



# 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](http://www.nj.gov/njhighlands)



**PHILIP D. MURPHY**  
Governor

**CARL J. RICHKO**  
Chairperson

**SHEILA Y. OLIVER**  
Lt. Governor

**LISA J. PLEVIN**  
Executive Director

## MEETING AGENDA Thursday, June 16, 2022 at 4:00pm

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 – April 21, 2022
8. APPROVAL OF HIGHLANDS DEVELOPMENT CREDIT BANK MINUTES – May 5, 2022
9. BUDGET & FINANCE COMMITTEE
- a. CONSIDERATION OF RESOLUTION – Approval of Plan Conformance Grant Funding for Open Space & Recreation Plan for Allamuchy Township, Warren County (*voting matter with public comment*)
- b. CONSIDERATION OF RESOLUTION – Approval of Plan Conformance Grant Funding for Somerset County Park Foundation Watershed Management Program (*voting matter with public comment*)
10. PLAN CONFORMANCE COMMITTEE
  - CONSIDERATION OF RESOLUTION – Approval of the Amended Petition for Plan Conformance for Designation of the Clinton Township Highlands Centers, Clinton Township, Hunterdon County (*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

### Masking Guidance

The June 16 meeting of the Highlands Council will be held in person, at the Highlands Council office in Chester, NJ. Per the Centers for Disease Control and Prevention (CDC), masks are recommended in indoor public settings during periods of elevated community transmission when the CDC's COVID-19 Community Level is high (orange). At this time, the Community Level in Morris County is reported as high. Therefore, masking is recommended—though not required—at this meeting.

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL  
MEETING MINUTES OF JUNE 16, 2022

**PRESENT**

CARL J. RICHKO ) CHAIR  
KURT ALSTEDÉ ) VICE CHAIR  
MICHAEL R. DRESSLER ) COUNCIL MEMBERS  
ROBERT HOLTAWAY )  
MICHAEL FRANCIS )  
BRUCE JAMES )  
JAMES VISIOLI )  
RICHARD VOHDEN )

**ABSENT**

TIMOTHY DOUGHERTY )  
MICHAEL SEBETICH )  
DAN VAN ABS )

**CALL TO ORDER** 190<sup>TH</sup> meeting of the New Jersey Highlands Water Protection and Planning Council was called to order at 4:00pm at the Highlands Council Offices in Chester, NJ.

**ROLL CALL**

Roll call was taken. Members Dougherty, Sebetich, and Van Abs were absent. Members Alstede, Holtaway, Dressler were present via teleconference. All other Council Members were present in-person. *The following staff members were present: Lisa J. Plevin, Gabrielle Gallagher, James Humphries, Maryjude Haddock-Weiler, Kelley Curran, Corey Piasecki, Neda Hartman, Annette Tagliareni, Carole Ann Dicton, and Tom Tagliareni. Also present from the Deputy Attorney General's (DAG's) office: Jason Kane. The following DAG staff members attended via teleconference: Jordan Viana, DAG, Sri Balijepalle and Charlotte Raty. Jeffrey Nielsen, Associate Counsel, Governor's Authorities Unit was present via teleconference.*

**OPEN PUBLIC MEETINGS ACT** was recited.

**PLEDGE OF ALLEGIANCE** was recited.

**CHAIRMAN'S REPORT**

Chair Richko welcomed everyone back to in-person Council meetings. Chair Richko also announced that Lisa J. Plevin will be retiring in August. Chair Richko noted that the Personnel Committee is in the process of hiring an Executive Director (ED), a meeting was held today and the Committee will be interviewing candidates soon. Chair Richko noted that we are hopeful that a recommendation for a new ED will be considered at Council's July meeting.

**EXECUTIVE DIRECTOR'S REPORT**

Ms. Plevin noted that she will save her goodbyes for the July meeting. Ms. Plevin then highlighted the following updates and staff activities:

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**Plan Conformance Updates**

Council will consider an Amended Petition for Center Designation in Clinton Township, Hunterdon County. In addition, the Council will consider two resolutions regarding plan conformance grant funding for Allamuchy Township and Somerset County.

**Highlands Region Interactive Environmental Resource Inventory (ERI)**

Ms. Plevin reported that staff received an overwhelming response to training sessions offered for the newly launched Highlands Region Interactive ERI tool. Over 70 individuals attended. A follow-up survey was conducted, and feedback is currently being analyzed.

**Outreach efforts**

Ms. Plevin also reported that with in-person meetings resuming, we have re-energized our in-person outreach efforts to municipalities and counties. Council staff gave a presentation on the Highlands Council and plan conformance to Montville Township Council in May and Mountain Lakes Borough Council on June 13. Ms. Plevin added that a virtual meeting with the Administrator for Bedminster was held on June 9 and on June 15 Council staff also met with Mount Olive's Economic Development Committee.

Earlier in the week, Council staff attended an interesting Environmental Justice (EJ) community engagement session in Phillipsburg, organized by the DEP and EPA. As part of a statewide series of meetings, this session was specifically targeted to towns in the Highlands Region with overburdened communities. Ms. Plevin noted that there are 29 such communities in the Highlands. Some of the EJ key issues raised by residents include warehouse siting, traffic and air pollution, public access to the Delaware River, and flooding.

**Forest Task Force Meetings**

Council staff from the science team are participating in the New Jersey Forest Task Force's workgroups on climate change and ecological health. The workgroups will be meeting over the coming months to research and review scientific literature and hopefully come to consensus on forest management strategies for New Jersey's public forests.

Additionally, Ms. Plevin reported that the New Jersey Planning and Redevelopment Conference wrapped up today and the Highlands Council was well-represented with a session organized by Highlands Staff entitled: "You Can Have It All – A Vibrant Economy AND Protected Natural Resources!" This session talked about our recently released Economic Sustainability Plan and the implementation actions being undertaken by our constituent municipalities and counties to facilitate a strong, sustainable economy while protecting our valuable environmental resources. Highlands Staff also moderated a panel on the new Sustainable Jersey Action on Creating Age-Friendly Communities.

**State Planning Commission**

Ms. Plevin then reported that the issue of warehouse siting has become an important topic not only in the Highlands but statewide. Highlands municipalities have approved a number of warehouse facilities in the last 1-2 years, some of which have already been built or are currently under construction. The demand for warehousing and distribution centers has multiplied across the state and is expected to continue for years to come. The State Planning Commission has released for public comment a draft guidance document on locating and planning for warehouses. Our agency participated in development

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of this document and provided a section pertinent to the Highlands Region. At this time, the guidance is not being suggested as proposed state policy. Rather, it provides a multi-faceted list of suggestions for municipalities, counties, and regional planning authorities to study the key issues (e.g., traffic and roadways, highway access points, air pollution impacts), modify master plans and development regulations, and consider working together in task forces that include transportation authorities and others to help guide local decision making and ultimately to review development applications for warehouse facilities. The Highlands Council can provide funding to municipalities to conduct zoning and master plan reviews to determine if their current land use and transportation plans are appropriate and consistent with the Regional Master Plan (RMP).

### **Municipally Issued Exemptions**

Since the prior report, the Highlands Council has been notified of the following municipally issued exemptions.

- Washington Township, Morris County: one exemption #5
- Hardyston Township, Sussex County: one exemption #5

### **Project Review Updates**

#### Planning Area Exemption Reviews

- In Rockaway Township, Morris County - American Water Military Services Group is seeking an exemption #16 for the installation of a water main along an approximate 3,500-foot portion of Parker Road at Picatinny Arsenal. The subject property is in the Highlands Planning Area and is part of the United States Army's Picatinny Arsenal facility. There will be no increase in impervious surface and the proposed disturbance area will be within previously disturbed areas. Highlands Council staff finding is that the project is Exempt.

#### Planning Area Consistency Reviews

- In Pohatcong Township, Warren County - Larken Associates is proposing construction of four (4) apartment buildings and associated site improvements. Highlands Council staff finding: Consistent with Conditions.

#### Water Quality Management Plan (WQMP) Amendment Review

- In Sparta Township, Sussex County, Diamond Chip Realty, LLC is seeking a site-specific amendment to the Sussex County WQMP related to the proposed development of Diamond Chip Logistics Park which will have an 834,680 square-foot warehouse and 45,000 square-foot office space. The project will have a proposed wastewater generation of approximately 10,000 gpd that will be treated by an on-site wastewater treatment facility. Highlands Council staff review on this project is pending.

### **Personnel Update**

The Council is currently interviewing to fill the vacant GIS Manager position and the vacant Environmental Scientist position.

The next Council Meeting is scheduled for July 21, 2022.

### **APPROVAL OF HIGHLANDS COUNCIL MINUTES OF APRIL 21, 2022**

Chairman Richko asked for a motion on the Council Minutes of April 21, 2022

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*Member James made a motion to approve the Highlands Council Minutes of April 21, 2022. Member Visioli seconded it.*

*A roll call vote was taken. The Highlands Council Minutes of April 21, 2022 were APPROVED 8-0.*

**APPROVAL OF HIGHLANDS DEVELOPMENT CREDIT (HDC) BANK MINUTES OF MAY 5, 2022**

Chairman Richko asked for a motion on the HDC Bank Minutes of May 5, 2022.

*Member Holtaway made a motion to approve the HDC Bank Minutes of May 5, 2022. Member Visioli seconded it.*

*A roll call vote was taken. The HDC Bank Minutes of May 5, 2022 were APPROVED 8-0.*

**BUDGET & FINANCE COMMITTEE**

**Resolution – Approval of Plan Conformance Grant Funding for Open Space and Recreation Plan for Allamuchy Township, Warren County**

Committee Chair Holtaway reported that the Budget & Finance Committee met on June 10, 2022 to review two grant funding requests and the Committee approved to bring them to the full Council. The first grant is for an Open Space and Recreation Plan in the amount of \$17,000 for Allamuchy Township.

At this time, Ms. Plevin noted that Allamuchy Township is conforming for the Preservation Area and after several years the Township reached out to the Highlands Council to re-engage and to discuss their current top priorities. Council staff met with the Township's Mayor and representatives from their Environmental Commission in March to discuss their priorities and interests. The topic of Plan Conformance for their Planning Area was discussed, and we are optimistic that this will be considered for the future.

Corey Piasecki, Principal Planner, then gave an overview of the grant request. Mr. Piasecki reported that the two priorities for the Township are their Master Plan Reexamination Report, for which Council staff previously approved their scope of work, and their Open Space & Recreation Plan (OSRP) which is before Council. The completion of the OSRP update will bring their now 18-year-old plan into conformance not only with the RMP, but also with the guidelines set forth by Green Acres, which make them eligible for funding.

Chairman Richko asked for a motion on the resolution.

*Member Holtaway moved the resolution. Member James seconded it.*

Council Comment

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There was no Council comment.

Public Comment

There was no public comment.

*A roll call vote was taken. The resolution was APPROVED 8-0.*

**Resolution – Approval of Plan Conformance Grant Funding for Somerset County Park Foundation Watershed Management Program**

Committee Chair Holtaway reported that the second grant is for Somerset County Park Foundation for a Watershed Management Program in the amount of \$59,150.

At this time, Ms. Plevin reported that Somerset County is currently conforming for the Preservation Area. Council staff recently spoke with County Planning Director, Walter Lane about conformance in the Planning Area. Mr. Lane indicated that he would raise the issue with County Commissioners. Council staff is currently developing a work plan to present to the county regarding next steps for Planning Area conformance. Ms. Plevin noted that Carrie Springer was in the audience for any questions regarding the proposed Watershed Management Program.

Kelley Curran, Science Manager, reported that Somerset County Park Foundation submitted a scope of work, prepared by Princeton Hydro, LLC, for a Proposed Somerset County Parks Watershed Management Program. The project proposes to conduct assessments of the watersheds of the lakes in Lord Stirling Park in Bernards Township and the Leonard J. Buck Garden in Far Hills Borough. These heavily used lakes have experienced recent harmful algal blooms (HABs), potentially impacting their recreational use. Tasks identified in the scope include historical data review, bathymetric surveys, watershed modeling, hydrologic and pollutant loading, water quality monitoring, trophic state assessment and a general assessment report. The final report will identify the watershed management measures needed to address general causes of water quality impairments, relative costs of the measures, and a schedule for implementation. Lake management plans are a required part of plan conformance (RMP Policy 1L6). The project will be completed in approximately 17 months.

Chairman Richko asked for a motion on the resolution.

*Member Holtaway moved the resolution. Member James seconded it.*

Council Comment

Member James asked if that timeline is normal. Ms. Curran responded that the timeline is typical.

Public Comment

**Hank Klumpp, Tewksbury, NJ** – Mr. Klumpp asked a question about the nature of the project. Ms. Curran responded that this is for a study to improve the water quality.

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**Carrie Springer, Manager, Environmental Science at Somerset County Park Commission** – Ms. Springer added that the purpose of the project is to conduct a survey to help determine the source(s) of the water quality problems so it can then be addressed. The timeline is due to the fact that HABs frequently occur in the Spring and Summer and related work will be carried over into next year.

Chairman Richko emphasized that the grant funding is for the study.

There were no further comments from the Council.

*A roll call vote was taken. The resolution was APPROVED 8-0.*

## **PLAN CONFORMANCE COMMITTEE**

### **Resolution – Amended Petition for Plan Conformance for Designation of the Clinton Township Highlands Centers, Clinton Township, Hunterdon County**

Committee Chair Dressler reported that the Plan Conformance Committee met a couple months ago and reviewed Clinton Township's Amended Petition.

At this time, Ms. Plevin reported that a public comment period on this Petition ended on May 5<sup>th</sup> with only one technical comment from Clinton Township. Highlands Council staff also coordinated this process with the State Planning Commission, which voiced strong support. Additionally, the RMP recognizes the need for the designation of Highlands Centers in the Planning Area so that further permissible growth can be directed into appropriate areas.

Highlands Council Principal Planner Corey Piasecki gave a presentation. The presentation may be found on the Council's website:

[https://www.nj.gov/njhighlands/about/calend/2022/jun16/preso\\_June2022.pdf](https://www.nj.gov/njhighlands/about/calend/2022/jun16/preso_June2022.pdf)

Chair Richko asked if the former Mayor of Clinton Township would like to comment.

**John Higgins, former Mayor of Clinton Township** – Mayor Higgins commented that he has been very pleased with his interaction with the Highlands Council and appreciates the Council's support and flexibility. He explained that the two centers are important to the town for many reasons, including providing for areas appropriate for development, in particular areas with access to transportation, access to public utilities, and adjacency to a four-lane highway.

Chairman Richko asked for a motion on the resolution.

*Member James made a motion. Member Francis seconded it.*

### Council Comment

There was no Council comment.

### Public Comment

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**Julia Somers, New Jersey Highlands Coalition** – Ms. Somers supports this application and commends the Council and the Township. This has been a very deliberative and steady process of the Township and Council working together. Ms. Somers recognizes that this process might not have been popular, but it is a smart move and by completing this process, Clinton Township is showing other towns how to go through the conformance process, and that it can be in a better place when working with the Highlands Council.

There was no further public or Council comments.

*A roll call vote was taken. The resolution was APPROVED 8-0.*

**OLD/NEW BUSINESS:**

Member Francis commended Somerset County for their efforts regarding lake management. Member Francis added that lake management is important on ponds as well as the larger lakes. With climate change, density of population and development it all comes down to our lakes and ponds. Paying attention to lake management is critically important. Member Francis also commented about PFOS and urged all to pay attention to it.

Member James commented that Member Francis is a champion on lakes and appreciates him speaking out on it.

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

Public Comment

**Hank Klumpp, Tewksbury, NJ** – Mr. Klumpp suggests that Council staff explain why Integra's original HDC Credit amount (\$96K) was discounted (\$16K). Mr. Klumpp noted that Senator Smith is now working on forestry, but not landowner compensation lost due to the Highlands Act.

**Julia Somers, New Jersey Highlands Coalition** – Ms. Somers wished Ms. Plevin a wonderful retirement. Ms. Somers enjoyed working with Ms. Plevin and wished her all the best.

**Former Mayor Higgins - Clinton Township** – Mr. Higgins echoed Ms. Somers sentiments and commented that Ms. Plevin has been a joy to work with.

Chair Richko asked for a motion to adjourn the meeting.

*Member James made a motion to adjourn the meeting. Member Vohden seconded it. All were in favor. The meeting was adjourned at 4:49pm.*

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL  
MEETING MINUTES OF JUNE 16, 2022

**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.

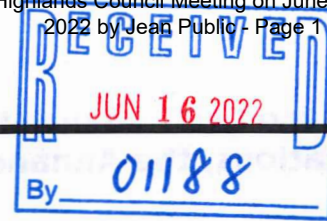
Date: 7/21/2022

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			✓			

PUBLIC COMMENTS SUBMITTED AT  
HIGHLANDS COUNCIL MEETING JUNE 16, 2022



**Tagliareni, Annette [HIGHLANDS]**

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**From:** Tagliareni, Annette [HIGHLANDS]  
**Sent:** Thursday, June 16, 2022 9:44 AM  
**To:** Plevin, Lisa [HIGHLANDS]; Gallagher, Gabrielle [HIGHLANDS]; Humphries, James [HIGHLANDS]  
**Cc:** Diction, Carole Ann [HIGHLANDS]  
**Subject:** FW: [EXTERNAL] Fw: [NJ-HUNTERDON-WARREN-FORUM] Last chance to comment : Clinton Township Highlands Centers (Rt 31 Center and Annandale Center)  
**Attachments:** Screenshot\_20220615-184434.png; agenda\_jun16.pdf; reso\_clintontwpcenter (1).pdf; 1006\_DCRR\_20220526 (1).pdf  
**Categories:** Tracked To Dynamics 365

FYI – rec'd this morning in Highlands mailbox.

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**From:** Jean Public <jeanpublic1@yahoo.com>  
**Sent:** Wednesday, June 15, 2022 10:32 PM  
**To:** Highlands [HIGHLANDS] <highlands@highlands.nj.gov>  
**Subject:** [EXTERNAL] Fw: [NJ-HUNTERDON-WARREN-FORUM] Last chance to comment : Clinton Township Highlands Centers (Rt 31 Center and Annandale Center)

i am totally against more intensive development in that area. it is unacceptable. jean publee [jeanpublic1@gmail.com](mailto:jeanpublic1@gmail.com), i am sorry i am not available to come to the meeting. is there a way to call in.

----- Forwarded Message -----

**From:** Jonathan Wall <[docjdwall@gmail.com](mailto:docjdwall@gmail.com)>  
**To:** "[nj-hunterdon-warren-forum@lists.sierraclub.org](mailto:nj-hunterdon-warren-forum@lists.sierraclub.org)" <[nj-hunterdon-warren-forum@lists.sierraclub.org](mailto:nj-hunterdon-warren-forum@lists.sierraclub.org)>  
**Sent:** Wednesday, June 15, 2022, 08:45:05 PM EDT  
**Subject:** Re: [NJ-HUNTERDON-WARREN-FORUM] Last chance to comment : Clinton Township Highlands Centers (Rt 31 Center and Annandale Center)

Dear Sierrans,

Tomorrow will be your last chance to weigh in on two areas above Clinton and in the Annandale area that will permit, in fact, encourage, development. If you are heading north from Clinton up to High Bridge, for example, expect more intensive development along the Spruce Run Reservoir and the South Branch. The details are in the attachment that Bill Honachefsky forwarded as well as information on the meeting up in Chester tomorrow can be found attached below.

Thank you,

Regards,

jdw

----- Forwarded message -----

**From:** William Honachefsky Jr <[william.honachefskyjr@hotmail.com](mailto:william.honachefskyjr@hotmail.com)>  
**Date:** Wed, Jun 15, 2022 at 7:06 PM  
**Subject:** Last chance to comment : Clinton Township Highlands Centers (Rt 31 Center and Annandale Center)  
**To:** [jonwall@jonwall.com](mailto:jonwall@jonwall.com) <[jonwall@jonwall.com](mailto:jonwall@jonwall.com)>

**This is the LAST chance to comment on two (2) proposed Highlands Center designations, the Annandale Center and the Rt 31 Center**

**Thursday June 16th  
Office of the Highlands Council .4PM**

**Office Location**

100 North Road (Route 513)  
Chester, New Jersey 07930

**Phone/Fax**

(908) 879-6737  
Fax: (908) 879 4205

**Email**

[highlands@highlands.nj.gov](mailto:highlands@highlands.nj.gov)

**Amended Petition for Plan Conformance, Clinton Township - Highlands Center Designation**

Clinton Township is requesting an amendment to its approved Petition for Plan Conformance to incorporate two designated Highlands Centers within the Township. A Highlands Center is an area where balanced development and redevelopment in planned and encouraged.

