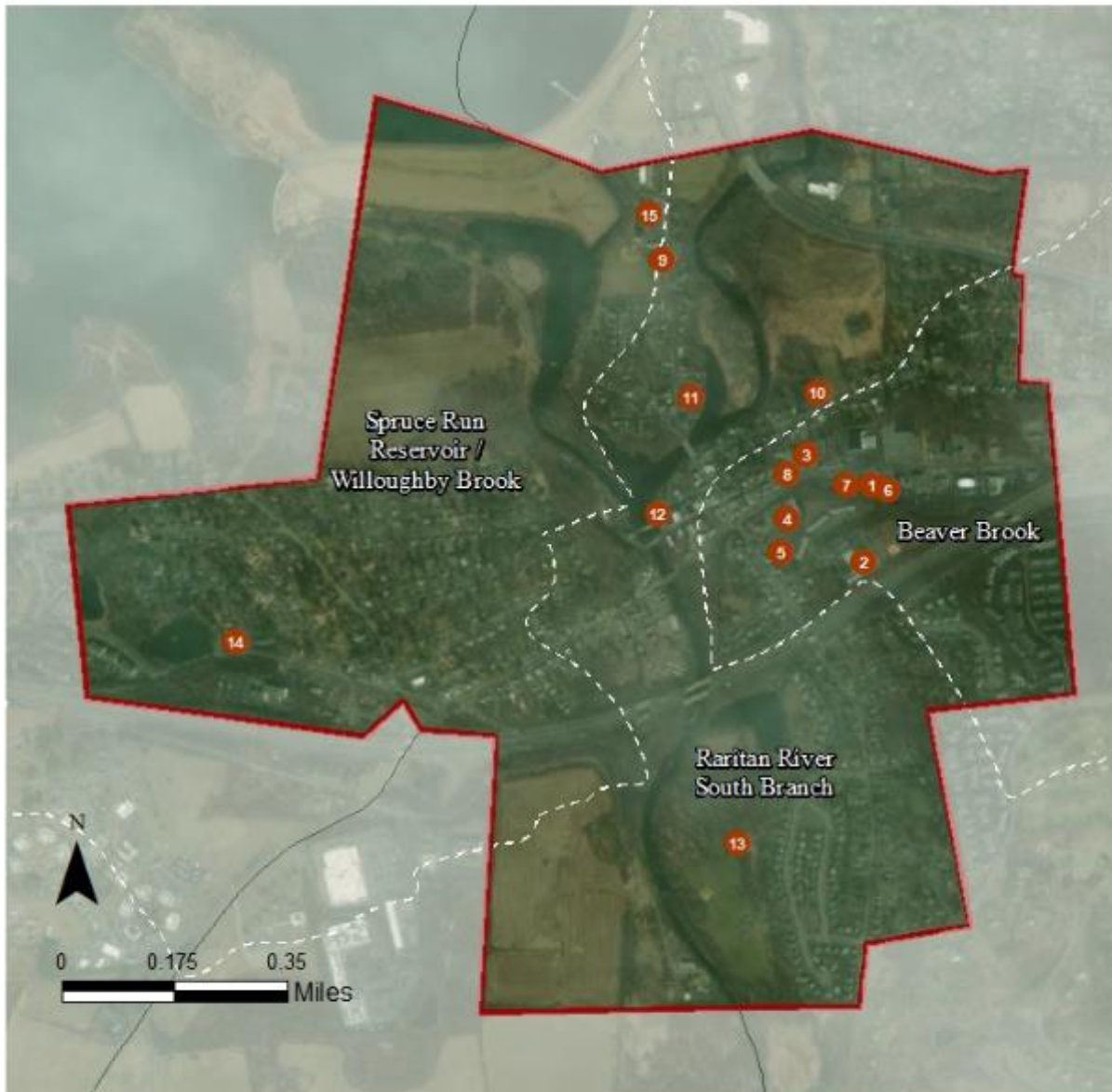
| Watershed | Total Area (ac) | Impervious Cover (ac) | % |
|---------------------------------------|----------------------------|----------------------------------|----------|
| Beaver Brook | 152.3 | 70.8 | 47.4% |
| Raritan River South Branch | 408.5 | 78.6 | 20.9% |
| Spruce Run Reservoir | 357.1 | 60.7 | 18.5% |
| Total | 917.9 | 210.2 | 24.6% |

| Subwatershed | NJ Water Quality Storm (MGal) | Annual Rainfall of 44" (MGal) | 2-Year Design Storm (3.38") (MGal) | 10-Year Design Storm (5.00") (MGal) | 100-Year Design Storm (8.03") (MGal) |
|---------------------------------------|--|--|---|--|---|
| Beaver Brook | 2.4 | 84.6 | 6.5 | 9.6 | 15.4 |
| Raritan River South Branch | 2.7 | 93.9 | 7.2 | 10.7 | 17.1 |
| Spruce Run Reservoir | 2.1 | 72.5 | 5.6 | 8.2 | 13.2 |
| Total | 7.1 | 251.1 | 19.3 | 28.5 | 45.8 |

WE LOOK HERE FIRST:

- ✓ Schools
 - ✓ Places of Worship
 - ✓ Libraries
 - ✓ Municipal Building
 - ✓ Public Works
 - ✓ Firehouses
 - ✓ Post Offices
 - ✓ Elks or Moose Lodge
 - ✓ Parks/ Recreational Fields
- 20 to 40 sites are entered into a PowerPoint
 - Site visits are conducted

TOWN OF CLINTON: GREEN INFRASTRUCTURE SITES



SITES WITHIN THE BEAVER BROOK SUBWATERSHED

1. Basil Bandwagon
2. Clinton Elementary School
3. Clinton Fire Department
4. Clinton Municipal Offices
5. Evangel Chapel
6. Neo Sushi
7. Tirpok Cleaners
8. United States Postal Service

SITES WITHIN THE RARITAN RIVER SOUTH BRANCH SUBWATERSHED

9. Clinton Community Center
10. Clinton Presbyterian Church
11. Clinton United Methodist Church
12. Hunterdon Art Museum
13. Hunts Mills Park

SITES WITHIN THE SPRUCE RUN RESERVOIR /WILLOUGHBY BROOK SUBWATERSHED

14. Pediatric Surgical Associates
15. North County Library

PEDIATRIC SURGICAL ASSOCIATES



Subwatershed: Spruce Run
Reservoir/Willoughby
Brook

Site Area: 27,148 sq. ft.

Address: 122 West Main Street
Clinton, NJ 08809

Block and Lot: Block 1, Lot 1



A proposed rain garden can be installed in the front of the building to aid in infiltration of stormwater from the roof top. A downspout planter box can be installed at the northwestern corner of the building to prevent rooftop stormwater from flowing across the pavement. A preliminary soil assessment suggests that more soil testing would be required before determining the soil's suitability for green infrastructure.






| Impervious Cover | | Existing Loads from Impervious Cover (lbs/yr) | | | Runoff Volume from Impervious Cover (Mgal) | |
|------------------|---------|---|-----|------|--|-------------------------------|
| % | sq. ft. | TP | TN | TSS | For the 1.25" Water Quality Storm | For an Annual Rainfall of 44" |
| 69 | 18,661 | 0.9 | 9.4 | 85.7 | 0.015 | 0.51 |

| Recommended Green Infrastructure Practices | Recharge Potential (Mgal/yr) | TSS Removal Potential (lbs/yr) | Maximum Volume Reduction Potential (gal/storm) | Peak Discharge Reduction Potential (cu. ft./second) | Estimated Size (sq. ft.) | Estimated Cost |
|--|------------------------------|--------------------------------|--|---|--------------------------|----------------|
| Bioretention system | 0.016 | 3 | 1,200 | 0.05 | 155 | \$775 |
| Planter box | n/a | 1 | n/a | n/a | 1 (box) | \$1,000 |

GREEN INFRASTRUCTURE RECOMMENDATIONS



Pediatric Surgical Associates

-  planter box
-  bioretention system
-  drainage area
-  property line
-  2015 Aerial: NJOIT, OGIS