Complete details are available in the documents below.

- [Draft Consistency Review and Recommendations Report: Petition for Highlands Center Designation](#) (pdf)
- [Public Notice Announcing Comment Period](#) (pdf)

RESOLUTION 2022-12  
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL  
AMENDED PETITION FOR PLAN CONFORMANCE  
FOR DESIGNATION OF THE CLINTON TOWNSHIP HIGHLANDS CENTERS  
CLINTON TOWNSHIP, HUNTERDON COUNTY

~ 1 ~

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 14 of the Highlands Act expressly requires mandatory Plan Conformance whereby municipalities or counties, 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 whereby any municipality or county located wholly or partially in the Planning Area may voluntarily revise and conform its 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 RMP at any time; and

WHEREAS, the Highlands Act provides that approval of a Petition for Plan Conformance entitles the conforming municipality or county to specific benefits including: planning grants, technical assistance, state aid, priority for projects, tax stabilization funds, a strong presumption of validity and extraordinary deference in the event of legal challenge, and legal representation; and

WHEREAS, Section 18 of the Highlands Act obligates the Highlands Council to establish a grant funding program to reimburse municipalities and counties 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 RMP; and  
WHEREAS, Clinton Township is located within the Highlands Region, and contains approximately 21,054 acres in the Planning Area and 639 acres in the Preservation Area; and  
WHEREAS, on June 18, 2015, after due consideration and opportunity for public comment, the Highlands Council approved Clinton Township's Petition for Plan Conformance with the conditions as set forth in Resolution 2015-13, the Final Consistency Review and Recommendations Report dated June 10, 2015, and the Highlands Implementation Plan and Schedule; and  
WHEREAS, in the process of completing its Petition for Plan Conformance, Clinton Township determined, and the Highlands Council concurred, that Highlands Center designation should be studied for the municipality

RESOLUTION 2022-12  
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL  
AMENDED PETITION FOR PLAN CONFORMANCE  
FOR DESIGNATION OF THE CLINTON TOWNSHIP HIGHLANDS CENTERS  
CLINTON TOWNSHIP, HUNTERDON COUNTY

~ 2 ~

WHEREAS, Clinton Township thus completed a feasibility study for designation of a Highlands Center(s) within the municipality, which culminated in production of a report entitled "Petition for Plan Conformance: Annandale Highlands Center Designation," dated August 23, 2019; and  
WHEREAS, the resultant analysis of that study proposed designation of two Highlands Centers within Clinton Township, each intended to advance the goals and intents of both the Clinton Township Master Plan and the RMP; and  
WHEREAS, the Highlands Council reviewed the Petition and found the Petition to be insufficient for review due to pending water supply and infrastructure issues; and  
WHEREAS, Clinton Township submitted additional information in September of 2021 and on September 14, 2021, requested that the Highlands Council review the petition again in light of the additional information provided and amend the previously approved Petition for Plan Conformance to include the Highlands Centers; and  
WHEREAS, Highlands Council staff have reviewed the Highlands Center Designation Feasibility Report and found it to be consistent with the RMP; and  
WHEREAS, in consideration of the proposed Amended Petition, and a revised Final Consistency Review and Recommendations Report and Highlands Implementation Plan and Schedule which addresses funding needs relating to the Amended Petition, a Public Notice was posted, with the revised Petition materials, on the Highlands Council website for public review and comment on April 5, 2022; and  
WHEREAS, one comment seeking clarification regarding center mappings and water supplies was received during the public comment period, which closed on May 5, 2022; 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 Clinton Township's Amended Petition for Plan Conformance with conditions, and adopts the Revised Consistency Review and Recommendations Report and Revised Highlands Implementation Plan for Fiscal Year 2022, and authorizes additional funding in the amount of \$80,000 (subject to funding availability) as set forth in the Highlands Implementation Plan; and

BE IT FURTHER RESOLVED that the Executive Director is authorized to make any amendments and publicly release the Revised Final Consistency Review

MEETING OF THE HIGHLANDS COUNCIL  
RESOLUTION 2022-12  
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL  
AMENDED PETITION FOR PLAN CONFORMANCE  
FOR DESIGNATION OF THE CLINTON TOWNSHIP HIGHLANDS CENTERS  
CLINTON TOWNSHIP, HUNTERDON COUNTY

~ 2 ~

WHEREAS, Clinton Township thus completed a feasibility study for designation of a Highlands Center(s) within the municipality, which culminated in production of a report entitled "Petition for Plan Conformance: Annandale Highlands Center Designation," dated August 23, 2019; and  
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WHEREAS, the Highlands Council reviewed the Petition and found the Petition to be insufficient for review due to pending water supply and infrastructure issues; and  
WHEREAS, Clinton Township submitted additional information in September of 2021 and on September 14, 2021, requested that the Highlands Council review the petition again in light of the additional information provided and amend the previously approved Petition for Plan Conformance to include the Highlands Centers; and  
WHEREAS, Highlands Council staff have reviewed the Highlands Center Designation Feasibility Report and found it to be consistent with the RMP; and  
WHEREAS, in consideration of the proposed Amended Petition, and a revised Final Consistency Review

and Recommendations Report and Highlands Implementation Plan and Schedule which addresses funding needs relating to the Amended Petition, a Public Notice was posted, with the revised Petition materials, on the Highlands Council website for public review and comment on April 5, 2022; and WHEREAS, one comment seeking clarification regarding center mappings and water supplies was received during the public comment period, which closed on May 5, 2022; 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 Clinton Township's Amended Petition for Plan Conformance with conditions, and adopts the Revised Consistency Review and Recommendations Report and Revised Highlands Implementation Plan for Fiscal Year 2022, and authorizes additional funding in the amount of \$80,000 (subject to funding availability) as set forth in the Highlands Implementation Plan; and BE IT FURTHER RESOLVED that the Executive Director is authorized to make any amendments and publicly release the Revised Final Consistency Review and R

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\*\*\*\*\*

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## **RESOLUTION 2022-10**

### **APPROVAL OF PLAN CONFORMANCE GRANT FUNDING FOR OPEN SPACE AND RECREATION PLAN FOR ALLAMUCHY TOWNSHIP, WARREN COUNTY**

**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 enter into any and all agreements or contracts and execute any and all instruments to carry out any power, duty or responsibility assigned to it under the Highlands Act; and

**WHEREAS**, Section 14 of the Highlands Act expressly requires mandatory Plan Conformance for municipalities located wholly or partially in the Preservation Area, which 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); 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 its 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**, the Highlands Act provides that Highlands Council approval of a Petition for Plan Conformance confers specific benefits on the conforming municipality including: planning grants, technical assistance, state aid, priority for projects, a strong presumption of validity and extraordinary deference in the event of legal challenge, and legal representation; 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 Council encourages every Highlands municipality to participate in the implementation of the Regional Master Plan and provides grants to assist Highlands municipalities in conforming with and implementing the goals, policies and objectives of the Regional Master Plan; and

**WHEREAS**, municipalities are required to adopt a new or updated Open Space and Recreation Plan (OSRP) Element of the Master Plan every ten (10) years to continue to qualify for New Jersey Department of Environmental Protection (NJDEP) Green Acres Planning and Incentive grant funding; and

**WHEREAS**, adoption of an Open Space plan is a mandatory component of Plan Conformance required by the Highlands Council; and

## RESOLUTION 2022-10

### APPROVAL OF PLAN CONFORMANCE GRANT FUNDING FOR OPEN SPACE AND RECREATION PLAN FOR ALLAMUCHY TOWNSHIP, WARREN COUNTY

**WHEREAS**, the Township of Allamuchy, a Preservation Area conforming municipality in Warren County, is in need of reimbursement-based grant funding to address the Highlands Act requirements for Plan Conformance; and

**WHEREAS**, the Township of Allamuchy submitted a scope of work (SOW) for the update of the Township's OSRP Element of the Master Plan, its current element being from 2000. Provided in support of a request for funding, the SOW proposes to reexamine and update the OSRP in accordance with the NJDEP OSRP Guidelines for Participation in the Green Acres Planning Incentive Program.

**Plan Conformance Funding (not-to-exceed amount):**

<b>Municipality</b>	<b>Purpose</b>	<b>Amount</b>
Allamuchy Township	Update to Open Space and Recreation Plan Element of Master Plan	\$17,000

**WHEREAS**, the Highlands Council staff recommends that the Highlands Council authorize the execution of a Plan Conformance Grant Agreement with Allamuchy Township for the funding of the requested update to the Open Space and Recreation Plan Element of the Allamuchy Master Plan, in the amount designated, not to exceed \$17,000; 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 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 with the above-listed municipality, in the not-to-exceed amount as set forth above; and

**BE IT FURTHER RESOLVED** that that the Executive Director is authorized to make any amendments to the Highlands Implementation Plan and Schedule of the above-listed municipality, 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.

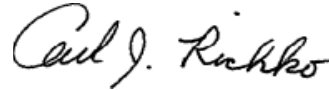
**BE IT FURTHER RESOLVED** that the Highlands Council hereby approves the above-referenced municipal funding in the Highlands Protection Fund Capital Budget for Fiscal Year 2022 in order to provide grant funding for that Highlands municipality to cover the reasonable expenses associated with revisions to its master plan, development regulations or other regulations to conform them to the Regional Master Plan, not to exceed \$17,000 in the aggregate.

## RESOLUTION 2022-10

### APPROVAL OF PLAN CONFORMANCE GRANT FUNDING FOR OPEN SPACE AND RECREATION PLAN FOR ALLAMUCHY TOWNSHIP, WARREN COUNTY

#### CERTIFICATION

I hereby certify that the foregoing Resolution was adopted by the Highlands Council at its regular meeting held on the 16<sup>th</sup> day of June 2022.



\_\_\_\_\_  
Carl J. Richko, Chairman

Vote on the Approval of The 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 2022-11**

### **APPROVAL OF PLAN CONFORMANCE GRANT FUNDING FOR SOMERSET COUNTY PARK FOUNDATION WATERSHED MANAGEMENT PROGRAM**

**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 enter into any and all agreements or contracts and execute any and all instruments to carry out any power, duty or responsibility assigned to it under the Highlands Act; and

**WHEREAS**, Section 14 of the Highlands Act expressly requires mandatory Plan Conformance for municipalities and counties located wholly or partially in the Preservation Area, which 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); and

**WHEREAS**, Section 15 of the Highlands Act provides for voluntary Plan Conformance where any municipality or county 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**, the Highlands Act provides that Highlands Council approval of a Petition for Plan Conformance confers specific benefits on the conforming municipality or county including: planning grants, technical assistance, state aid, priority for projects, a strong presumption of validity and extraordinary deference in the event of legal challenge, and legal representation; and

**WHEREAS**, Section 18 of the Highlands Act obligates the Highlands Council to establish a grant funding program to reimburse municipalities and counties 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 and counties 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 Council encourages every Highlands municipality and county to participate in the implementation of the Regional Master Plan and provides grants to assist Highlands municipalities in conforming with and implementing the goals, policies and objectives of the Regional Master Plan; and

**WHEREAS**, Lake Management Plans are a required part of plan conformance (RMP Policy 1L6); and

**WHEREAS**, the Somerset County Park Foundation has submitted a scope of work (SOW) prepared by Princeton Hydro, LLC for a Proposed Somerset County Parks Watershed Management Program. The project proposes to conduct assessments of the watersheds of the lakes in Lord Stirling Park in Bernards Township and the Leonard J. Buck Garden in Far Hills Borough; these heavily utilized lakes have experienced recent harmful algal blooms potentially impacting their recreational use. Tasks

## RESOLUTION 2022-11

### APPROVAL OF PLAN CONFORMANCE GRANT FUNDING FOR SOMERSET COUNTY PARK FOUNDATION WATERSHED MANAGEMENT PROGRAM

identified in the SOW include historical data review, bathymetric surveys, watershed modeling, hydrologic and pollutant loading analyses, water quality monitoring, trophic state assessment and a general assessment report. The final report will identify the watershed management measures needed to address general causes of water quality impairments, relative costs of the measures and a schedule for implementation.

**WHEREAS**, the Somerset County Park Foundation has requested and is in need of the below referenced reimbursement-based grant funding to address the Highlands Act requirements for Plan Conformance; and

**Plan Conformance Funding (not-to-exceed amount):**

Municipality or County	Purpose	Amount
Somerset County	Somerset County Park Foundation - Parks Watershed Management Program.	\$59,150

**WHEREAS**, the Highlands Council staff recommends that the Highlands Council authorize the execution of a Plan Conformance Grant Agreement with Somerset County Park Foundation for the funding allotted to the Somerset County Parks Watershed Management Program, in the amount designated, not to exceed \$59,150; 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 authorizes the Executive Director to execute a Plan Conformance Grant Agreement with the above-listed county, in the not-to-exceed amount as set forth above; and

**BE IT FURTHER RESOLVED** that that the Executive Director is authorized to make any amendments to the Highlands Implementation Plan and Schedule of the above-listed county, 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.

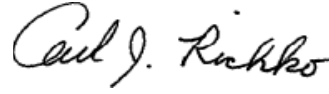
**BE IT FURTHER RESOLVED** that the Highlands Council hereby approves the above-referenced funding in the Highlands Protection Fund Capital Budget for Fiscal Year 2022 in order to provide grant funding for Somerset County to cover the reasonable expenses associated with revisions to its master plan, inclusive of the background studies required to formulate effective resource management plan components, development regulations, or other regulations to conform them to the Regional Master Plan, not to exceed \$59,150 in the aggregate.

# RESOLUTION 2022-11

## APPROVAL OF PLAN CONFORMANCE GRANT FUNDING FOR SOMERSET COUNTY PARK FOUNDATION WATERSHED MANAGEMENT PROGRAM

### CERTIFICATION

I hereby certify that the foregoing Resolution was adopted by the Highlands Council at its regular meeting held on the 16<sup>th</sup> day of June 2022.



\_\_\_\_\_  
Carl J. Richko, Chairman

Vote on the Approval of The 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 2022-12**  
**NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL**  
**AMENDED PETITION FOR PLAN CONFORMANCE**  
**FOR DESIGNATION OF THE CLINTON TOWNSHIP HIGHLANDS CENTERS**  
**CLINTON TOWNSHIP, HUNTERDON COUNTY**

**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 14 of the Highlands Act expressly requires mandatory Plan Conformance whereby municipalities or counties, 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 whereby any municipality or county located wholly or partially in the Planning Area may voluntarily revise and conform its 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 RMP at any time; and

**WHEREAS**, the Highlands Act provides that approval of a Petition for Plan Conformance entitles the conforming municipality or county to specific benefits including: planning grants, technical assistance, state aid, priority for projects, tax stabilization funds, a strong presumption of validity and extraordinary deference in the event of legal challenge, and legal representation; and

**WHEREAS**, Section 18 of the Highlands Act obligates the Highlands Council to establish a grant funding program to reimburse municipalities and counties 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 RMP; and

**WHEREAS**, Clinton Township is located within the Highlands Region, and contains approximately 21,054 acres in the Planning Area and 639 acres in the Preservation Area; and

**WHEREAS**, on June 18, 2015, after due consideration and opportunity for public comment, the Highlands Council approved Clinton Township's Petition for Plan Conformance with the conditions as set forth in Resolution 2015-13, the Final Consistency Review and Recommendations Report dated June 10, 2015, and the Highlands Implementation Plan and Schedule; and

**WHEREAS**, in the process of completing its Petition for Plan Conformance, Clinton Township determined, and the Highlands Council concurred, that Highlands Center designation should be studied for the municipality; and

**RESOLUTION 2022-12**  
**NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL**  
**AMENDED PETITION FOR PLAN CONFORMANCE**  
**FOR DESIGNATION OF THE CLINTON TOWNSHIP HIGHLANDS CENTERS**  
**CLINTON TOWNSHIP, HUNTERDON COUNTY**

**WHEREAS**, Clinton Township thus completed a feasibility study for designation of a Highlands Center(s) within the municipality, which culminated in production of a report entitled “Petition for Plan Conformance: Annandale Highlands Center Designation,” dated August 23, 2019; and

**WHEREAS**, the resultant analysis of that study proposed designation of two Highlands Centers within Clinton Township, each intended to advance the goals and intents of both the Clinton Township Master Plan and the RMP; and

**WHEREAS**, the Highlands Council reviewed the Petition and found the Petition to be insufficient for review due to pending water supply and infrastructure issues; and

**WHEREAS**, Clinton Township submitted additional information in September of 2021 and on September 14, 2021, requested that the Highlands Council review the petition again in light of the additional information provided and amend the previously approved Petition for Plan Conformance to include the Highlands Centers; and

**WHEREAS**, Highlands Council staff have reviewed the Highlands Center Designation Feasibility Report and found it to be consistent with the RMP; and

**WHEREAS**, in consideration of the proposed Amended Petition, and a revised Final Consistency Review and Recommendations Report and Highlands Implementation Plan and Schedule which addresses funding needs relating to the Amended Petition, a Public Notice was posted, with the revised Petition materials, on the Highlands Council website for public review and comment on April 5, 2022; and

**WHEREAS**, one comment seeking clarification regarding center mappings and water supplies was received during the public comment period, which closed on May 5, 2022; 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 Clinton Township’s Amended Petition for Plan Conformance with conditions, and adopts the Revised Consistency Review and Recommendations Report and Revised Highlands Implementation Plan for Fiscal Year 2022, and authorizes additional funding in the amount of \$80,000 (subject to funding availability) as set forth in the Highlands Implementation Plan; and

**BE IT FURTHER RESOLVED** that the Executive Director is authorized to make any amendments and publicly release the Revised Final Consistency Review and Recommendations Report, Revised Highlands Implementation Plan, and amend the Plan Conformance Grant Agreement consistent with direction from the

**RESOLUTION 2022-12**  
**NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL**  
**AMENDED PETITION FOR PLAN CONFORMANCE**  
**FOR DESIGNATION OF THE CLINTON TOWNSHIP HIGHLANDS CENTERS**  
**CLINTON TOWNSHIP, HUNTERDON COUNTY**

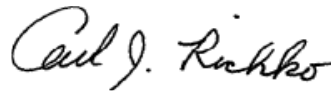
Highlands Council, to properly effectuate the intent of the Council and thereafter execute the Report and Schedule on behalf of the Council; and

**BE IT FURTHER RESOLVED** that Clinton Township is hereby entitled to the statutory benefits associated with Plan Conformance as detailed in the Highlands Act, the Regional Master Plan and the Plan Conformance Guidelines, so long as Clinton Township remains in conformance with the RMP and with regard to provision of grant funding, to the extent such funds are made available by the State; and

**BE IT FURTHER RESOLVED** that the Executive Director is authorized, consistent with direction from the Highlands Council, to oversee and monitor Clinton Township’s compliance with this Resolution and to take any and all action necessary in coordination with the Highlands Council.

**CERTIFICATION**

I hereby certify that the foregoing Resolution was adopted by the Highlands Council at its regular meeting held on the 16<sup>th</sup> day of June 2022.



\_\_\_\_\_  
 Carl J. Richko, Chairman

<b>Vote on the Approval of The Resolution</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Councilmember Alstede			✓			
Councilmember Dougherty						✓
Councilmember Dressler			✓			
Councilmember Francis		✓	✓			
Councilmember Holtaway			✓			
Councilmember James	✓		✓			
Councilmember Sebetich						✓
Councilmember Van Abs						✓
Councilmember Visioli			✓			
Councilmember Vohden			✓			
Chairman Richko			✓			



## 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](http://www.nj.gov/njhighlands)



**PHILIP D. MURPHY**  
*Governor*

**CARL RICHKO**  
*Chairperson*

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

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

# CONSISTENCY REVIEW AND RECOMMENDATIONS REPORT

## PETITION FOR HIGHLANDS CENTER DESIGNATION TOWNSHIP OF CLINTON, HUNTERDON COUNTY

Prepared by the State of New Jersey Highlands Water Protection and  
Planning Council in Support of the Highlands Regional Master Plan

**MAY 18, 2022**

**FOR CONSIDERATION AT THE JUNE 16, 2022 MEETING OF THE  
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL  
Petition for Highlands Center Designation –Consistency Review and Recommendations Report**

**INTRODUCTION**

The New Jersey Highlands Water Protection and Planning Council (“Highlands Council”) approved the Township of Clinton’s Petition for Plan Conformance on June 18, 2015, by adoption of Resolution #2015-13. The Township conformance area is municipal-wide and consists of 643 acres in the Preservation Area and 21,064 acres in the Planning Area. Since the time of Highlands Council approval, the Township has made steady progress toward completion of all required Plan Conformance implementation tasks, as set forth in the Highlands Implementation Plan and Schedule.