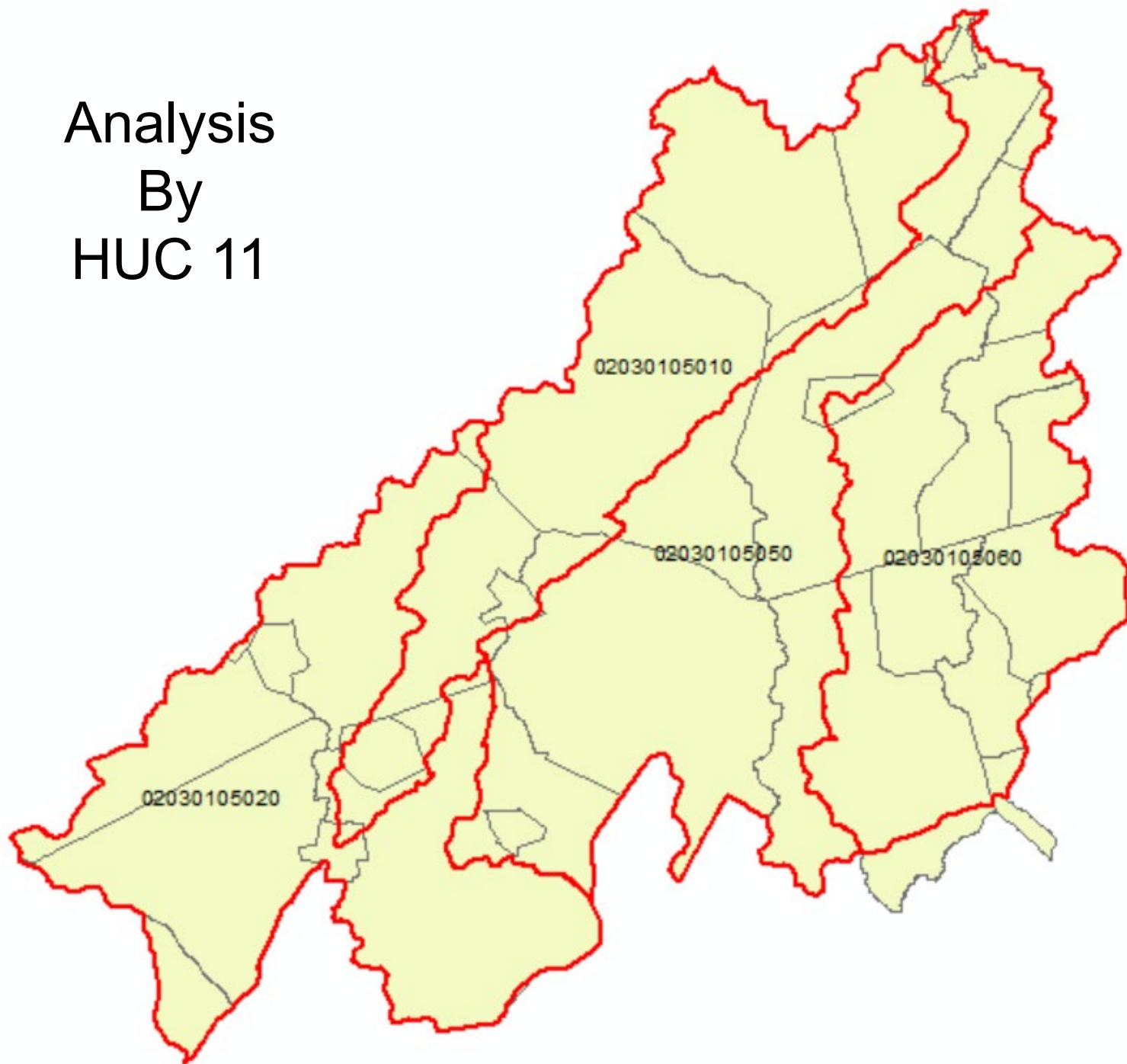
Before



After



Analysis By HUC 11



| HUC 11 | Impervious Cover (%) | | | |
|---------------|-----------------------------|-------------|-------------|-------------|
| | 2002 | 2007 | 2012 | 2015 |
| 2030105010 | 7.68 | 8.06 | 7.73 | 11.34 |
| 2030105020 | 4.85 | 5.11 | 4.93 | 7.86 |
| 2030105050 | 4.95 | 5.28 | 5.76 | 8.93 |
| 2030105060 | 6.34 | 6.63 | 6.58 | 10.55 |

| Land Use Type | HUC 010 | | | | |
|----------------------------------|-----------------------|--------------------------|--|------------------------|------------------|
| | % Land Use Type | % Impervious Cover | Runoff Volumes From Impervious Cover | | |
| | | | Water Quality Storm (1.25" over 2 hours) (Mgal) | 2-Year Storm (Mgal) | Annual (Mgal) |
| High, Medium Density Residential | 5.5% | 21.5% | 37.4 | 98.6 | 1314.8 |
| Low Density, Rural Residential | 21.2% | 41.8% | 72.5 | 191.5 | 2553.6 |
| Commercial | 2.1% | 12.7% | 22.1 | 58.3 | 777.4 |
| Industrial | 1.1% | 7.4% | 12.8 | 33.8 | 451.1 |
| Urban, Mixed Urban, Other Urban | 4.9% | 5.0% | 8.7 | 22.9 | 305.9 |
| Agriculture | 10.9% | 3.3% | 5.7 | 15.1 | 200.7 |
| Forest, Water, Wetlands | 53.8% | 7.4% | 12.8 | 33.8 | 451.3 |
| Barrenland/ Transitional Area | 0.6% | 0.9% | 1.6 | 4.3 | 57.5 |

| Land Use Type | HUC 020 | | | | |
|-------------------------------------|-----------------------|--------------------------|--|------------------------|------------------|
| | % Land Use Type | % Impervious Cover | Runoff Volumes From Impervious Cover | | |
| | | | Water Quality Storm (1.25" over 2 hours) (Mgal) | 2-Year Storm (Mgal) | Annual (Mgal) |
| High, Medium Density Residential | 1.4% | 8.2% | 10.6 | 27.9 | 371.7 |
| Low Density, Rural Residential | 17.1% | 44.2% | 56.8 | 149.8 | 1997.7 |
| Commercial | 1.6% | 12.7% | 16.4 | 43.2 | 576.3 |
| Industrial | 1.3% | 11.4% | 14.7 | 38.8 | 516.9 |
| Urban, Mixed Urban, Other Urban | 4.4% | 6.9% | 8.8 | 23.3 | 311.2 |
| Agriculture | 19.2% | 7.1% | 9.1 | 24.1 | 321.4 |
| Forest, Water, Wetlands | 54.7% | 8.9% | 11.4 | 30.0 | 400.4 |
| Barrenland/ Transitional Area | 0.4% | 0.6% | 0.8 | 2.1 | 27.5 |

| Land Use Type | HUC 050 | | | | |
|----------------------------------|-----------------------|--------------------------|--|------------------------|------------------|
| | % Land Use Type | % Impervious Cover | Runoff Volumes From Impervious Cover | | |
| | | | Water Quality Storm (1.25" over 2 hours) (Mgal) | 2-Year Storm (Mgal) | Annual (Mgal) |
| High, Medium Density Residential | 2.8% | 14.1% | 23.6 | 62.3 | 830.7 |
| Low Density, Rural Residential | 17.3% | 39.6% | 66.5 | 175.7 | 2342.1 |
| Commercial | 1.7% | 12.8% | 21.5 | 56.7 | 756.4 |
| Industrial | 1.4% | 11.6% | 19.5 | 51.4 | 684.7 |
| Urban, Mixed Urban, Other Urban | 4.6% | 5.3% | 8.9 | 23.6 | 314.1 |
| Agriculture | 20.4% | 7.5% | 12.6 | 33.2 | 442.4 |
| Forest, Water, Wetlands | 50.9% | 8.6% | 14.5 | 38.2 | 509.4 |
| Barrenland/ Transitional Area | 0.9% | 0.5% | 0.8 | 2.2 | 29.6 |