In the process of completing its Petition for Plan Conformance, the Township determined, and the Highlands Council concurred, that Highlands Center designation should be studied for the municipality. This initiative was completed with assistance of Highlands Council funding, as an eligible component of the Highlands Council Plan Conformance program. The resultant analyses proposes the designation of two Highlands Centers within the Township, which are intended to advance the goals and intents of both the Township Master Plan and the Highlands Regional Master Plan (RMP).

The Township petitioned the Highlands Council for designation of a Highlands Center on August 23, 2019. Highlands Council staff subsequently found the petition to be insufficient for review pending additional information on water supply constraints. The Township submitted additional information on August 18, 2021 and September 3, 2021 and requested the Highlands Council initiate a review of the petition on September 14, 2021.

This Consistency Review and Recommendations Report (“Report”) has been prepared by Highlands Council Staff for consideration by the Highlands Council as to the consistency of the Center Designation, proposed by the Township of Clinton, with the RMP. The Report begins with a brief summary of Plan Conformance activities, including a Plan Conformance status update indicating completion of required implementation tasks by date.

While a single petition and consistency review is presented for the proposed Highlands Centers, due to the distinct nature of those Centers, the petition is separated into two resolutions for Highlands Council consideration. Each Center is proposed to be subject to the same conditions set forth in this Consistency Review; however, the Township, should it choose, may implement the Centers at different times based on need and schedule.

**FOR CONSIDERATION AT THE JUNE 16, 2022 MEETING OF THE  
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL  
Petition for Highlands Center Designation –Consistency Review and Recommendations Report**

**REPORT SUMMARY**

**Municipality:** Township of Clinton, Hunterdon County

**Date of Amended Petition Submission:** August 23, 2019

**Date Deemed Complete:** September 14, 2021

**Highlands Center Proposal:** Clinton Township Center

**Staff Recommendation:** Approval subject to conditions

**PLAN CONFORMANCE STATUS UPDATE**

<b>Implementation Task</b>	<b>Completion</b>
1. Petition for Plan Conformance	Approved by Highlands Council 6/18/15
2. Planning Area Petition Ordinance	Adopted 9/9/15
3. Master Plan Reexamination Report	Adopted 11/16/15
4. Highlands Municipal Referral Ordinance	Adopted 5/25/16
5. Highlands Master Plan Element	Adopted 3/9/17
6. Highlands Land Use Ordinance	Adopted 1/27/21
7. Highlands Center Designation Study	8/23/19
8. Wastewater Management Plan (WMP)	In Progress

**FOR CONSIDERATION AT THE JUNE 16, 2022 MEETING OF THE  
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL**  
**Petition for Highlands Center Designation –Consistency Review and Recommendations Report**

**A. REVIEW OF ADMINISTRATIVE SUBMITTALS**

**1. Highlands Center Feasibility Report**

**B. SUBSTANTIVE REVIEW**

The Township of Clinton completed a feasibility study for designation of a Highlands Center(s) within the municipality. With the assistance of its planning consultant, this effort culminated in production of a report entitled “Petition for Plan Conformance: Annandale Highlands Center Designation,” dated August 23, 2019. Upon Highlands Council review, staff found the Petition to be insufficient for review due to pending water supply and infrastructure issues. The Township submitted additional information in September 2021. On September 14, 2021 the Township requested that the Highlands Council review the petition again in light of the additional information provided and amend the previously approved Petition for Plan Conformance to include the Highlands Center. The Highlands Center Feasibility Report is attached as Appendix A.

**1. Proposed Boundaries.**

Boundary Summary: The majority (97%) of Clinton Township is located in the Planning Area. The Township is petitioning for the creation of a Highlands Center. The proposed center has two distinct areas, both located in the Planning Area.

The first area (see Appendix A) is located east of the Township’s border with the Town of Clinton, just to the west of the intersections of Routes 31 and 78. The area extends just past NJ Transit’s Raritan Valley Line. This portion of the proposed center contains the historic area of Annandale and is largely located in the Highlands Existing Community Zone. The easternmost portion of the proposed center contains a large vacant parcel currently designated as Conservation Zone. For the purposes of this report, this shall be referred to as the Annandale Center.

The second area lies to the north of the Town of Clinton along Route 31. The second section of the proposed center, referred to as the Route 31 Center, is a largely developed commercial corridor, a single parcel in depth, and lies entirely in the Highlands Existing Community Zone.

**Annandale Center Summary**

The Annandale Center is constituted primarily of Existing Community Zone with two areas of Conservation Zone. The existing designation of Conservation Zone in the RMP precludes the provision of new or extended public water and wastewater to the area and would limit the ability to place the areas in a sewer service area. The approval of a center designation would allow the extension of infrastructure and the inclusion of the sites in a sewer service area.

The area of Existing Community Zone is comprised of single family and multi-family residential developments along with some institutional/educational uses. The Annandale

**FOR CONSIDERATION AT THE JUNE 16, 2022 MEETING OF THE  
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL  
Petition for Highlands Center Designation –Consistency Review and Recommendations Report**

Train Station services the area and includes a park and ride facility. Large portions of the area are located in the rights of way for Routes 78, 22, and 31, along with their associated intersections.

The first concentration of Conservation Zone is located on Block 30, Lot 35, a site owned and occupied by the Church of the Immaculate Conception. The site was developed prior to the Highlands Act and future expansion would be exempt due to its status as a religious institution.

The other concentration of Conservation Zone is located just north of the Annandale Train Station, primarily consisting of Block 46, Lots 33 and 33.01. This site is currently approved for a 21-unit residential development with roads and substantial infrastructure and utilities already installed, including paved roads, stormwater drainage and fire water mains, hydrants and storage tanks; the open land has been cleared and is currently farmed. The property is located in an existing public water franchise area with an 8-inch water main extending north into Lot 33 from the adjacent Annandale train station but is not currently serviced by either public water or wastewater. The property is not located in an existing sewer service area. The property is currently identified in the Township's Fair Share Plan as being proposed for a 400-unit inclusionary development. Inclusion of the area in a Highlands Center is necessary to provide both public water and wastewater to the site.

**Route 31 Center Summary**

The Route 31 Center, located along Route 31 north of Clinton Town, is currently designated Existing Community Zone in the RMP. This existing designation permits the service of the area by public water and public wastewater. The area is located in an existing sewer service area. The area is noted as being in a moderate deficit of net water availability (-0.115 mgd). The area is characterized by existing highway commercial and office development.

**C. FINDINGS**

In accordance with the adopted Plan Conformance Procedures (2019) the following criteria should be used to determine if a proposed center is consistent with the goals, policies, and objectives of the RMP. Findings related to each criteria are provided below.

- 1) The proposed Highlands Center is located in an area with sufficient water availability, water supply, wastewater, and transportation capacity and is appropriate for increased land use intensity;
- 2) The proposed Highlands Center is consistent with the resource protection standards of the Regional Master Plan, in accordance with the intent and purpose of the Highlands Act;
- 3) The proposed Highlands Center is consistent with the Smart Growth and Low Impact Development (LID) standards of the Regional Master Plan; and
- 4) There is a need for land uses within the community that may be met by the Highlands Center, particularly those that complement local and regional (or sub-regional) socio-economic needs,

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provide for affordable housing, increased transit opportunities, and the potential use of Highlands Development Credits.

- 1) Sufficient Infrastructure:
  - a. Finding: The proposed centers can be determined to be in an area appropriate for increased land use intensity provided the conditions found below are met.

Water Service: Clinton Township is provided with public water service primarily from the Town of Clinton Water Department which also provides water to the Town of Clinton, Union Township, High Bridge Borough, and Lebanon Borough. The Town of Clinton Water Department indicates that there is approximately 21,217 gallons per day available for all communities served by the utility. Some of this remaining allocation has been encumbered by “will serve” letters issued for various affordable housing sites in both the Town of Clinton and Clinton Township. The Township recently requested that 20,145 gallons per day of this capacity be transferred by the Town to the Township to be held in trust for this and other Township affordable housing projects. The Township expects this additional water capacity allocation to be approved in Q1 2022. Finally, 29,745 gallons per day has already been transferred to Clinton Township (per a court order) and is being held in trust for use in these and other affordable housing projects.

The centers proposed are both located in areas noted as being in a net water availability deficit. Specific conditions and details regarding each center area and available water infrastructure are provided below. However, an overarching goal for both centers shall be to comply with RMP Objective 2B8b which requires that any proposed new consumptive or depletive water uses in a current deficit area shall only occur under a completed and adopted Water Use and Conservation Management Plan, and each project shall, in addition, provide for mitigation.

#### **Annandale Center**

The Annandale Center is located in HUC-14 subwatershed 02030105020050 Beaver Brook (Clinton), which is in a net water availability deficit of -1.558 million gallons per day (mgd).

RMP Policy 2B3 and Objective 2B3b permit the use of up to 2% of Ground Water Capacity to service development (conditional water availability) when located in the Existing Community Zone, or 1% in the Conservation Zone and Protection Zone. Ground Water Capacity is listed in Appendix D of the Highlands Council Water Resources Technical Report Volume 2. The Ground Water Capacity for HUC-14 subwatershed 02030105020050 is 1,233 mgd. Therefore, in the Conservation Zone, 1% would make 12,330 gpd available, and in the Existing Community Zone 2% or 24,600 gpd would be available for use for the entire HUC-14. Assuming designation of the Annandale area as a Highlands Center, this would indicate that the Highlands Council finds that it is appropriate to make available 2% of the Ground Water Capacity for use, prioritized in accordance with Objective 2B4a.

Although the Annandale Center is primarily serviced by Clinton Water Department and will not require additional water capacity, the Township is also proposing a new public community water system to provide potable water to Block 46, Lots 33 and 33.01 (proposed inclusionary development of 400 units).

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Should this new water use not be able to be considered under the above 2% Conditional Net Water Availability standards (Policy 2B3), then this or any other new consumptive or depletive water use proposed in the HUC-14 over the Conditional Net Water Availability limit would require an equal reduction in existing water use in the same HUC-14 subwatershed. This could be accomplished through a number of methods, potentially identified in a Water Use and Conservation Management Plan. Additional recommended conditions to address net water availability are found in the Staff Recommendations and Conditions section of this report.

**Route 31 Center**

The Route 31 Center is located in HUC-14 subwatershed 02030105010080 Raritan R SB (Spruce Run-StoneMill gage), which is in a net water availability deficit of -0.115 mgd.

RMP Policy 2B3 and Objective 2B3b permit the use of up to 2% of Ground Water Capacity to service development (conditional water availability) when located in the Existing Community Zone. The Ground Water Capacity for HUC-14 subwatershed 02030105010080 is 0.681 mgd. Therefore, in the Existing Community Zone, 2% or 13,620 gpd would be available for use for the entire HUC-14, to be prioritized in accordance with Objective 2B4a. It is expected that any new development in the Route 31 Center will be serviced by Clinton Water Department and therefore will not require any increase in the deficit or the use of Conditional Water Availability. However, should any new consumptive or depletive water use be proposed over conditional water availability limits, it would require an equal reduction in existing water use in the HUC-14 subwatershed. This could be accomplished through a number of methods, potentially identified in a Water Use and Conservation Management Plan. Additional recommended conditions to address net water availability are found in the Staff Recommendations and Conditions section of this report.

Wastewater Service:

Clinton Township is provided with wastewater service primarily from the Clinton Town Wastewater Treatment Plant (WWTP) (NJPDES permit # NJ0020389) which also serves Clinton Town, Union Township, High Bridge Borough, Lebanon Township, and Franklin Township. Clinton Town WWTP has an approved and operative total permitted system capacity of 2.03 MGD, which is contracted out to each contributing municipality. As of November 2021, Clinton Town WWTP is at 72.5% capacity, with an existing flow of 1.472 MGD, which does not include the build-out from all contributing municipalities. The Maximum 12-Month Rolling Average over 5-years (existing flow) for Clinton Township portion is approximately 0.363001 MGD with a projected build-out of 0.49102 MGD. Clinton Township is allocated 0.548222 MGD from Clinton Town WWTP.

Any remaining capacity has been allocated to the Township's affordable housing efforts, with little, if any, available for additional development. There is some additional sewage capacity held by a local private entity which may be available for a premium.

The largest development opportunity lies within the Annandale Center on Block 46, Lots 33 and 33.01, which is a proposed inclusionary development of 400 units. The site is not currently located in a sewer service area. The developer is seeking to place the site in a sewer service area and use an onsite discharge to groundwater system to address the wastewater needs of the development. This will require the

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inclusion of the property in a sewer service area and is not dependent upon available capacity from the Clinton Town WWTP. Any such system would require NJDEP approval.

Where opportunities do not exist to connect to an existing or proposed wastewater system, a condition of approval for the Highlands Land Use Ordinance will maintain the septic densities and other requirements of the Existing Community Zone. Protection Zone densities will apply in the Highlands Environmental Resource Zone (HERZ) which are further described below under Resource Protection Standards section #2 below.

### Transportation

As discussed above, the Annandale Center contains a Train Station on NJ TRANSIT's Raritan Valley Line as well as a park and ride facility. In accordance with RMP Policy 5D1 and objective 5D1b, development or redevelopment in the Annandale Center should occur in a manner that provides convenient access to all modes of transportation, including rail.

In addition to the Annandale Station, a train station is also available in High Bridge Borough, and a park and ride bus terminal is available at the intersection of Route 31 and 78. The Hunterdon County LINK system provides inter-county transit connections. Overall, the proposed centers are well serviced by public transit links, local, county, state, and interstate highways.

## 2) Resource Protection Standards

- a. Finding: To address consistency with the resource protection standards of the RMP, Highlands Environmental Resource Zones are proposed (see Figures 1-2).

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

The majority of the proposed Annadale center is developed and identified as Existing Community Zone with 2 areas of Conservation Zone. While there are Highlands open water protection areas within the Route 31 Center, they are largely developed.

The proposed HERZ primarily consists of four significant areas. The northwestern area, encompassing the rear of the easternmost parcels in the Route 31 Center, consists of critical habitat and wetlands. The second area, located in the middle of the Annandale Center, along the Beaver Brook Tributary, consists primarily of wetlands and a stream. The third and fourth area of the proposed HERZ are located on Block 46, Lot 33, a 150-acre parcel located in the northeast portion of the Annandale Center, which contains wetlands, the Beaver Brook, and critical habitat.

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All areas mapped as HERZ will remain subject to the protections set forth for the Protection Zone of the Land Use Capability Zone Map in the Regional Master Plan and Highlands Land Use Ordinance (the most restrictive zone).

3) Smart Growth/Low Impact Standards

- a. Finding: The proposed Highlands Centers are consistent with the RMP Goals policies and Objectives regarding Smart Growth and LID.

RMP Goal 6N and subsequent policies address the approach to planning and land management where growth and development are concentrated and organized around centers to achieve improved protection of environmental resources. While the desirability of this type of development is conducive to affording future development some level of flexibility in site design; it shall be balanced by minimum standards for water conservation, stormwater management, and resource protection as well as mitigation requirements.

Where the designation of the Center is inherently aligned with Smart Growth, the guiding principle shall be low impact development. Low Impact Development (LID) encompasses a broad array of development and management techniques and can be implemented in resource management practices, stormwater management methods, and low impact “green” construction activities. Activities such as the implementation of a Water Use and Conservation Management Plan to promote water efficient landscaping, rain collection systems, use of gray water, water efficient irrigation shall be required, specifically in areas facing severe deficits in water availability. Where disturbance of Highlands resources is proposed, including but not limited to steep slopes, forest resources, critical habitat, Highlands Open Waters, and riparian areas, and prime ground water recharge areas, future development shall, to the maximum extent feasible, maintain the quality and value of such resources through site design and, where necessary, mitigate those disturbances off-site at a level commensurate with the level of disturbance proposed.

4) Community Land Use Needs

- a. Finding: The proposed Highlands Centers address the need for land uses within the community and complement local and regional needs.

The Highlands RMP seeks to address a full range of housing needs for the Region. This includes housing needs for low and moderate income ranges as well as middle and upper income ranges. Centers should support a variety of housing types such as rental housing, multi-family housing, age restricted housing, and supportive and special needs housing. Housing issues can be complex and are related to economic, social, and environmental considerations. The RMP requires that municipalities implement both the resource protection requirements of the RMP along with the New Jersey Supreme Court’s Mount Laurel doctrine. In accordance with RMP Goal 6O and subsequent policies and objectives, the centers shall seek to address a comprehensive approach to housing needs that include a mix of housing types. Housing development should include densities that are compatible with existing development typologies with easy access to schools, employment, transit, and community facilities.

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In accordance with these policies, Clinton Township is proposing to provide its fair share of affordable housing through two projects located in the proposed centers. The first in the Annandale Center, as previously discussed would include a 400-unit development with a 26% affordable housing set aside. A development proposed in the Route 31 Center will consist of 146 units, 55% of which are proposed to be affordable. The proposed centers therefore comply with the criteria 4 of the Highlands Center procedures.

Regarding the use of Highlands Development Credits, the major developments proposed for each center are affordable housing developments. Affordable Housing developments cannot support the increased cost associated with the use of Highlands Development Credits; therefore, this goal is not applicable.

**D. STAFF RECOMMENDATION AND CONDITIONS**

The approval of Clinton Township's Petition for Center Designation is recommended with the following conditions:

- 1) Adherence to the Plan Conformance Implementation Tasks set forth in the Implementation Plan and Schedule (IPS) (Appendix B). The Council's approval of the Township's Highlands Center designation would specifically include grant funding for those items listed in Fiscal Year 2022 of the IPS. Funding for items beyond Fiscal Year 2022 are subject to future Highlands Council approval.
- 2) Completion and adoption of a municipal wide Water Use and Conservation Management Plan.
- 3) Any conditional water availability shall be in accordance with RMP Objective 2B4a which provides for the priority use of conditional water availability to uses for public health and safety, redevelopment or takings waivers, cluster development, and development that provides at least 10% affordable units.
- 4) Compliance with RMP Objective 2B8b, that proposed new consumptive or depletive water uses in a current deficit area shall only occur under a completed and adopted Water Use and Conservation Management Plan, and each project shall, in addition, provide for mitigation. Said mitigation shall be completed prior to the initiation of the water use and based on the proposed use up to and including 200%. Any mitigation shall occur within the same HUC14 subwatershed, but may be located outside of the designated Highlands Center. This mitigation may take the form of site-specific mitigation, or the Township may wish to develop a center-based mitigation program.
- 5) Adoption of Amendments to the Highlands Land Use Ordinance to implement the Centers as described above and Highlands Environmental Resource Zones.
- 6) Continued adherence to and implementation of the Township's affordable housing fair share plan.

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**APPENDIX A**

**HIGHLANDS CENTER DESIGNATION FEASIBILITY REPORT**

**Township of Clinton, Hunterdon County**

**PETITION FOR PLAN CONFORMANCE:  
ANNANDALE HIGHLANDS CENTER DESIGNATION**



**TOWNSHIP OF CLINTON  
HUNTERDON COUNTY, NEW JERSEY**

August 23, 2019

Prepared by:  
Thomas Behrens, P.P., AICP



## **I. INTRODUCTION**

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The Highlands Water Protection and Planning Act of 2004 established the Highlands Region in northwestern New Jersey and delineated the boundaries of the Preservation and Planning Areas. The Highlands Region includes 88 municipalities in portions of seven counties. The Township of Clinton, located in Hunterdon County, is situated at the southerly boundary of the Highlands Region. The majority of the Township, approximately 97% of its 33.9 square miles (21,064 acres), is located in the Highlands Planning Area and the remainder in the Preservation Area located at the northerly boundary of the municipality.

Clinton Township has historically served as a regional crossroads where Interstate 78 (“I-78”), U.S. Route 22 (“Route 22”) and State Highway 31 (“Route 31”) converge. In addition, the Annandale Train Station located in historic Annandale Village provides limited weekday service along New Jersey Transit’s Raritan Valley Line linking to Newark with connections to New York City. Many of the Township’s commercial uses are concentrated along Routes 22 and 31. The Township is bordered by nine Hunterdon County municipalities, including Franklin Township, the Town of Clinton, Union Township, Borough of High Bridge, Lebanon Township and Borough, Tewksbury Township, Readington Township and Raritan Township. The United States Census Bureau American Community Survey 5-year estimates (2013-2017) indicates Clinton Township had a population of approximately 13,067 residents in 2017.