| Land Use Type | HUC 060 | | | | |
|----------------------------------|-----------------------|--------------------------|--|------------------------|------------------|
| | % Land Use Type | % Impervious Cover | Runoff Volumes From Impervious Cover | | |
| | | | Water Quality Storm (1.25" over 2 hours) (Mgal) | 2-Year Storm (Mgal) | Annual (Mgal) |
| High, Medium Density Residential | 2.4% | 11.2% | 16.4 | 43.2 | 575.7 |
| Low Density, Rural Residential | 25.3% | 50.2% | 73.6 | 194.2 | 2589.2 |
| Commercial | 1.8% | 11.8% | 17.2 | 45.5 | 606.4 |
| Industrial | 0.8% | 6.0% | 8.8 | 23.2 | 309.9 |
| Urban, Mixed Urban, Other Urban | 6.3% | 6.4% | 9.4 | 24.8 | 330.9 |
| Agriculture | 15.6% | 5.1% | 7.5 | 19.9 | 264.8 |
| Forest, Water, Wetlands | 47.7% | 9.2% | 13.5 | 35.8 | 477.0 |
| Barrenland/ Transitional Area | 0.1% | 0.1% | 0.1 | 0.3 | 4.1 |

Potential Reduction in Impervious Cover based upon Proposed Green Infrastructure Projects

| Land Use (LU) Type | % Impervious Cover Reduction |
|----------------------------------|------------------------------|
| High, Medium Density Residential | 17.1% |
| Low Density, Rural Residential | 15.9% |
| Commercial | 21.4% |
| Industrial | 13.2% |
| Urban, Mixed Urban, Other Urban | 38.7% |

Potential Stormwater Volume Reduction

| Land Use (LU) Type | % Reduction | Volume Reduction | | | | | | | |
|----------------------------------|-------------|------------------|---------------|------------|---------------|------------|---------------|------------|---------------|
| | | HUC 010 | | HUC 020 | | HUC 050 | | HUC 060 | |
| | | WQS (Mgal) | 2-Year (Mgal) | WQS (Mgal) | 2-Year (Mgal) | WQS (Mgal) | 2-Year (Mgal) | WQS (Mgal) | 2-Year (Mgal) |
| High, Medium Density Residential | 17.1% | 6.4 | 16.9 | 1.8 | 4.8 | 4.0 | 10.7 | 2.8 | 7.4 |
| Low Density, Rural Residential | 15.9% | 11.5 | 30.4 | 9.0 | 23.8 | 10.6 | 27.9 | 11.7 | 30.8 |
| Commercial | 21.4% | 4.7 | 12.5 | 3.5 | 9.2 | 4.6 | 12.1 | 3.7 | 9.7 |
| Industrial | 13.2% | 1.7 | 4.5 | 1.9 | 5.1 | 2.6 | 6.8 | 1.2 | 3.1 |
| Urban, Mixed Urban, Other Urban | 38.7% | 3.4 | 8.9 | 3.4 | 9.0 | 3.5 | 9.1 | 3.6 | 9.6 |



Washington Township Library

The Washington Township Library was funded by Pfizer, the Leavens Foundation, the New Jersey Corporate Wetland Restoration Partnership, the Morris County Utilities Authority, and the Garden Club of Long Valley. Approximately ten Raritan Highlands Compact members were present for the installation of the rain garden in the fall of 2007. Additional in-kind support was provided by staff from the Rutgers Cooperative Extension Water Resources Program and the Master Gardeners of Morris County. The rain garden itself was installed to serve as a demonstration rain garden to educate homeowners, business owners, and government facilities on how rain gardens can minimize impacts to nearby waterways.



What's Next?



- Continue to present these plans to the municipalities
- Encourage municipalities to partner with the Highland Council and Rutgers to move forward
- Extend analysis to the rest of the Highlands Management Area

Christopher C. Obropta, Ph.D., P.E.

obropta@envsci.Rutgers.edu

www.water.Rutgers.edu



PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

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



CARL J. RICHKO
Chairperson

LISA J. PLEVIN
Executive Director

MEMORANDUM

To: Budget & Finance Committee
From: Lisa J. Plevin, Executive Director
Subject: Committee Meeting Minutes – March 31, 2021
Date: April 7, 2021

A Budget and Finance (B&F) Committee meeting was held on Wednesday, March 31, 2021 at 3:30pm via teleconference.

Committee Chair Holtaway opened the meeting at 3:31pm.

A roll call was taken for attendance. Council Chair Richko was absent. The following Committee Members and Highlands Council Staff were present:

Committee: Committee Chair Holtaway and Members James and Visioli.

Highlands Staff: Lisa J. Plevin, James Humphries, Gabrielle Gallagher, Kelley Curran, Herb August, and Annette Tagliareni.

FY2021 Highlands Protection Fund Grants

Lopatcong Township (Warren County) - Water Use and Conservation Management Plan (\$60,000)

Committee Chair Holtaway reported that Lopatcong Township is a fully-conforming Highlands regional municipality seeking a grant for a Water Use and Conservation Management Plan (WUCMP).

Kelley Curran, Senior Resource Management Specialist, gave an overview of the grant request by Lopatcong Township. Ms. Curran noted that municipal plan conformance requires the development of a WUCMP that will set priorities for the use of available water. Lopatcong Township does not currently have an allocation in their grant contract for the development of a WUCMP. In addition, the development of the WUCMP is being triggered by a proposed

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development project for which a Water Quality Management Plan Amendment is required to obtain sewer service and the associated subwatershed is in deficit of net water availability. The total cost for the development of the WUCMP for Lopatcong Township is estimated to be \$60,000.

There were no comments by the committee members.

Committee Chair Holtaway asked for a motion to move the FY2021 Highlands Protection Fund Capital Grant to the Council for consideration. Member James made a motion and Member Visioli seconded it. A roll call vote was taken and all were in favor.

Committee Chair Holtaway will report out to the full Council at its April 15 meeting.

The committee meeting adjourned at 3:35pm.



PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

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CARL J. RICHKO
Chairperson

LISA J. PLEVIN
Executive Director

MEMORANDUM

To: RMP Amendment Committee

From: Lisa J. Plevin, Executive Director

Subject: RMP Amendment Committee Meeting of March 30, 2021

Date: April 9, 2021

The RMP Amendment Committee met on Wednesday, March 30, 2021 at 3:00pm via Zoom video conference.

Committee Chair Alstede called the meeting to order at 3:01pm. A roll call was taken.

RMP Amendment Committee Members present: Council Chair Richko, Committee Chair Alstede, Members Dressler, Holtaway, Sebetich, Van Abs, and Vohden.

Highlands Council Staff Members present: Lisa J. Plevin, Christine LaRocca, James Humphries, and Annette Tagliareni

Also present: Lauren LaRusso, Senior Counsel, Governor's Authorities Unit

Updates

Ms. Plevin provided an update on Council Staff's Regional Master Plan (RMP) implementation projects that were developed based on the recommendations approved by the Highlands Council in the 2018 Monitoring Program and Recommendation Report (MPRR). An overview of the completed projects is as follows:

- RMP Amendment Procedures – adopted September 2018
- Highlands Redevelopment Procedures – adopted March 2019
- Plan Conformance Procedures – adopted July 2019
- Highlands Council Project Review Procedures and Standards – published to Council website 2019
- Lake Management Planning – completed and ongoing

- Critical Habitat Plan Guidance - completed
- Regional Zoning Map Update - completed
- TDR Receiving Area Implementation Guidance – draft complete

Ms. Plevin also provided projects that are currently underway:

- Interactive Environmental Resource Inventory
- Rutgers Stormwater Project
- Function Ecosystem Valuation and Peer Review/Field Testing
- Sustainable Economic Development Plan
- Highlands Trail

Transfer of Development Rights (TDR) Program Overview

James Humphries gave an overview of the TDR Program and Ms. Plevin noted the Chief Counsel's legal memorandum provided to the full Council in response to questions raised during recent Council meetings.

Committee Chair Alstede asked if the 4% referred to at N.J.S.A. 13:20-13(c) is a mandatory percentage and if so, have we sufficiently identified these areas. Mr. Humphries responded that the 4% is a goal and explained the process used to identify these areas in the RMP.