Clinton Township is generally characterized as a rural community with a strong agricultural heritage, including an abundance of farmland and open space disbursed throughout. Notable recreation areas in the Township include Round Valley Reservoir and Spruce Run Reservoir.

The Highlands Council has established a procedure to designate Highlands Center within the Highlands Region to concentrate development and redevelopment within existing communities that promote smart growth principles which allows for the protection of resources in other areas. Such a designation enables a municipality to center-specific land use standards apart from the assigned Highlands land use capability zones.

A Highlands Center Work Shop Session was held in 2017 at which Township representatives, developers of the 150-acre Headley Farm Estate tract and Highlands Council representatives discussed the prospective Annandale Village Highlands Center, including the proposed center boundary, existing land use pattern, environmental features and resources, availability of water and wastewater capacity and transportation, among other related planning issues. Ultimately, it was determined that the area in question generally met the Highlands Regional Master Plan (“RMP”) criteria to be designated as a Highlands Center. This petition for plan conformance has been prepared in support of Clinton Township’s effort to establish the proposed Annandale Highlands Center in accordance with the RMP center designation process.

## **II. PROPOSED CENTER**

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The proposed Highlands Center generally encompasses the northwest area of the Township surrounding the intersection of I-78, Route 22 and Route 31 having historically served as a regional hub. This area also includes the Annandale Train Station and Annandale Village Historic District, Clinton Township Park and Ride bus facility and commercial and community uses along Beaver Avenue and Route 31. The residential uses around the train station are among the most densely developed in the Township and include five of the municipality's affordable housing sites, both existing and proposed. All of the parcels indicated in the center are included in an existing sewer service area.

The limits of the proposed Annandale Highlands Center are illustrated on the attached Annandale Highlands Center Map. The area in question comprises approximately 1.27 square miles (813.8 acres), or 3.8% of the Township. It is noted that the proposed center is bisected by the portion of Route 31 located in the Town of Clinton forming two geographically distinct boundaries but should nonetheless function as a cohesive center given their proximities to each other and number of shared attributes. Descriptions of the specific features of the center are provided below.

### Land Use

The Annandale Center consists of a variety of land uses, including single-family, townhouse and multifamily development around the Annandale Train Station, commercial development primarily along Beaver Avenue and Route 31, Spruce Run School, Clinton Township Middle School and Immaculate Inception School. As noted above, five of the Township's affordable housing sites, including the 66-unit, 100% affordable Beaver Brook Homestead redevelopment project under construction, proposed 400 inclusionary units at the Headley Farm Estate, existing 221 inclusionary units at the Mews, proposed 12 inclusionary units at the Old Municipal Building redevelopment site and 4 affordable units at the Village Green at Annandale. Nonresidential uses in the center also include several houses of worship, retail stores, restaurants, professional offices, medical offices and personal services, among others.

The majority of parcels within the center are currently developed and/or have been cleared or disturbed for prior agricultural uses. The attached Land Use Capability Map provides an overview of the center's existing land use capability zones as determined by the Highlands Council. Most of the area within the proposed center constitutes an existing Community Zone while there are smaller areas located within a Conservation Zone, Conservation Environmentally Constrained Subzone and Existing Community Environmentally Constrained Subzone.

There remains significant interest in opportunities for both residential, nonresidential and mixed-use development in this area of the Township. The center designation will enable the Township to achieve its development goals for this area and allow for continued preservation efforts in other more environmentally sensitive areas of the community.

## Zoning

The Annandale Center includes the following existing Zoning designations as established by the Township of Clinton:

- AH-2 Affordable Housing District (The Mews)
- AH-4 Affordable Housing District (Beaver Brook Homestead now Willows at Annandale)
- AH-8 Affordable Housing District (Headley Farm Estate)
- C-1 Commercial District
- OB-1 Office Building District
- OB-2 Office Building District
- SR Suburban Residential
- ROM-1 Research, Office and Manufacturing 1
- RR-4 Rural Residential 4
- VR Village Residential

A total of 3 parcels are located in the SR Suburban Residential and RR-4 Rural Residential and they include the Clinton Township Middle School, Spruce Run School and 1 parcel of vacant land fronting Route 31. The two VR Village residential zones allow for the most compact single-family development in the Township. Based on the names of the other listed zones, they are fairly self-evident in terms of their character and permitted uses. The center includes at least two redevelopment projects – the Beaver Brook Homestead and Old Municipal Building (Fox/Seals) sites. There is the potential to designate a number of other sites as areas in need of redevelopment in accordance with the Local Redevelopment and Housing Law (LRHL).

Clinton Township is in the process of reviewing a number of economic development strategies which focus on this area of the community. They include the introduction of new uses and development standards to incentivize investment. The demand for office space in the area seems to have diminished, the zoning designations for which will likely be reviewed. In addition, larger sites present opportunities for integrated retail and mixed-use development. The attached Zoning Map illustrates the existing zoning designations of the Annandale Center.

## Historic Sites and Districts

The Annandale Center includes the Annandale Village Historic District situated around the train station and originally developed between 1852 and 1930 retaining much of its historic character. 191 buildings within the district were considered to be contributing to the character of the historic district at the time of application to the National Register of Historic Places. The main house located at the Beaver Brook Homestead site is being rehabilitated for use as a community center at the 66-unit 100% affordable development currently under construction. The Christoffel Vought Farmstead located on Route 31 is on the New Jersey State Register of Historic Places.

## Transportation

The proposed Annandale Highlands Center has long served as a regional mixed-use center due its convenient access to regional roadways which now include I-78, Route 22 and Route 31. Other major roadways providing circulation through the center include Beaver Avenue, Old Highway 22, Old Allerton Road and West Street/Annandale Highbridge Road. The Center also features the Annandale Train Station along NJ Transit's Raritan Valley Ride connecting to Newark with transfers to New York City, among other destinations. The majority of residential uses in the center are within walking distance (within ½-mile) of the train station. In addition, the Clinton Township Park and Ride bus facility is located at the intersection of Route 31 and Center Street.

## Water and Wastewater Service Areas

The majority of properties contained within the Annandale Center are served by the Town of Clinton Water Department and Township of Clinton Sewerage Authority with a few sites not directly connected but adjacent to existing water and sewer utilities allowing for easy connections to those public systems. In accordance with the Town of Clinton's quarterly report on water availability, as of July 1, 2019, 21,217 gallons per day (GPD) available for all five communities served by the utility. It is understood that some of this allocation has already been designated with "will serve" letters issued for various affordable housing sites in both the Town of Clinton and Township of Clinton.

Wastewater in the Annandale Center area is treated by the Township of Clinton Sewerage Authority. Essentially, any available sewerage capacity has been allocated to the Township's affordable housing efforts, with little, if any, available for additional development. There is some additional sewerage capacity held by a local private entity which may be available for a premium.

Based on the available data, development in the Annandale Center is limited, with the exception of those affordable housing projects including the Marookian site which have already received will serve letters and have been allocated sewerage capacity. At present, the availability of water capacity appears to be the most restrictive factor and is controlled by the Town of Clinton Water Department.

## Natural Resources

The center area selected contains some moderate levels of natural resources as identified by the Highlands Council. Such resources include riparian and habitat areas associated with the South Branch of the Raritan River. There are also areas within the center containing forest and agricultural resources. However, as noted previously, and through a review of the individual sites included in the center area, it is apparent that most sites are developed or have been disturbed by current or previous agricultural activities. It is not anticipated that development of the center would exacerbate any impacts to natural resources beyond the levels of impacts of current development. Development buffers would still be required from the most environmentally sensitive areas and resources. The center designation is located in a historic regional center and would serve to alleviate development pressure and preserve natural resources elsewhere in the Township.

### **III. HIGHLANDS CENTER IMPLEMENTATION PLAN**

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The Highlands center designation process requires the submission of a Highlands Center Implementation Plan, including the following components:

**1. Indication that the municipality will be conforming for the portion of their town for which ha Highlands Center is proposed.**

On June 18, 2015, Clinton Township received Highlands Council approval for its Petition for Plan Conformance for both its Planning and Preservation Areas, including the proposed Highlands Center located entirely in the Planning Area.

**2. Explanation of the purpose and goals for the proposed center and how they are supported by rational planning principles.**

The purpose and goals of the proposed Highlands Center and consistency with the Highlands RMP, including its variety of planning goals and objectives, are provided in this petition for plan conformance. These goals generally relate to such planning themes as promoting development in already developed areas of the community, facilitating economic development, creation of diverse housing opportunities, provision of efficient multiple modes of transportation, protection of environmental resources, utilization of smart growth principles and historic preservation, among other goals and policies.

**3. Identification of the area(s) for which a center designation is desired and descriptions of the areas of existing development within the municipality.**

A description of the proposed Highlands Center, including the existing land uses, zoning designations, utility infrastructure, transportation network, historic assets and other pertinent features are provided herein. The proposed center boundary and its various features are illustrated in the maps accompanying this petition for plan conformance.

**4. Provide a summary of how the center planning process will be community-driven and an intended strategy for public outreach.**

The center planning process, as with all of Clinton Township's land use planning activities, will remain transparent with public meetings held to discuss the center's implementation, including its prospective development regulations. To date, there has been substantial public input in determining the suitable locations of affordable housing, the preparation of redevelopment plans and site plan approvals in the area of the proposed center. As such, the land use requirements have already been adopted for some sites, including the Beaver Brook Homestead, Fox/Seals General Store (Old Municipal Building) and Headley Farm Estate. The Township's Planning and Zoning Boards will continue to review applicable development applications at regularly scheduled public hearings.

**5. Explanation of how the proposed center(s) is/are appropriate for additional growth and economic development.**

This petition for plan conformance for the proposed Highlands Center designation provides an overview of the center's existing land use pattern, zoning, general lack of environmental constraints and advantageous location at the intersection of major regional roadways and public transportation networks. The majority of parcels within the center area have already been developed for a variety of uses or disturbed and cleared from prior agricultural and non-agricultural uses.

**6. Details of available infrastructure, either currently existing or reasonably anticipated, to serve the proposed center(s).**

The availability and locations of water and wastewater infrastructure are discussed herein. It is noted that while the proposed Highlands Center is served by both public water and sewer utilities, the availability of water and sewerage capacity is currently limited. Through this center designation the Township anticipates exploring additional alternatives for providing the necessary water and sewer services for sites within the center in accordance with the Highlands RMP and other applicable regulations.

### **III. PURPOSE AND GOALS OF HIGHLANDS CENTER DESIGNATION**

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This center designation will enable the Township to continue to advance the intents and purposes of the Highlands Act and Highlands Regional Master Plan by encouraging development in appropriate locations with supportive infrastructure, specifically in the area of the I-78, Route 22 and Route 31 intersection and Annandale Train Station. The center designation will be used as a catalyst for economic development and smart growth along the Township's primary commercial corridors with the opportunity to address vacant land, obsolete and blighted development, introduce new uses to the community and further enhance the Township's sense of place. The Annandale Center sets forth the following goals:

1. Promote economic development in the Township by encouraging development of vacant land and redevelopment along Route 31 and Beaver Avenue in a manner consistent with the existing rural character of the community.
2. Encourage development in areas of existing development and land disturbance with access to water and sewer utilities and convenient transportation while preserving environmental resources in more sensitive areas of the Township.
3. Enhance the Township's sense of place and community by providing quality places where people can gather and meet.
4. Promote the use of public transportation to minimize traffic and carbon emissions.
5. Encourage comprehensive developments of large sites and contiguous parcels, including mixed-use development where appropriate, rather than smaller, isolated individual developments.
6. Promote quality design to preserve and enhance the visual quality and bucolic scenery of the Township particularly along the Route 31 corridor.
7. Preserve the integrity of the Annandale Village Historic District and historic sites within the Township.
8. Encourage investment with adjustments to the Township's development standards, allow for adaptive reuse and introduce new uses to replace uses which are obsolete and/or are no longer in demand.
9. Maintain and enhance buffers to minimize impacts to existing residential development.

#### **IV. RELATIONSHIP TO HIGHLANDS REGIONAL MASTER PLAN**

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The proposed Annandale Highlands Center is consistent with and advances many of the goals, policies and objectives of the 2008 Highlands Regional Master Plan, as follows:

**Goal 4A: Protection and preservation of the historic, cultural and archaeological resources of the Highlands region.**

- Policy 4A3: To ensure through local development review, where a municipality has adopted an historic preservation ordinance under Policy 4C2, that human development does not adversely affect the character or value of resources which are listed on the Highlands Historic and Cultural Resource Inventory to the maximum extent practicable.
- Policy 4A4: To require that the impact of proposed human development on the historic and cultural resources of the Highlands Region be addressed during local development review and Highlands Project Review and approval.
- Policy 4A5: To use the US Secretary of the Interior's Standards for the Treatment of Historic Properties as guidance for municipal historic and cultural preservation review and include, at a minimum, the preservation and re-use of historic structures.
- Policy 4A7: To promote historic and cultural heritage tourism in the Highlands Region.
- Policy 4A9: To advocate on the federal and state levels for grants and financial incentives to aid landowners in the preservation and maintenance of historic, cultural, and archaeological resources.

**Goal 5A: Provision of safe and efficient mobility within the Highlands region, and between the highlands and destinations outside of the region.**

- Policy 5A1: To ensure that the Highlands transportation system provides safe and efficient intra-regional and inter-regional mobility and that critical safety road improvements use design and engineering controls to minimize induced demand and maximize resource protection.
- Policy 5A2: To ensure that the Highlands transportation system affords the Highlands private economic sector, including agriculture, cost-effective transportation for raw materials, products, and employees.
- Policy 5A3: To improve public safety through implementation of traffic calming measures in areas with high pedestrian activity.
- Policy 5A4: To provide for safe and efficient pedestrian connections including features such as sidewalks, proper lighting, signage, shelters, and green street initiatives consistent with the NJDOT's Pedestrian Safety Initiative.
- Policy 5A5: To promote safe routes for children to travel to and from school in support of the NJDOT's Safe Routes to School Program.

**Goal 5C: Transportation improvements within the highlands region that are consistent with the Highlands Regional Master Plan.**

Policy 5C2: To coordinate with NJDOT, NJ Transit, NJTPA, counties and municipalities with regard to transportation planning and strategies within both the Highlands Region and the larger 13-county metropolitan planning region.

Policy 5C4: To support economic development by ensuring that transportation planning and improvements support regional development, redevelopment, and tourism opportunities.

**Goal 5D: A multi-modal transportation system which facilitates the movement of people and goods within and through the Highlands region without adversely affecting ecosystem integrity and community character.**

Policy 5D1: To promote the use of mass transit and other alternative modes of transportation within the Highlands Region.

Policy 5D2: To promote transit improvements within the Highlands Region which primarily support intra-regional mobility.

**Goal 5E: Minimization of travel demand and vehicle miles of travel.**

Policy 5E1: To promote land use patterns that support a balance of jobs to housing as a means of reducing average trip lengths.

Policy 5E2: To promote municipal and county master plans and development regulations which facilitate the development of mixed land uses in locations that result in reduced average trip lengths, increase community and regional connectivity and support existing development patterns.

**Goal 6A: Use the highlands land use capability map series as a framework for determining the character, location and magnitude of new growth and development in the Highlands region.**

Policy 61A: To use the LUCM Series as a geographic framework for land use planning and management within the Highlands Region.

**Goal 6E: Incorporation of regional development patterns and related environmentally sensitive areas within existing community zones.**

Policy 6E1: To promote the location of sustainable and economically viable development activities in the Existing Community Zone where not constrained by existing environmentally sensitive resources.

**Goal 6F: Support of compact development, mixed use development and redevelopment and maximization of water, wastewater and transit infrastructure investments for future use of land and development within the existing community zone.**

Policy 6F1: To promote compatible development and redevelopment within the ECZ.

Policy 6F2: To promote the restoration and redevelopment of brownfields, particularly those located in or adjacent to transportation corridors or transit stations. In cases where redevelopment is not appropriate, encourage “brownfield to greenfield” approaches.

- Policy 6F3: To ensure that development activities within the ECZ are subject to standards and criteria which ensure that development and redevelopment incorporate smart growth principles and do not adversely affect natural resources.
- Policy 6F4: To ensure that development and redevelopment within the ECZ are served by adequate public facilities including water supply, wastewater treatment, transportation, educational and community facilities.
- Policy 6F5: To ensure that development and redevelopment in the ECZ are compatible with existing community character.
- Policy 6F6: To encourage new population growth, where desired by the municipality, and development in the ECZ is in the form of center based and mixed-use development.
- Policy 6F7: To encourage redevelopment in the Existing Community Zone as a means to relieve development pressure from more environmentally sensitive areas.

**Goal 6H: Guide development away from environmentally sensitive and agricultural lands and promote development and redevelopment in or adjacent to existing developed lands.**

- Policy 6H4: To promote compatible growth opportunities that include in-fill development, adaptive re-use, redevelopment, and brownfields redevelopment in existing developed areas.
- Policy 6H5: To promote land uses which create a sense of place with attractive, walkable neighborhoods that support community connectivity of developed lands and community facilities.
- Policy 6H6: To integrate public parks and green spaces into development and redevelopment projects and ensure restoration of impaired natural resources to the extent required by law, at a minimum, and where feasible to a greater extent to maximize long term value of the project.
- Policy 6H7: Provisions and standards relating to regional growth activities which increase the intensity of development shall be discretionary for conforming municipalities and counties.
- Policy 6H8: Regional growth, where accepted through local planning and regulations, should identify opportunities to maximize land use intensity while protecting natural features and community character.
- Policy 6H9: To incorporate smart growth principles and green building design and technology in development and redevelopment initiatives.

**Goal 6J: Accommodation of regional growth and development needs through the reuse and redevelopment of previously developed areas, including brownfields, grayfields, and underutilized sites.**

- Policy 6J2: To encourage redevelopment in the ECZ in the Planning Area of brownfields, grayfields, and other previously developed areas that have adequate water, wastewater, transportation capacity, and are appropriate for increased land use intensity or conversion

to greenfields, as approved through Plan Conformance or the Highlands Redevelopment Area Designation process.

**Goal 6K: Concentrate residential, commercial and industrial development, redevelopment and economic growth in existing developed areas and locations with limited environmental constraints, access to existing utility, and transportation infrastructure.**

Policy 6K1: To promote redevelopment of brownfields, grayfields, and other previously developed areas in a manner consistent with the goals and requirements of the Plan.

**Goal 6L: Conforming municipalities and counties consider development, redevelopment and brownfields opportunities in their master plans.**

Policy 6L2: To require that conforming municipalities amend development regulations and zoning to enable project implementation of local redevelopment initiatives that are identified under Policy 6L1 and locally endorsed through Plan Conformance.

**Goal 6M: Protection and enhancement of highlands resources through the remediation of contaminated sites in region.**

Policy 6M1: Encourage and support the restoration and redevelopment or open space use of contaminated areas.

**Goal 6N: Use of smart growth principles, including low-impact development to guide development and redevelopment in the Highlands region.**

Policy 6N1: To establish smart growth programs and Low Impact Development principles for use within the Highlands Region to guide and control development and redevelopment throughout the Highlands Region.

Policy 6N5: To require through Plan Conformance that municipalities and counties incorporate programs for community and neighborhood design that support a variety of housing options, mixed uses, redevelopment, adaptive re-use of historic sites and structures, and infill development in their master plans and development regulations.

**Goal 6O: Market-rate and affordable housing sufficient to meet the needs of the highlands region within the context of economic, social, and environmental consideration and constraints.**

Policy 6O1: To establish a region-wide, comprehensive approach to addressing housing needs in the Highlands Region, serving all age groups, income levels, and mobility options.

Policy 6O2: To promote, where appropriate and permitted by the Land Use Capability Zone, center-based development approaches that address a mix of housing types, support mixed uses, and implement compact development approaches.

Policy 6O3: To promote, where appropriate and permitted by the Land Use Capability Zone, affordable housing within new residential and mixed-use development, redevelopment, or adaptive reuse projects.

- Policy 6O4: To encourage the targeting of new housing to areas with compatible existing densities and within walking distance of schools, employment, transit, and community facilities and services.
- Policy 6O5: To locate and maintain community facilities and services that support compact development patterns, shared services, and provide a high level of service.
- Policy 6O8: To require that conforming municipalities update and adopt a housing element, fair share plan, and implementing ordinance(s) to reflect current conditions and resource protection requirements of the RMP.

**Goal 8A: Sustainable economic development in the Highlands region.**

- Policy 8A1: To maintain and expand the existing job and economic base by promoting appropriate, sustainable, and environmentally compatible economic development throughout the Highlands Region.
- Policy 8A2: To preserve the high quality of life in the Highlands Region through economic planning and implementation of the RMP.
- Policy 8A3: To identify and pursue state and federal programs that offer financial and/or technical assistance for sustainable economic development in the Highlands Region.

**Goal 8C: Expansion of compatible and sustainable tourism and recreation within the Highlands region.**

- Policy 8C1: To promote recreation and tourism based economic initiatives, which derive economic benefit from sustainable use of the natural resources of the Highlands Region.
- Policy 8C2: To enhance the Region's tourism infrastructure in order to increase visitors to the Highlands Region.
- Policy 8C3: To promote public and private tourism attractions in the Highlands Region through the marketing of natural resources, the arts, cultural, historic, scenic, agricultural, and recreational resources, urban amenities, and accommodations.
- Policy 8C4: To support local, state, and federal eco-, agri- and heritage tourism programs.
- Policy 8C5: To advocate for state and federal funding of recreation and tourism initiatives in the Highlands Region.

**Goal 8D: Expansion of innovative technology and entrepreneurial businesses including home office, energy efficiency, and resource conservation enterprises in the Highlands region.**

- Policy 8D1: To ensure opportunities for home office, entrepreneurial, and other small business activities in the Highlands Region.

**Goal 9A: Reduction of air pollution through use of alternative and efficient modes of transportation and the use of renewable energy sources.**

- Policy 9A3: To encourage land use development and redevelopment practices that promote center-based growth and mixed-use development and offer alternative modes of transportation

as a means to reduce automobile dependency, vehicle miles traveled, vehicle trip length, and duration, for the reduction of local and regional air pollutants and of carbon dioxide emissions linked to global warming.

Policy 9A5: To encourage energy efficient design and green building practices in support of regional resource protection and smart growth planning policies.

**V. SUMMARY**

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The proposed Annandale Highlands Center will promote economic development and smart growth in an already developed area of Clinton Township where infrastructure exists and would advance the goals and objectives of the Highlands Regional Master Plan as well as those of the Township. The center designation will allow the Township to concentrate future growth around the intersection of I-78, Route 22, Route 31 and the Annandale Train Station, an area which has long served as a regional hub due to its convenient access to major transportation routes. The Township anticipates revitalization through the development of prime vacant land and redevelopment of obsolete and deteriorating sites which will also result in the creation of new jobs. This will include the provision of goods and services not currently offered in the community or located at a distance. The concentration of development in this center, including affordable housing, alleviates development pressures and allows for better protection of environmentally sensitive resources in other areas of the Township.

The center will capitalize on the train station and bus park and ride facility, provide a range of housing choices for households of diverse needs and income, enhance the Township’s sense of place, foster community relationships, encourage sustainable development and preserve significant historic assets for the residents of today and future generations.

**VI. IMPLEMENTATION SCHEDULE**

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As noted previously, Clinton Township received Highlands Council approval in June 2015 for its Petition for Plan Conformance for both its Preservation and Planning Areas. The Township has already adopted its Highlands Planning Area Petition Ordinance, Highlands Referral Ordinance and Master Plan Reexamination Report. In order to fully implement the proposed Highlands Center, the Township is required to prepare its Highlands Center Master Plan Element and Highlands Center Land Use Ordinance which may include regulations for land use designations, densities and design standards. The Center’s land use ordinance provisions will likely be contained in the Township’s comprehensive Highlands Land Use Ordinance.

The preparation of the Highlands Center Master Plan Element and Land Use Ordinance shall commence upon the Highland Council’s designation of the proposed Annandale Highlands Center currently anticipated at the Council’s December 2019 meeting in accordance with the schedule shown below. Each of these documents will include public hearings and outreach in developing the goals and land use regulations for the Center. The anticipated time frames include the preparation of the documents and public hearings for outreach and implementation. The master plan element shall inform the land use ordinance.

<b>Task</b>	<b>Commence Date</b>	<b>Completion Date</b>
Highlands Center Master Plan Element	December 2019	June 2020 (±6 months)
Highlands Center Land Use Ordinance	March 2020	September 2020 (±6 months)

## **APPENDIX**

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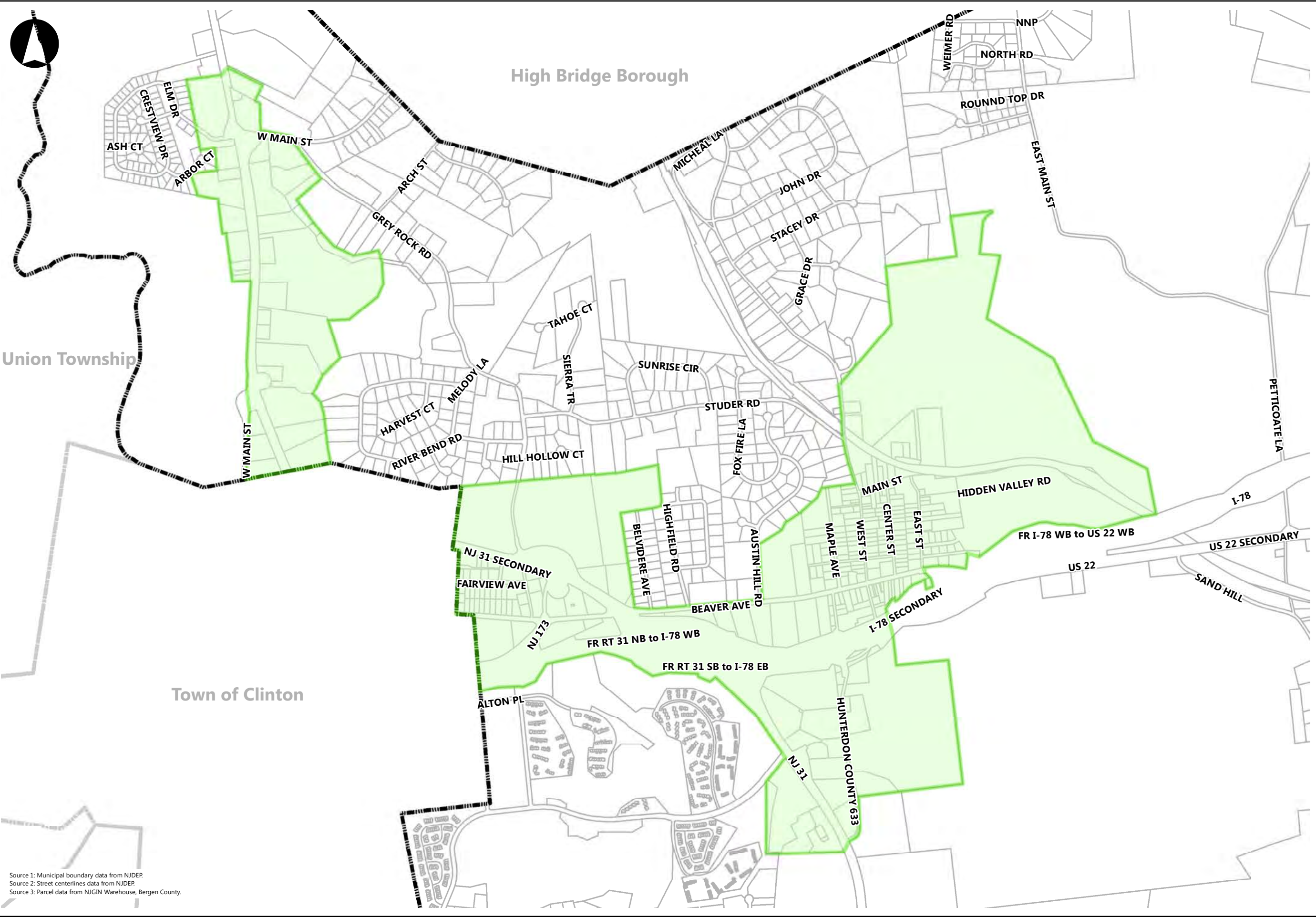
1. Highlands Center Boundary Map
2. Highlands Center Aerial Map
3. Highlands Center Land Use Capability Map
4. Highlands Center Existing Land Use Map
5. Highlands Center Zoning Map
6. Highlands Center Historic Sites Map



Union Township

Town of Clinton

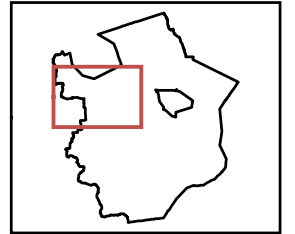
# High Bridge Borough



Source 1: Municipal boundary data from NJDEP.  
Source 2: Street centerlines data from NJDEP.  
Source 3: Parcel data from NJGIN Warehouse, Bergen County.

**ba** BURGIS ASSOCIATES, INC.  
 COMMUNITY PLANNING  
 LAND DEVELOPMENT AND DESIGN  
 LANDSCAPE ARCHITECTURE  
 25 Westwood Avenue p: 201.666.1811  
 Westwood, New Jersey 07675 f: 201.666.2599

Project Title:  
**Annandale Highlands Center**  
 TOWNSHIP OF CLINTON  
 HUNTERDON COUNTY, NEW JERSEY



**Legend**

- Township Boundary
- Municipal Boundaries
- Parcels
- Proposed Highlands Center

Rev	Description	Date	Dwn	Ckd

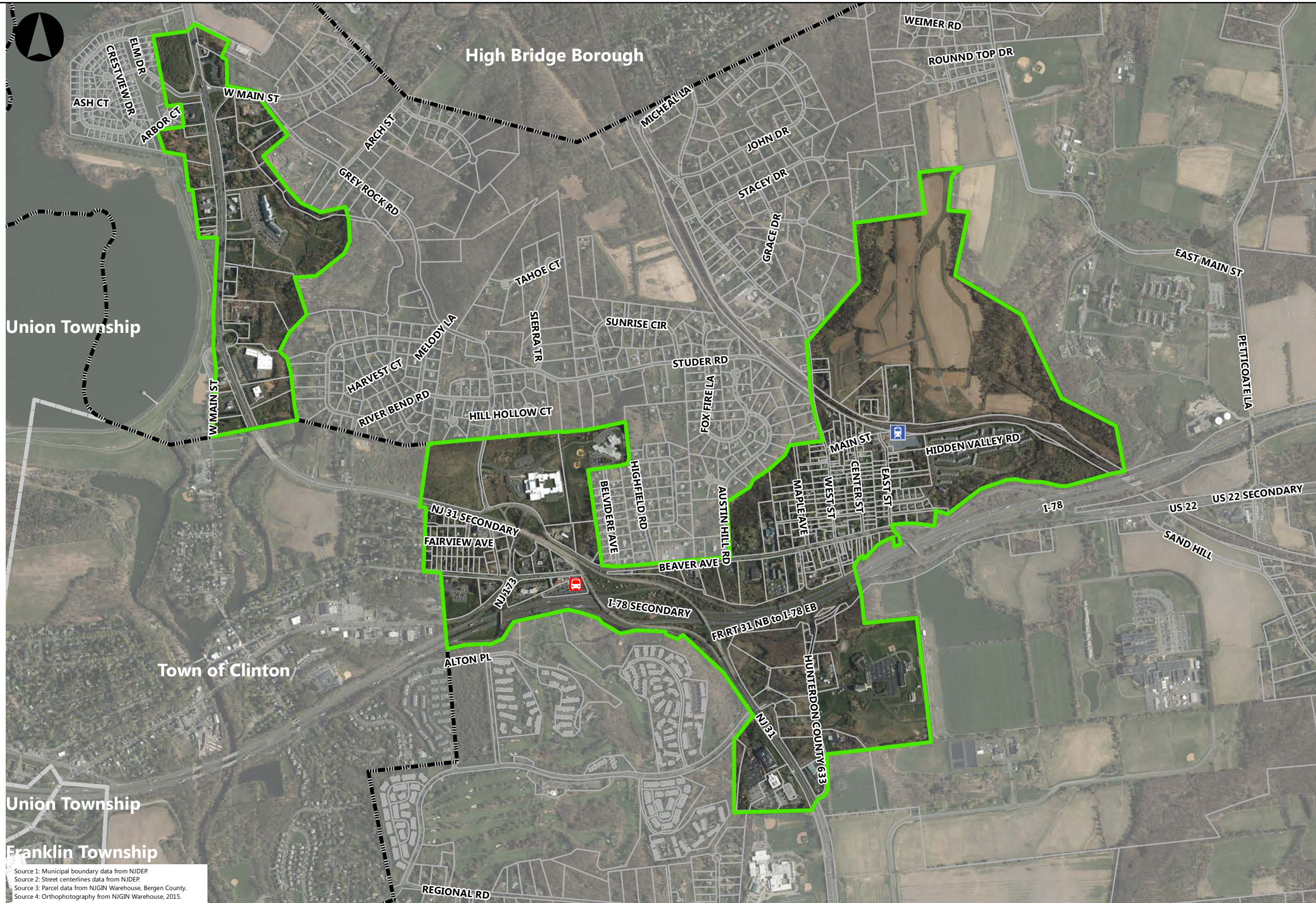
Dwg. Title  
**Highlands Center Boundary**

Graphic Scale  
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JOSEPH H. BURGIS AICP  
 PROFESSIONAL PLANNER  
 NEW JERSEY LIC. NO. 2450

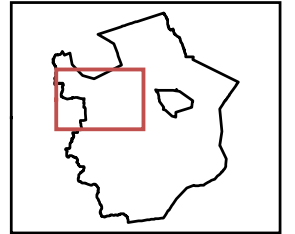
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Sheet No.	1 of 1
Date	08/19/19
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 Source 2: Street centerlines data from NJDEP.  
 Source 3: Parcel data from NJGIN Warehouse, Bergen County.  
 Source 4: Orthophotography from NJGIN Warehouse, 2015.

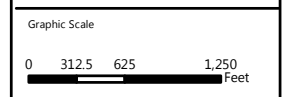
Project Title:  
**Annandale Highlands Center**  
 TOWNSHIP OF CLINTON  
 HUNTERDON COUNTY, NEW JERSEY



- Township Boundary
- Municipal Boundaries
- Parcels
- Proposed Highlands Center
- Train Station
- Bus Park & Ride

Rev	Description	Date	Dwn	Ckd

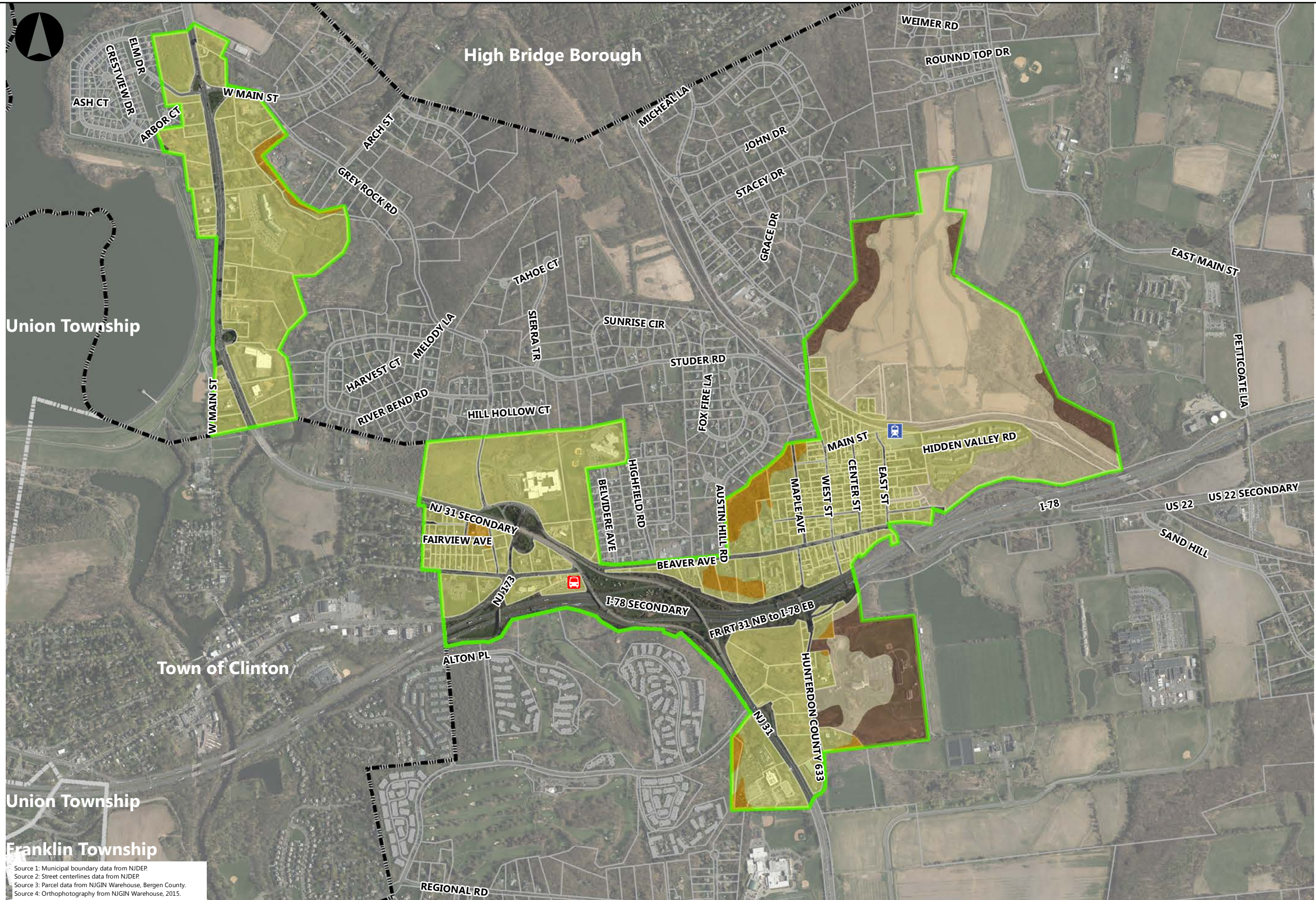
Dwg. Title  
**Highlands Center Boundary**  
**Aerial Map**



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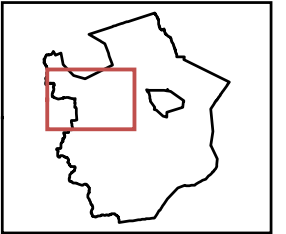
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Project Title:  
**Annandale Highlands Center**  
 TOWNSHIP OF CLINTON  
 HUNTERDON COUNTY, NEW JERSEY



**Legend**

- Parcels
- Municipal Boundaries
- Township Boundary
- Proposed Highlands Center

**Land Use Capability Zone**

- Conservation Environmentally Constrained Subzone
- Conservation Zone
- Existing Community Environmentally Constrained Subzone
- Existing Community Zone
- Train Station
- Bus Park & Ride