At this time, Member Vohden requested an opportunity to provide comments to supplement his comments from the last Council meeting and Committee Chair Alstede allowed him to do so. Mr. Vohden referred to sections of the Municipal Land Use Law at N.J.S.A. 40:55D-154 and 156 and questioned whether the Council's TDR program was compliant. He also urged the Council to continue working on the TDR program and specifically work to identify the full 4% of land area referenced in N.J.S.A. 13:20-13(c).

Christine LaRocca clarified that the Highlands Council's actions and existing TDR program are in conformance with the Highlands Act and have been judicially upheld. Ms. LaRocca acknowledged that the Council's TDR program is not working, but whether the Council elects to continue to work on TDR is a policy question, not a legal question. Ms. LaRocca added that N.J.S.A. 40:55D- 154 and 156, the statutes referred to by Member Vohden, are part of the Municipal Land Use Law (MLUL) and are not applicable to the Council's TDR program.

Member Vohden expressed additional concerns about potential future litigation and urged the Council to take action on TDR in the interests of landowner equity.

At this time, Committee Chair Alstede asked other members if they had anything to add to the discussion.

Member Holtaway commented on issues of the delineation of sewer service areas (SSA), large lot development, and increased density regarding the TDR Program. He noted that there are similar issues related to municipal average. Regarding the Act and TDR Program, Member Holtaway concluded that those who wanted to assist landowners created the TDR program, but forces in the Highlands who did not want an increase in density made the program voluntary.

Committee Chair Alstede asked how to solve this issue since we do not have the funding and suggested perhaps revisiting the Corporate Business Tax.

Member Van Abs noted four (4) TDR programs currently in the state:

- Pinelands Commission – mandatory
- Burlington County – farmland – mandatory
- Highlands Act - voluntary
- State TDR Program

Member Dressler left the meeting at 3:42pm.

Member Van Abs added that besides the Pinelands Commission and Burlington County, there has not been a successful TDR Program in the state. Member Van Abs also commented on water and sewer capacity regarding some Highlands municipalities, in particular, municipalities who have changed or are changing their capacities. He suggested that this could perhaps open them up for potential TDR receiving areas that were discounted before. Mr. Humphries responded that it is unlikely, adding that the reason for the reluctance of Highlands municipalities to become receiving areas is not infrastructure, but usually economic factors.

At this time, there were discussions regarding the different markets/economies which have impacted various municipalities' ability to be a TDR receiving area.

Council Chair Richko presented a summary of the discussion:

- Legislative action would be necessary to make the TDR Program mandatory;
- The Council is presently compliant with all TDR provisions in the Highlands Act, but noted that other TDR Programs are successful due to the market driven incentives;
- When doing outreach to Planning Area municipalities, the Highlands Council staff can further emphasize and encourage consideration of the TDR program. They can also work to further evaluate the reasons why Highlands Region towns may not be in favor of being designated a receiving area.

Mr. Humphries added that TDR Program is one avenue to compensate landowners. There is also the Open Space Partnership Program, Corporate Business Tax, and State Land Preservation programs.

Ms. Plevin noted that the Council has funded \$27M for land preservation/landowners.

In conclusion, Committee Chair Alstede stated that Council needs to get funding which is not an easy solution. He closed the discussion by asking the Committee members to reflect on the TDR program and continue to brainstorm ideas.

Municipal Impervious Surface Calculation

Committee Chair Alstede reported that the last topic for discussion is a concept which provides a means to transfer impervious surface from an area in a municipality to another area in the same municipality. Committee Chair Alstede questioned whether we have the authority to do this, and whether the concept has validity.

Ms. Plevin responded that Council staff received a specific inquiry and shared staff's response to the Committee that this concept is not permissible under the Highlands Act. Mr. Humphries added that a Highlands Preservation Area Approval (HPAA) from NJDEP would not be possible without a waiver. At this time there was some further discussion on this issue. The conclusion was that there is no simple solution and the Council lacks authority to approve such requests from municipalities.

The RMP Amendment Committee adjourned at 4:08pm.