Rev	Description	Date	Dwn	Ckd

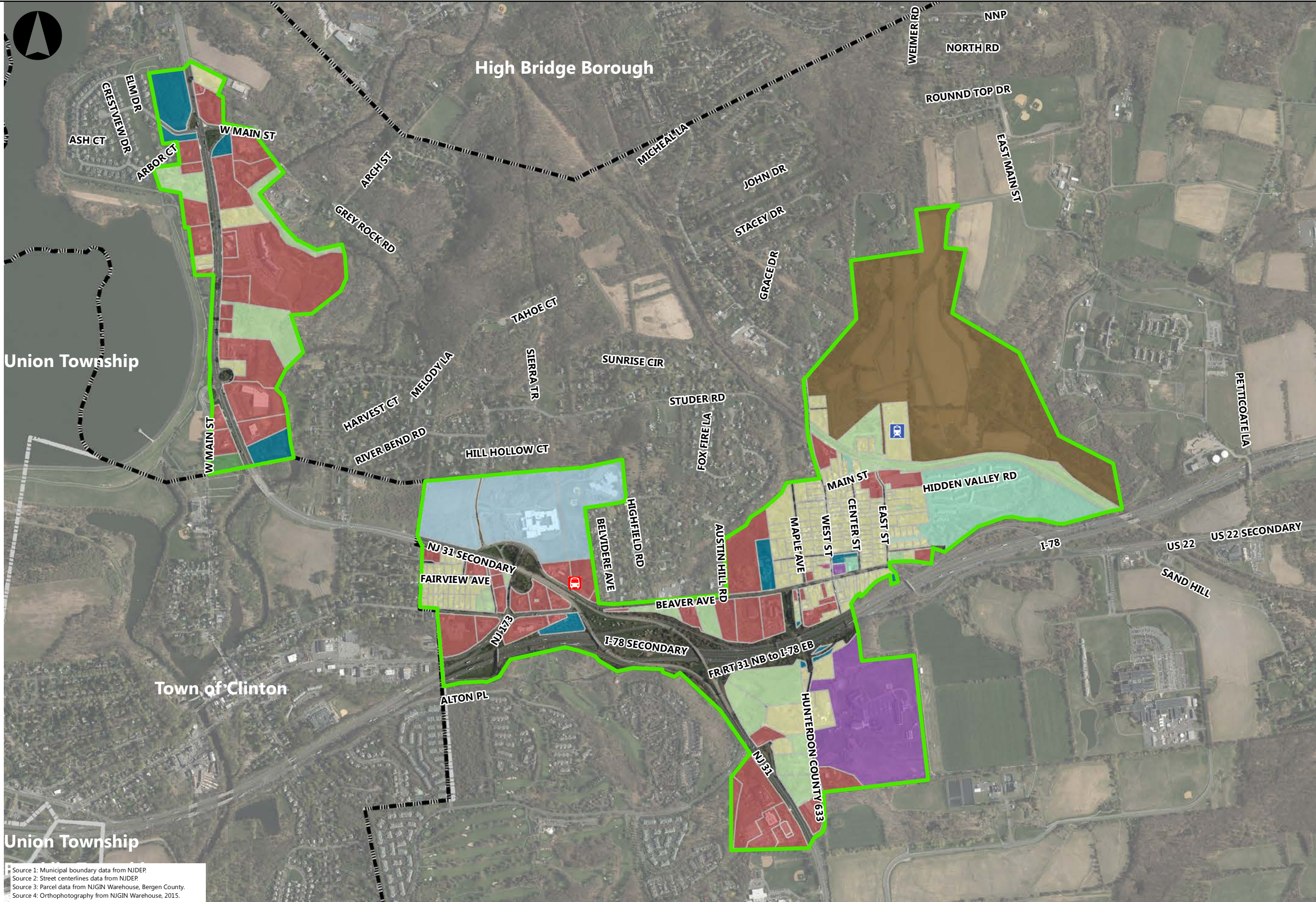
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 Land Use Capability Zones**

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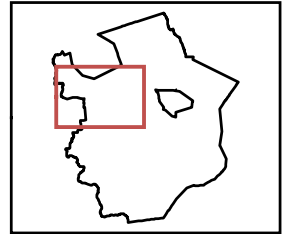
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Project Title:  
**Annandale Highlands Center**  
 TOWNSHIP OF CLINTON  
 HUNTERDON COUNTY, NEW JERSEY



**Legend**

- Township Boundary
- Municipal Boundaries
- Parcels
- Proposed Highlands Center

**Land Use**

- Vacant
- Public School
- Public Property
- Church & Charitable
- Cemeteries & Graveyards
- Other Exempt
- One to Four Family Residential
- Farm
- Commercial
- Multifamily

**Transportation**

- Train Station
- Bus Park & Ride

Rev	Description	Date	Dwn	Ckd

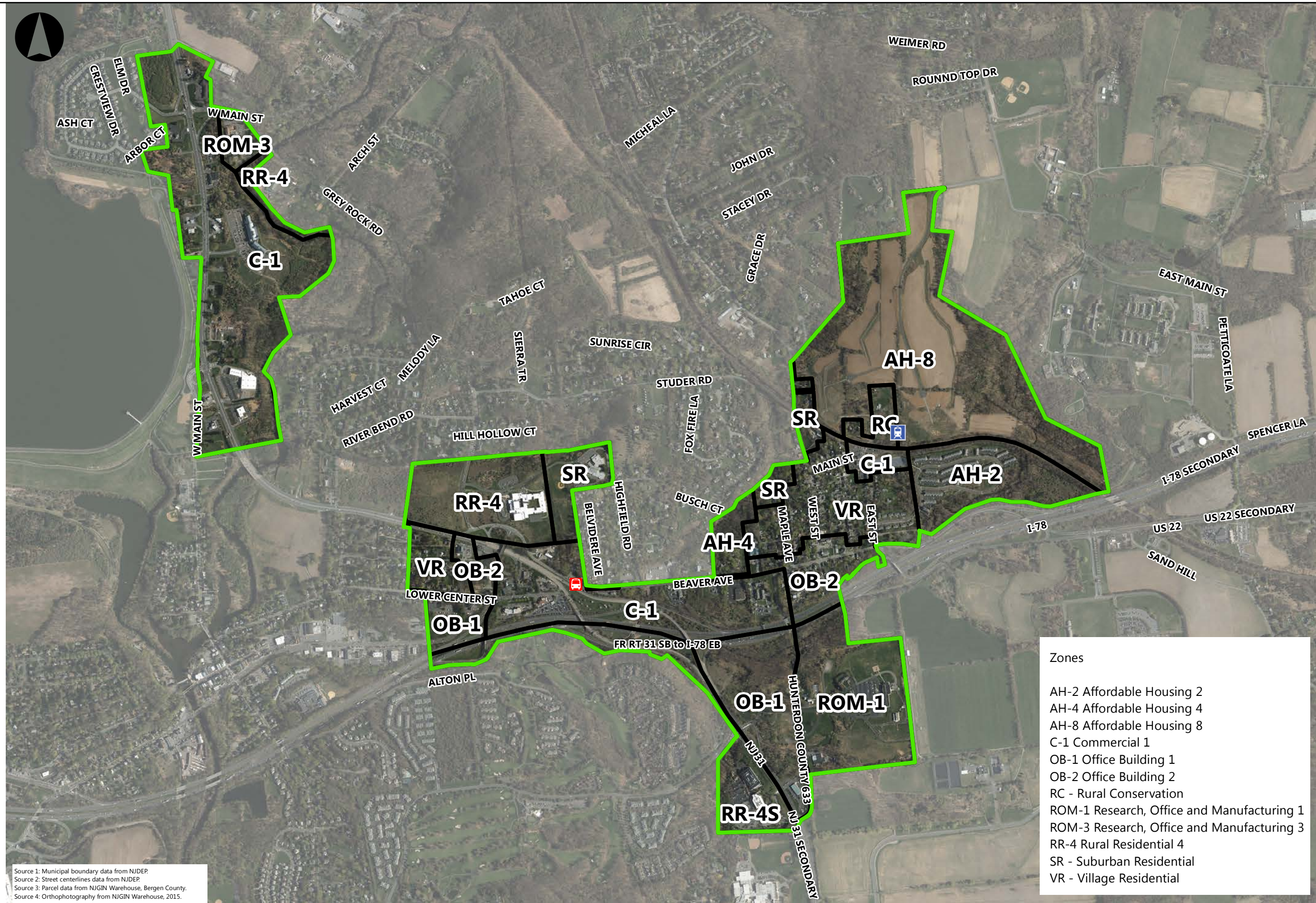
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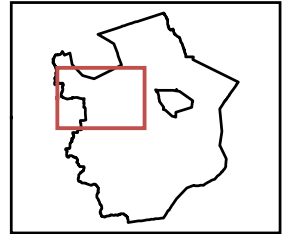
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Project No.	3413.15
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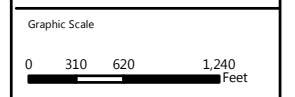
- Township Boundary
- Municipal Boundaries
- Parcels
- Proposed Highlands Center
- Zone Boundary

- Train Station
- Bus Park & Ride

- Zones
- AH-2 Affordable Housing 2
  - AH-4 Affordable Housing 4
  - AH-8 Affordable Housing 8
  - C-1 Commercial 1
  - OB-1 Office Building 1
  - OB-2 Office Building 2
  - RC - Rural Conservation
  - ROM-1 Research, Office and Manufacturing 1
  - ROM-3 Research, Office and Manufacturing 3
  - RR-4 Rural Residential 4
  - RR-4S
  - SR - Suburban Residential
  - VR - Village Residential

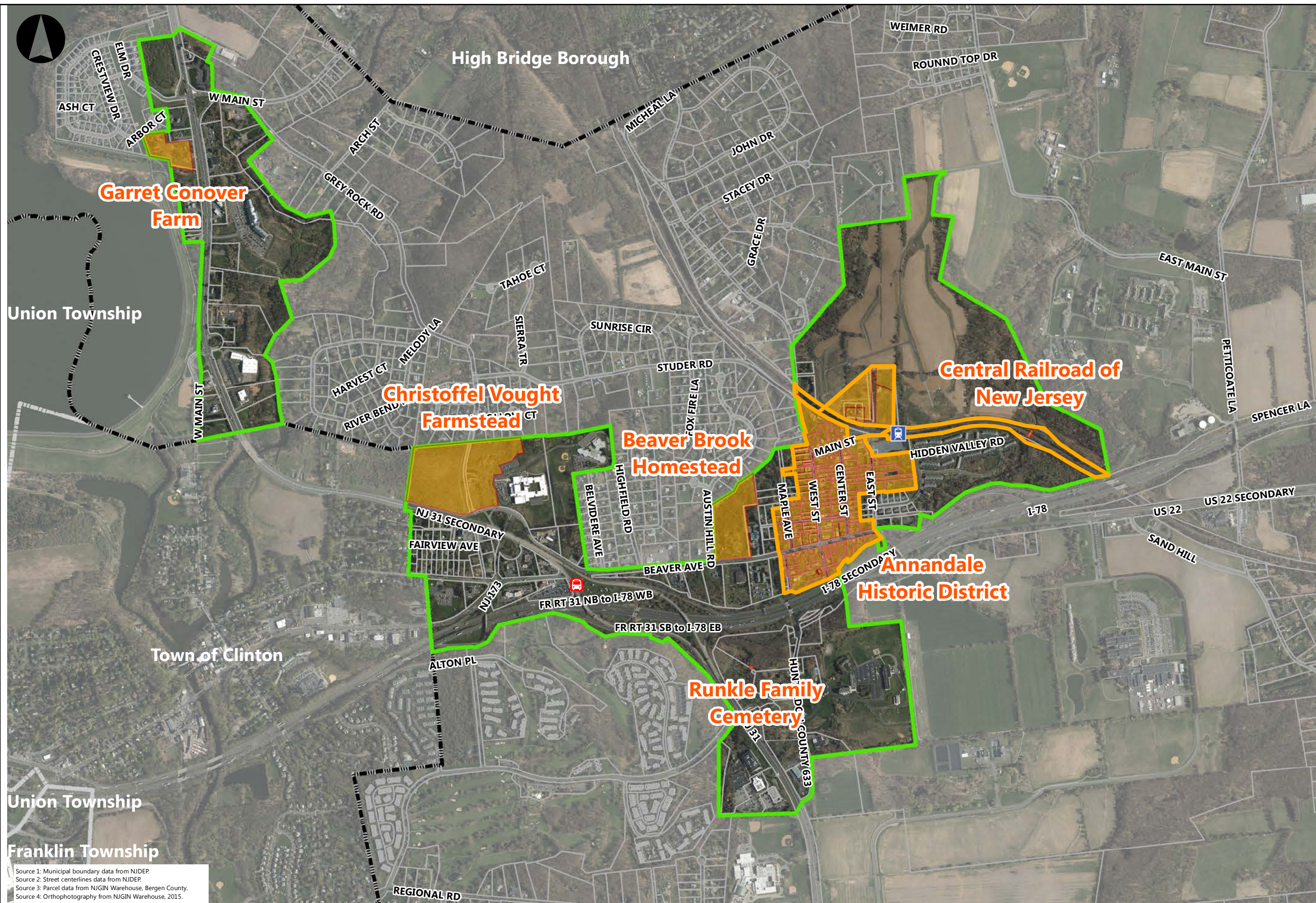
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 Existing Zoning Map**



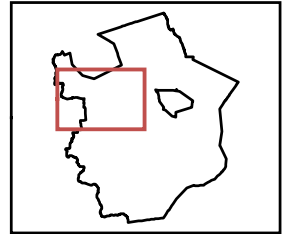
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Project Title:  
**Annandale Highlands Center**  
 TOWNSHIP OF CLINTON  
 HUNTERDON COUNTY, NEW JERSEY

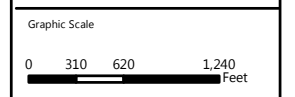


- Legend**
- Township Boundary
  - Municipal Boundaries
  - Parcels
  - Proposed Highlands Center
  - Historic Districts
  - Historic Properties

- Train Station
- Bus Park & Ride

Rev	Description	Date	Dwn	Ckd

Dwg. Title  
**Highlands Center  
 Historic Properties & Districts**



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 NEW JERSEY LIC. NO. 2450

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Drawn	TB
Scale	1" = 1,250'

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**FOR CONSIDERATION AT THE JUNE 16, 2022 MEETING OF THE  
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL  
Petition for Highlands Center Designation –Consistency Review and Recommendations Report**

**APPENDIX B**

**IMPLEMENTATION PLAN AND SCHEDULE**

**Township of Clinton, Hunterdon County**

**TOWNSHIP OF CLINTON, HUNTERDON COUNTY, NEW JERSEY**  
**HIGHLANDS IMPLEMENTATION PLAN AND SCHEDULE (REVISED)**

<b>DRAFT MUNICIPAL IMPLEMENTATION PLAN AND SCHEDULE FOR PLAN CONFORMANCE BY TASK</b>		<b>Previously Allocated Funding</b>	<b>Approximate Budget</b>	<b>Status and Comments</b>
<b>1.</b>	<b>Housing Element &amp; Fair Share Plan (Module 3)</b>	<b>\$30,000</b>		
	a. Modifications of municipally approved and adopted Housing Element and Fair Share Plan as applicable	--		
	c. Adoption of Implementing Ordinances	--		
<b>2.</b>	<b>Highlands Environmental Resource Inventory (Module 4) – Adopted</b>	<b>\$2,000</b>		
<b>4.</b>	<b>Highlands Element of Municipal Master Plan (Module 5) – Adopted</b>	<b>\$7,000</b>		
	a. Master Plan Reexamination Report – Prepared and Adopted			
<b>5.</b>	<b>Municipal Master Plan Elements (as applicable)</b>			
	a. Land Use Plan Element			
	b. Conservation Plan Element			
	c. Circulation Plan Element			
	d. Land Preservation and Land Stewardship Plan Element			
	e. Agriculture Retention/Farmland Preservation Plan Element			
	f. Community Facilities Plan Element	\$2,000		Release of funding contingent upon Executive Director approval of a scope of work.
	g. Sustainable Economic Development Plan Element			
	h. Historic Preservation Plan Element	\$30,000		Township, which has areas with limited growth and redevelopment capacity due to the lack of sewerage. Funds will be released upon approval of scope of work.
	j. Septic System Yield Allocation (if applicable)			
<b>6.</b>	<b>Highlands Land Use Ordinances (Module 6) – Adopted</b>			
	a. Adopt Planning Area Petition Ordinance			
	b. Adopt Checklist Ordinance			
<b>7.</b>	<b>Zoning Map Update – Adopted (Update to reflect Highlands Overlay Zones, Districts)</b>	<b>\$5,000</b>		
<b>8.</b>	<b>Cluster Development for Agricultural Resource Areas</b>			
	a. Municipal Cluster Development Plan	TBD		
	b. Municipal Cluster Development Ordinance and Design Guidelines	TBD		
<b>9.</b>	<b>Resource Management Plans and Programs</b>			
	a. Water Use and Conservation Management Plan	TBD	\$80,000	Required component of Center Designation
	b. Habitat Conservation and Management Plan	TBD		
	c. Stream Corridor Protection/Restoration Plan	\$35,000		municipality and to mitigate the impacts of future land uses on such water resources. Funds to be released upon approval of scope of work.
	d. Wastewater Management Plan	\$3,000		
	e. Septic System Management/Maintenance Plan	TBD		
	f. Lake Restoration Management Plan (if applicable)	TBD		
	g. Scenic Resource Management Plan (optional)	TBD		
	h. Municipal Stormwater Management Plan	\$15,000		Updates to incorporate RMP provisions; Plans are required under NJDEP regulations.
	i. Regional Stormwater Management Plan (if applicable)	TBD		
	j. Land Preservation and Land Stewardship Program	TBD		
	k. Forest Stewardship Plan (optional)	TBD		
<b>10.</b>	<b>Board of Health Ordinances</b>			
	a. Septic System Maintenance	TBD		
	b. Potential Contaminant Source Management	TBD		
<b>11.</b>	<b>Implementing Ordinances for Management Plans and Programs</b>			
	a. Water Use and Conservation Management Plan Ordinance	TBD		
	b. Habitat Conservation and Management Plan Ordinance	TBD		
	c. Stream Corridor Ordinance	TBD		
	d. Lake Restoration Management Plan Ordinance	TBD		
	e. Tree Clearing Ordinance	TBD		
	f. Right to Farm Ordinance (if applicable)	--		
	h. Scenic Resource Mgmt Ordinance (if applicable)	TBD		
	i. Stormwater Management Ordinance	TBD		
<b>12.</b>	<b>Redevelopment and Brownfields Opportunities (optional)</b>			
	a. Highlands Redevelopment Area Planning	TBD		
<b>13.</b>	<b>RMP Updates (optional)</b>			
<b>14.</b>	<b>Map Adjustment Petition(s) (optional)</b>			

**TOWNSHIP OF CLINTON, HUNTERDON COUNTY, NEW JERSEY**  
**HIGHLANDS IMPLEMENTATION PLAN AND SCHEDULE (REVISED)**

DRAFT MUNICIPAL IMPLEMENTATION PLAN AND SCHEDULE FOR PLAN CONFORMANCE BY TASK		Previously Allocated Funding	Approximate Budget	Status and Comments
	a. Affordable Housing Site Map Adjustment	\$12,000		To complete the planning process for various Map Adjustments including any resource management or mitigation plans required as a condition of approval.
15.	Highlands Center Petition (optional)	\$46,000		
16.	Submission of Municipal Planning and Regulatory Documents and Supporting Materials (See Draft Consistency Report)	--		
17.	Discretionary Documents or Requests (financial and technical assistance requests from the municipality)			
18.	Attendance at Highlands Council Training Sessions			
	a. Municipal Exemption Determinations			
	b. Ordinance Administration: Application Procedures, Implementation, Enforcement	\$1,500		
			\$80,000	

This Plan will be altered over time, to reflect the municipality's progress toward completing all Plan Conformance activities and to address funding and implementation tasks that carry forward into future years. All such changes will involve a collaborative effort and agreement between the municipality and the Highlands Council. Important in such considerations is the on-going recognition of the voluntary nature of Plan Conformance with respect to Clinton Township's Planning Area. The Highlands Council may modify, in consultation with the municipality, the above deadlines for completion and may also reallocate the approximate budget costs within the total amount approved. No timeframe will be considered to have begun, however, until the municipality has been provided the tools (including grant funding) with which to accomplish each component of the Plan Conformance program.

**FOR CONSIDERATION AT THE JUNE 16, 2022 MEETING OF THE  
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL  
Petition for Highlands Center Designation –Consistency Review and Recommendations Report**

**APPENDIX C**

**PUBLIC COMMENTS/HIGHLANDS COUNCIL RESPONSES**

**Amended Petition for Plan Conformance**

**Township of Clinton, Hunterdon County**

**FOR CONSIDERATION AT THE JUNE 16, 2022 MEETING OF THE  
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL  
Petition for Highlands Center Designation –Consistency Review and Recommendations Report**

**INTERAGENCY COORDINATION**

In accordance with the Memorandum of Understanding with the Office of Planning Advocacy (OPA) the Highlands Council provided an advanced copy of the Clinton Township Petition for Center Designation to the OPA for comment. OPA, in a formal response, expressed support for Clinton Township's Petition for Center Designation noting that since the Township achieved initial Plan Conformance in June of 2015 it has made steady progress toward the completion of all required Plan Conformance implementation tasks. OPA further commended Clinton Township for the extent to which the Petition and proposed Centers will address affordable housing needs in a manner consistent with environmental protection and smart growth goals.

**PUBLIC COMMENTS RECEIVED**

Written comments regarding Clinton Township's Amended Petition for Plan Conformance were accepted by the Highlands Council for a period of 30 days through the close of the Public Comment period on May 5, 2022. Comments were provided by the following individuals/entities:

- 1) Jonathan E. Drill, Esq on Behalf of the Township of Clinton

**PUBLIC COMMENT/RESPONSE SUMMARY**

1) **Comment:**

The comment, provided by Mr. Drill, requests clarification that the proposed Center mapping include a 50-foot-wide portion of Lot 33 which provides connection to East Main Street. Furthermore, the comment is seeking an acknowledgement that the proposed 400 unit development in the Annandale Center has secured a substantial water supply reservation from the Town of Clinton public water utility.

2) **Response:**

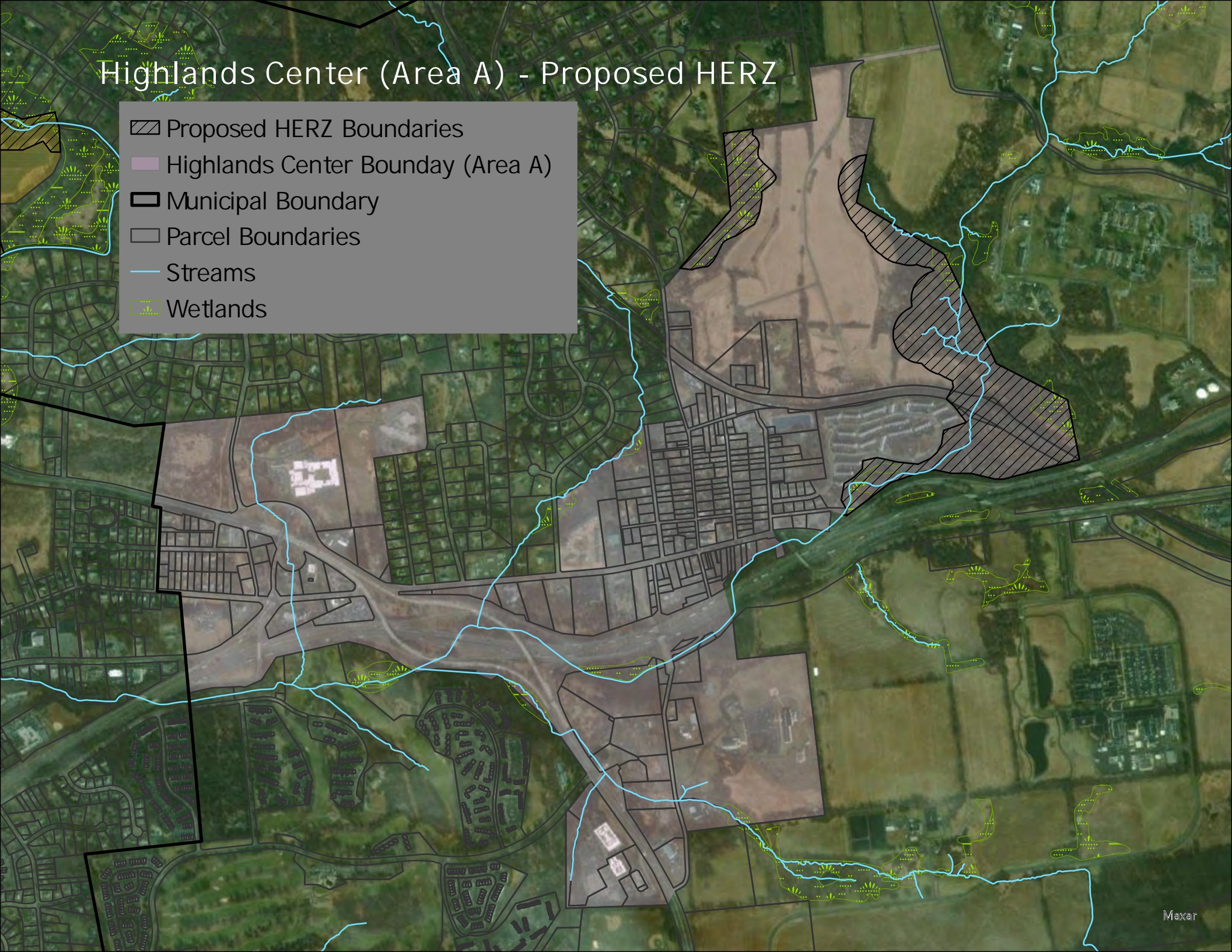
Thank you for your comments. The Highlands Council has reviewed the official Center mapping provided by the Township of Clinton via GIS Shapefiles and found that the 50-foot-wide portion of Lot 33 is and will continue to be included in the proposed Center. In addition, the Highlands Council acknowledges the public water allocation received from the Town of Clinton public water utility for the project in the Annandale Center. Details of water and wastewater supply for individual projects will be explored during the project review stage of development.

**FOR CONSIDERATION AT THE JUNE 16, 2022 MEETING OF THE  
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL  
Petition for Highlands Center Designation –Consistency Review and Recommendations Report**







**FIGURES**

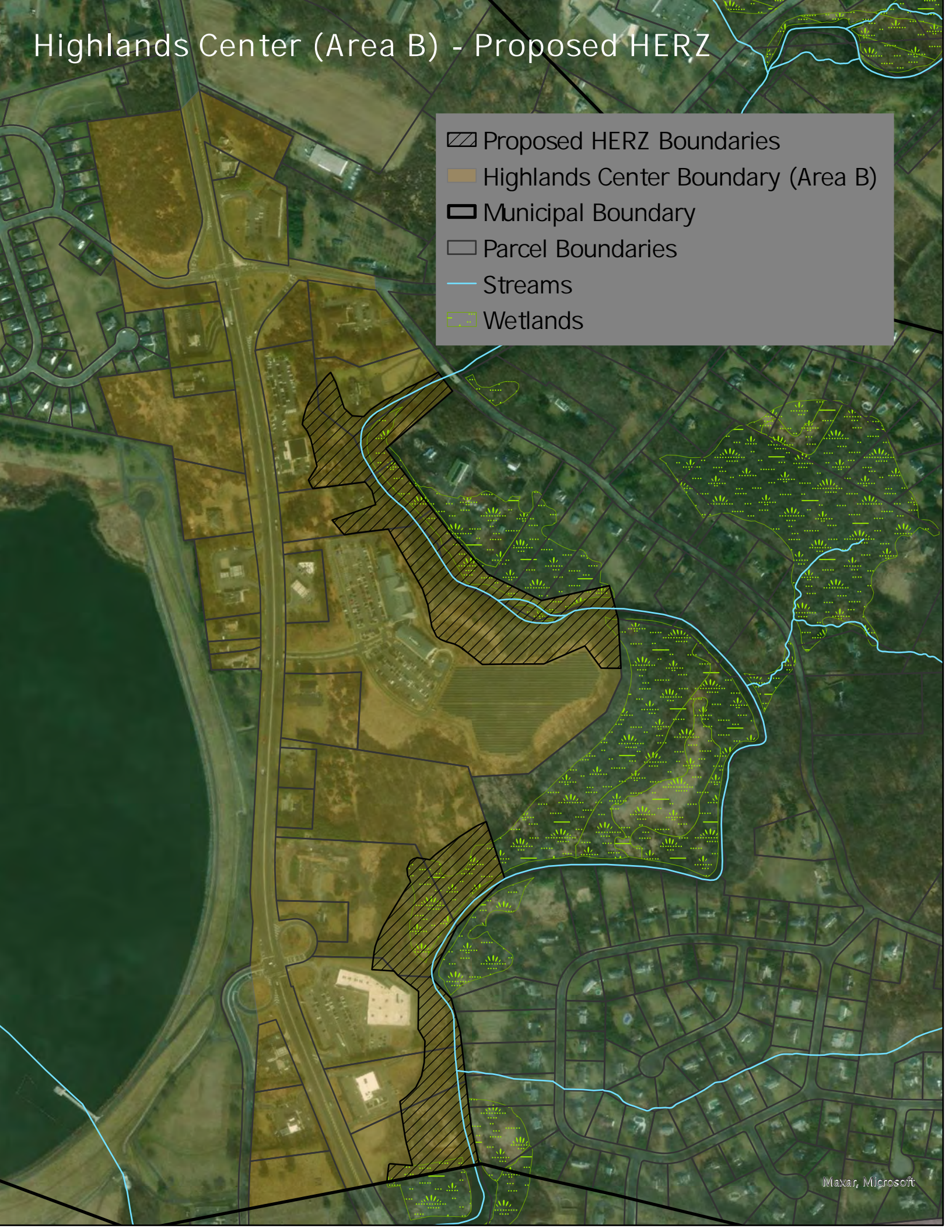
# Highlands Center (Area A) - Proposed HERZ

- Proposed HERZ Boundaries
- Highlands Center Bounday (Area A)
- Municipal Boundary
- Parcel Boundaries
- Streams
- Wetlands



# Highlands Center (Area B) - Proposed HERZ

-  Proposed HERZ Boundaries
-  Highlands Center Boundary (Area B)
-  Municipal Boundary
-  Parcel Boundaries
-  Streams
-  Wetlands





# New Jersey Highlands Council

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## Clinton Township

Clinton Township in Hunterdon County has 643 acres in the Preservation Area and 21,064 acres in the Planning Area of the Highlands Region. The municipality submitted a Petition for Plan Conformance for both areas, which was approved by the Highlands Council on June 18, 2015. This page contains links to documents related to the Township's conformance with the Highlands Regional Master Plan.

### Amended Petition for Plan Conformance - Highlands Center Designation

Clinton Township is requesting an amendment to its approved Petition for Plan Conformance to incorporate two designated Highlands Centers within the Township. Complete details are available in the documents below.

- [Draft Consistency Review and Recommendations Report: Petition for Highlands Center Designation](#) (pdf)
- [Public Notice Announcing Comment Period](#) (pdf)

### Conformance Documents Adopted by the Municipality

This section contains documents approved by Clinton Township that effectuate the township's conformance with the Highlands Regional Master Plan.

- [Highlands Planning Area Petition Ordinance](#) (955 KB pdf)
- [Exemption Determination Ordinance](#) (3.63 MB pdf) [*Municipality is authorized to issue certain Highlands Exemptions*]
- [Highlands Referral Ordinance](#) (3.20 MB pdf)
- [Highlands Master Plan Reexamination Report](#) (3.99 MB pdf)

### Approved Petition for Plan Conformance

Clinton Township's Petition for Plan Conformance was approved by the Highlands Council on June 18, 2015.

#### Council Approved Documents

- All documents listed below as one compressed file: [Approved Petition for Plan Conformance](#) (68.5 MB zip)
- Individual files:
  - [Highlands Final Consistency Review and Recommendations Report](#) (353 KB pdf)
  - [Highlands Implementation Plan and Schedule](#) (138 KB pdf)
  - [Highlands Municipal Build-Out Report](#) (1.92 MB pdf)
  - [Adopted Housing Element and Fair Share Plan](#) (34.7 MB pdf)
  - [Highlands Environmental Resource Inventory \(ERI\)](#) (357 KB pdf)
    - [ERI Exhibits](#) (10.4 MB pdf)
  - [Highlands Master Plan Element](#) (491 KB pdf)
    - [Master Plan Element Exhibits](#) (9.02 MB pdf)
  - [Highlands Area Land Use Ordinance](#) (1.05 MB pdf)
    - [Highlands Area Land Use Ordinance Exhibits](#) (11.7 MB pdf)

#### Materials from Public Hearing

- [Resolution](#) (pdf)
- [Presentation](#) (pdf)
- [Press Release](#) (pdf)

**\*\*\* PETITION ARCHIVE \*\*\***

\*\*PLEASE NOTE: The documents provided on this page include a complete history of the municipality's Petition for Plan Conformance. The most current versions of Plan Conformance documents are at the top of the page, with prior drafts included below. Documents below this line are included for reference only and should be considered ARCHIVED material.

### Final Posting Prior to Public Hearing

The documents below include all edits made prior to Highlands Council consideration of Clinton Township's Petition for Plan Conformance.

- All documents listed below as one compressed file: [Clinton Township - Final Posting Prior to Public Hearing](#) (1.02 MB zip)
- Individual files:
  - [Final Consistency Review & Recommendations Report](#) (299 KB pdf)
  - [Public Comments/Highlands Council Responses](#) (183 KB pdf)
  - [Highlands Implementation Plan & Schedule](#) (619 KB pdf)
  - See additional Petition materials below.

### Petition Posting for Public Comment

A public comment period was held from May 19 through June 3, 2015 and announced by [public notice](#). Comments received and Highlands Council responses are included in the Comment/Response document in the section above. The following documents constitute the municipality's final submission to the Highlands Council and include the Final Draft Consistency Review and Recommendations Report prepared by Highlands Council staff for Highlands Council consideration of the full Petition.

- All documents listed below as one compressed file: [Clinton Township Petition Posting for Public Comment](#) (66.2 MB zip)

- Individual files:
  - [Final Draft Consistency Review and Recommendations Report](#) (268 KB pdf)
  - [Highlands Implementation Plan and Schedule](#) (196 KB pdf)
  - [Highlands Environmental Resource Inventory](#) (357 KB pdf)
    - [Highlands Environmental Resource Inventory Exhibits](#) (10.4 MB pdf)
  - [Highlands Master Plan Element](#) (491 KB pdf)
    - [Highlands Master Plan Element Exhibits](#) (8.98 MB pdf)
  - [Highlands Land Use Ordinance](#) (646 KB pdf)
    - [Highlands Land Use Ordinance Exhibits](#) (11.1 MB pdf)
  - [Clinton Township Draft Housing Element and Fair Share Plan](#) (15.1 MB pdf)

## Administratively Complete Petition for Plan Conformance

The following documents comprise all required components of the municipal Petition for Plan Conformance, which was deemed administratively complete by the Highlands Council on February 8, 2010. As part of the township's Petition, Clinton Township also requested Regional Master Plan updates and Map Adjustments and specific responses were provided.

- [Administrative Completeness Letter \(2/8/10\)](#) (5.3 MB pdf)
- [RMP Update and Map Adjustment Request Response Letter \(3/15/10\)](#) (1.6 MB pdf)

### Petition

- All documents listed below as one compressed file: [Clinton Township Administratively Complete Petition for Plan Conformance](#) (69 MB zip)
- Individual files:
  - [Petition Cover Letter](#) (91 KB pdf)
  - [Petition Submittal Checklist](#) (89 KB pdf)
  - [Preservation Area Resolution](#) (182 KB pdf)
  - [Planning Area Resolution](#) (210 KB pdf)
  - [Record of Public Involvement](#) (1.2 MB pdf)
  - [Current List of Planning/Regulatory Documents](#) (97 KB pdf)
  - Modules 1 and 2: See **Highlands Municipal Build-Out Report** below
  - Module 3:
    - [Affordable Housing Summary](#) (177 KB pdf)
    - [Prior Round Sites Consistency Reports](#) (58 MB pdf)
  - [Module 4 Highlands ERI](#) (8.2 MB pdf)
  - [Module 5 Master Plan Highlands Element](#) (4.7 MB pdf)
  - [Module 6 Highlands Land Use Ordinance](#) (1.6 MB pdf)
  - Module 7:
    - [Municipal Self-Assessment Report](#) (209 KB pdf)
    - [Municipal Self-Assessment Checklist](#) (140 KB pdf)
    - [Implementation Plan and Schedule](#) (175 KB pdf)
  - [RMP Updates](#) (43 KB pdf)

## Supporting Documents

- Municipal Resolution: [Notice of Intent](#)
- Municipal Resolution: [COAH extension](#)
- [Highlands Municipal Build-Out Report](#) (pdf)
  - [Supporting files](#) (40 MB zip)

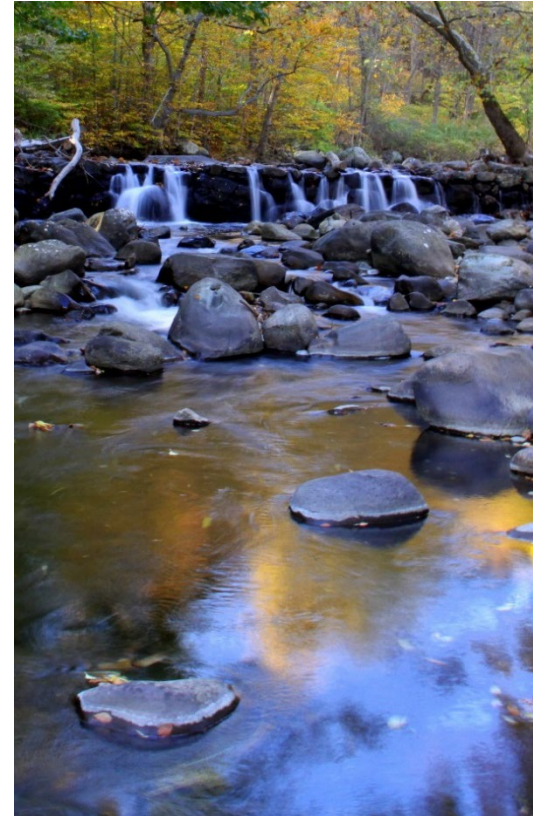
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# Highlands Council Meeting

June 16, 2022



# Clinton Township Petition for Plan Conformance Center Designation



Payne Road



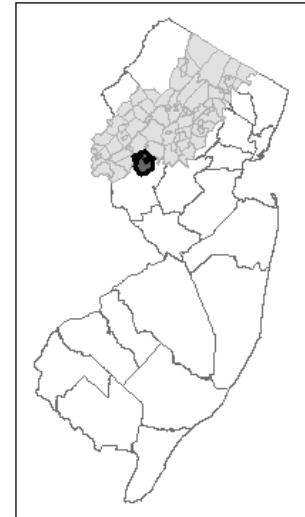
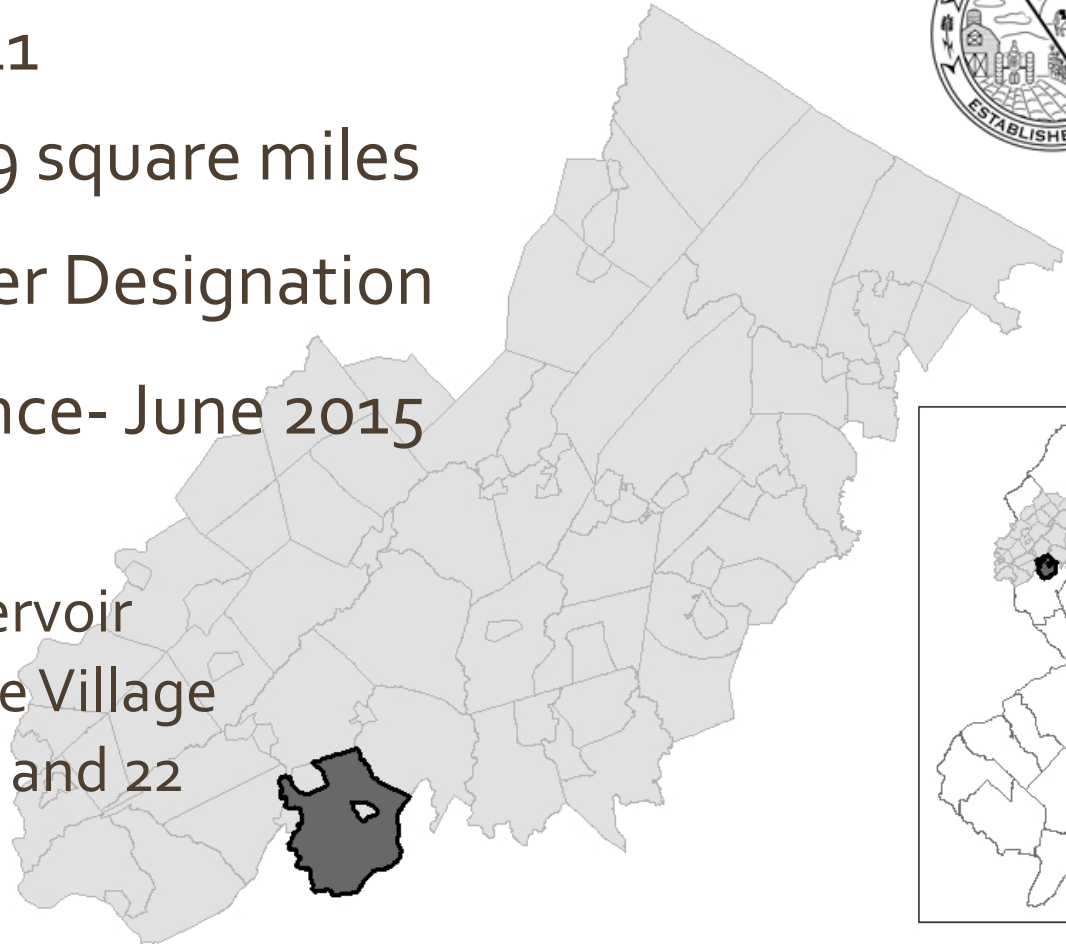
Round Valley Reservoir



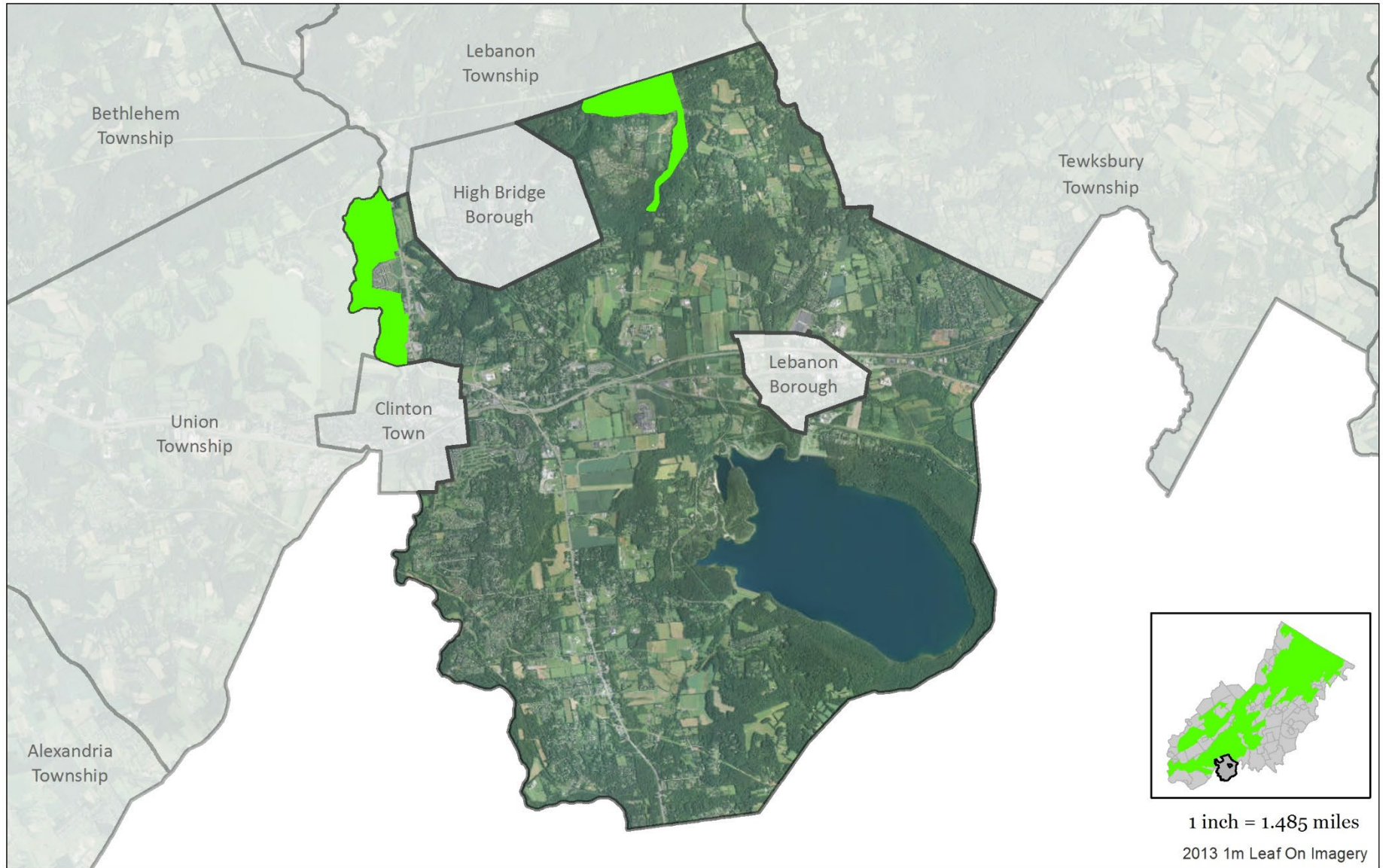
Annandale

# Clinton Township

- Incorporated 1841
- 21,706 acres/ 33.9 square miles
- Petition for Center Designation
- Initial Conformance- June 2015
- Notable features
  - Round Valley Reservoir
  - Historic Annandale Village
  - Bisected by Rt. 78 and 22



# Clinton Township: Preservation Area



1 inch = 1.485 miles  
2013 1m Leaf On Imagery

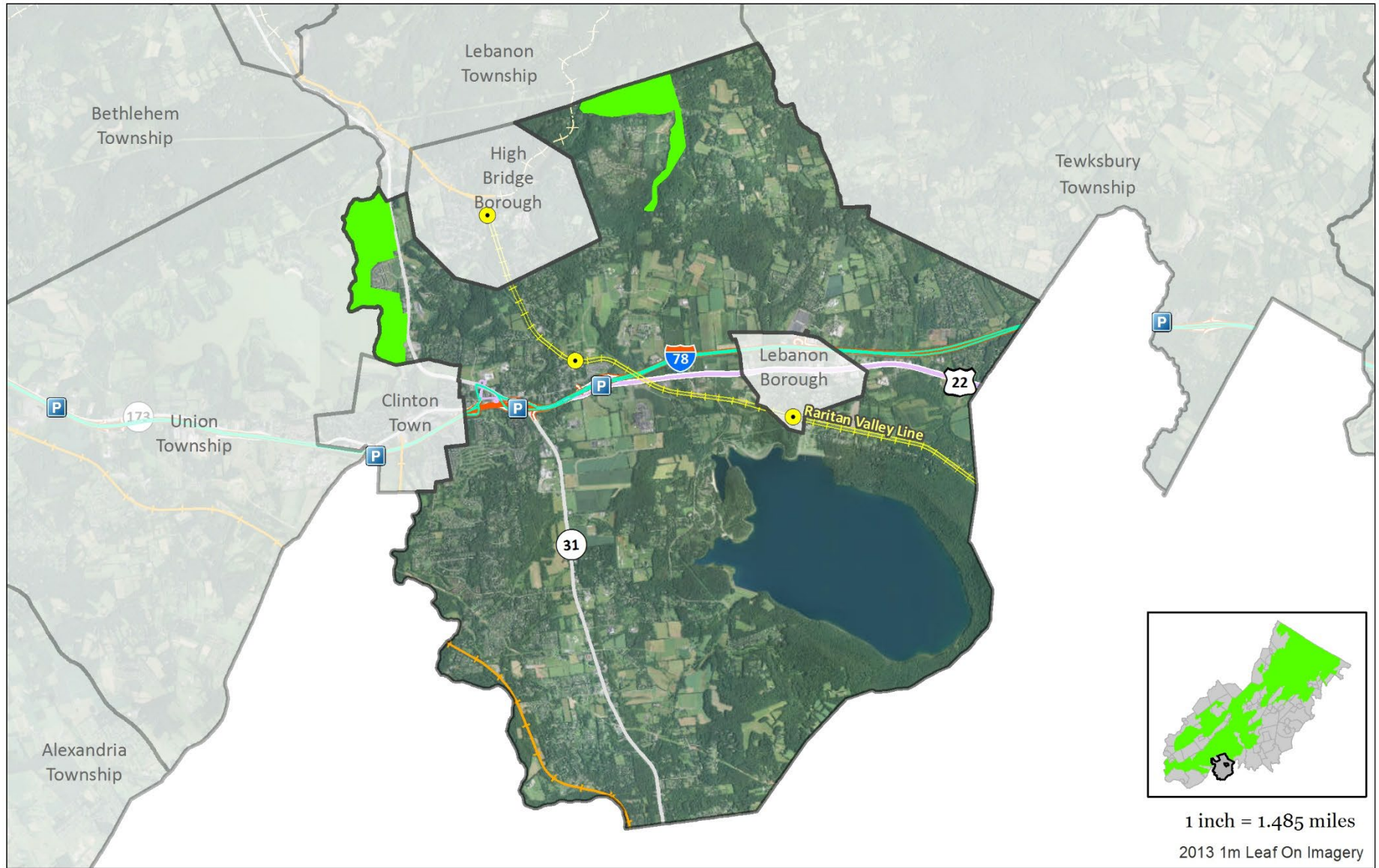
## Legend

-  Preservation Area
-  Municipal Boundaries



N

# Clinton Township: Highlands Transit Network



## Legend

- Municipal Boundaries
- Preservation Area
- P Park and Rides
- Rail Stations
- Rail - NJ Transit
- Rail - Freight
- Rail - Abandoned
- Bus Lines - Private
- Bus Lines - NJ Transit

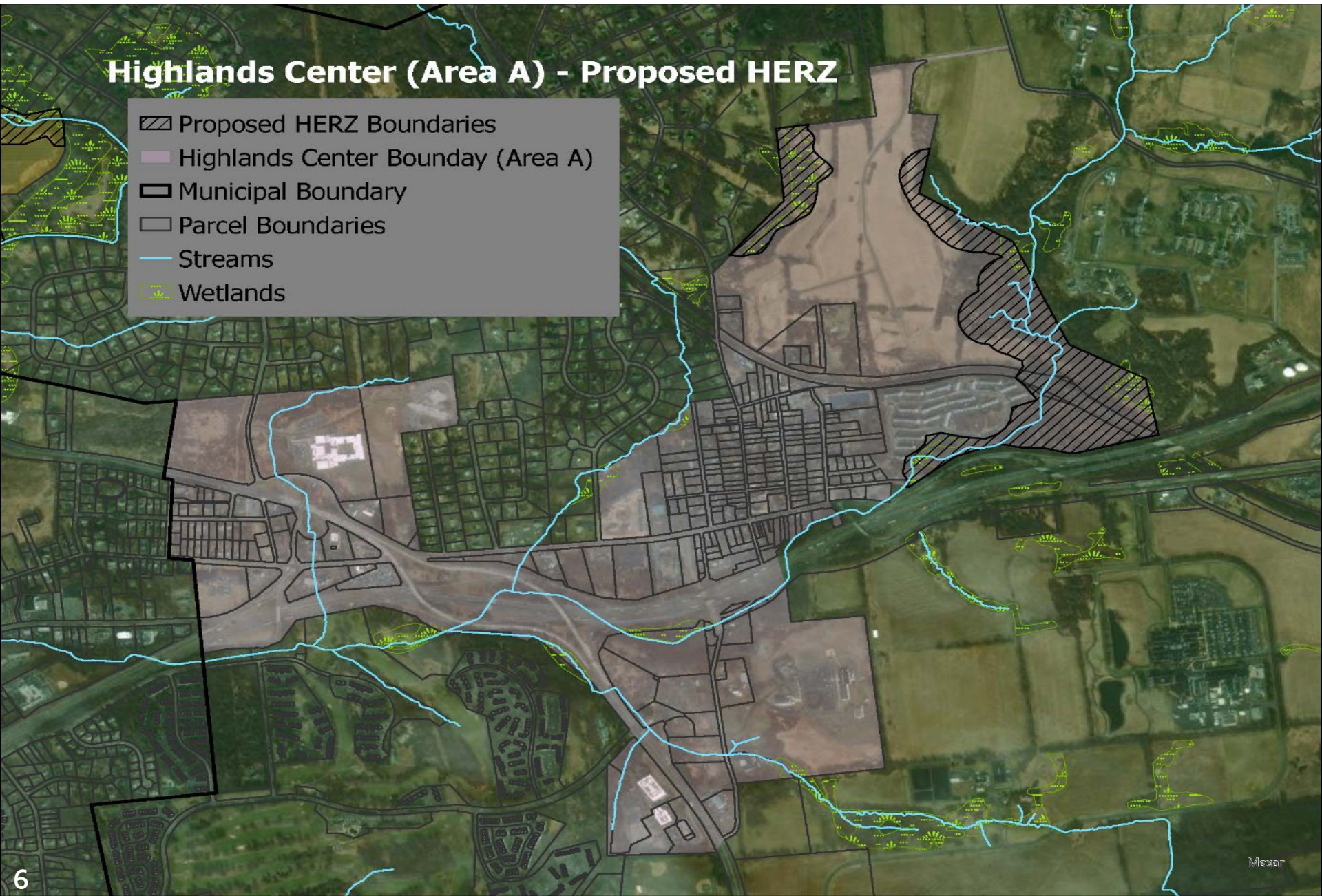


1 inch = 1.485 miles  
2013 1m Leaf On Imagery

# Annandale Center

## Highlands Center (Area A) - Proposed HERZ

- Proposed HERZ Boundaries
- Highlands Center Bounday (Area A)
- Municipal Boundary
- Parcel Boundaries
- Streams
- Wetlands



# Route 31 Commercial Center

## Highlands Center (Area B) - Proposed HERZ

- Proposed HERZ Boundaries
- Highlands Center Boundary (Area B)
- Municipal Boundary
- Parcel Boundaries
- Streams
- Wetlands



# Public Comment Summary

- Public Comment Period: April 5 – May 5, 2022
- One comment received
  - Jonathan Drill, Clinton Township Attorney
- Revised Final documents, including responses to comments, were posted to the Highlands Council website: June 8, 2022

# Staff Recommendation:

Approve with conditions

## Conditions

- Adoption of a Water Use and Conservation Management Plan
- Adherence to 2015 Implementation Plan & Schedule



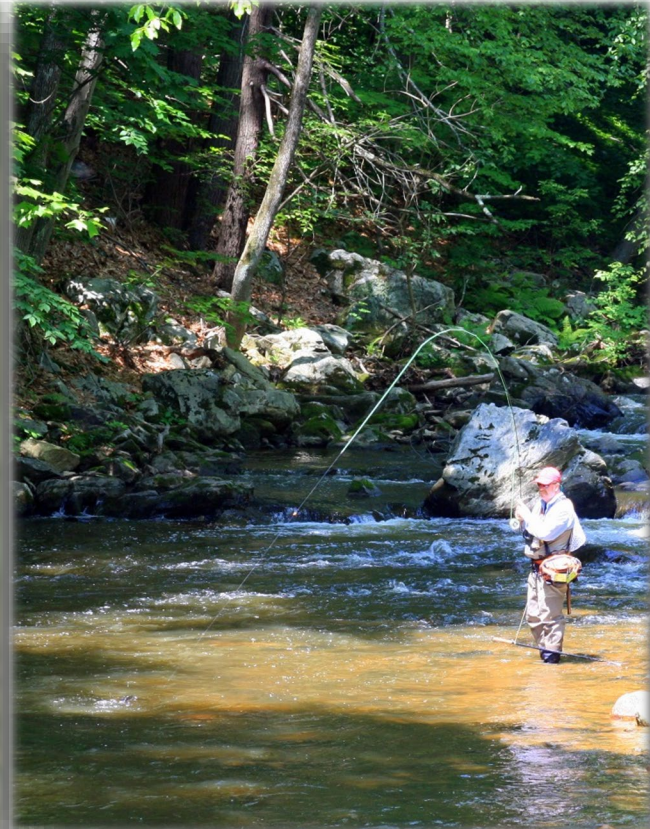
# Clinton Township Petition for Plan Conformance



Annandale



Bray's Hill Preserve



South Branch Raritan River



## 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](http://www.nj.gov/njhighlands)



**PHILIP D. MURPHY**  
*Governor*

**SHEILA Y. OLIVER**  
*L. Governor*

**CARL J. RICHKO**  
*Chairperson*

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

### MEMORANDUM

**To:** Plan Conformance Committee  
**From:** Lisa J. Plevin, Executive Director  
**Subject:** Committee Meeting Minutes – April 5, 2022  
**Date:** April 12, 2022

A Plan Conformance Committee meeting was held on Tuesday, April 5, 2022, at 3:00pm via Zoom teleconference.

Committee Members present: Council Chair Richko, Committee Chair Dressler, and Committee Members Van Abs and Vohden.

Staff Members present: Lisa J. Plevin, Gabrielle Gallagher, James Humphries, Maryjude Haddock-Weiler, Kelley Curran, Corey Piasecki, Neda Hartman, Carole Ann Diction, and Annette Tagliareni

Also present: Jeffrey Nielson, Associate Counsel, Governor's Authorities Unit

*The meeting began at 3:00pm.*

Ms. Plevin opened the meeting by stating that the two items on today's agenda are:

1. Petition for Plan Conformance for Union Township (Hunterdon County)
2. Follow up on Clinton Township's Amended Petition for Center Designations

#### Petition for Plan Conformance – Union Township (Hunterdon County)

At this time, Corey Piasecki, Principal Planner gave a presentation on Union Township's Petition for Plan Conformance for the Preservation Area.

Member Van Abs asked if the Stormwater Mitigation Plan is for the entire municipality. Mr. Piasecki responded that it is for the entire municipality, also applicable to the Planning Area. There was discussion on the stormwater management plan and stormwater mitigation plan. Ms. Curran, Science Manager, clarified that the basic Highlands Stormwater Management Planning Program consists of three (3) components, one of which is the stormwater mitigation plan.

Committee Chair Dressler asked for a motion to move Union Township's Petition for Plan Conformance to the full Council for consideration.

*Member Van Abs made a motion and Chair Richko seconded it. All were in favor.*

Amended Petition for Plan Conformance with Center Designations – Clinton Township (Hunterdon County)

Mr. Piasecki gave a summary on the Committee's November meeting regarding Clinton Township's two proposed centers in the Township's Planning Area. One of the proposed Centers located in the Annandale section of the Township, along I-78, Route 22 and the Annandale Railroad Station, is a development of 400 units, 20% of which will be affordable, however, the subwatershed for this parcel is in a deficit. Following the Committee's discussion of the site in November, Highlands Environmental Resource Zones (HERZ) were added to the Centers, which will provide similar resource protections as the Protection Area. Mr. Piasecki also noted that in the Consistency Review and Recommendations Report (the Report) the Township is required to complete a Water Use and Conservation Management Plan and, per Regional Master Plan (RMP) policy 2B8b, consumptive and depletive uses may have a target mitigation up to 200%.

Mr. Piasecki noted that the State Planning Commission, Office of Planning Advocacy provided their letter of support on the designation of the Centers.

Mr. Piasecki added that today Council staff is asking the Committee to vote to release the Amended Petition for public comment before it goes to the full Council for consideration at a future meeting.

Member Van Abs referred page 9, paragraph 4, of the Report and suggested that Council staff include a short paragraph earlier in the Report regarding how RMP Objective 2B8b relates to conditional water availability.

Committee Chair Dressler asked for a motion to release Clinton Township's Amended Petition to the public for public comment.

*Chair Richko made a motion and Member Vobden seconded it. All were in favor.*

*The meeting adjourned at 3:15pm.*



## 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](http://www.nj.gov/njhighlands)



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*Governor*

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

**CARL J. RICHKO**  
*Chairperson*

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

### MEMORANDUM

**To:** Budget & Finance Committee  
**From:** Lisa J. Plevin, Executive Director  
**Subject:** Committee Meeting Minutes – June 10, 2022  
**Date:** June 15, 2022

A Budget and Finance (B&F) Committee meeting was held on Friday, June 10, 2022 at 10:00am via Zoom video conference.

*Committee Chair Holtaway opened the meeting at 10:03am. The following participants were present:*

Committee: Committee Chair Holtaway, Council Chair Richko, and Members James and Visioli.

Highlands Staff: Lisa J. Plevin, Gabrielle Gallagher, James Humphries, Maryjude Haddock-Weiler, Kelley Curran, Corey Piasecki, Neda Hartman and Annette Tagliareni.

Also present: Jeffry Nielsen, Associate Counsel, Governor's Authorities Unit (GAU)

Committee Chair Holtaway announced the two grants being considered today.

#### **Highlands Plan Conformance Grant Funding Request from Allamuchy Township (Warren County) – Open Space & Recreation Plan (\$17,000)**

Lisa Plevin noted that Council staff reengaged with Allamuchy Township officials in March to address their top priorities and interests after a long hiatus. The topic of Plan Conformance for the Planning Area was raised, and we are hopeful that they will consider this for the future.

Principal Planner, Corey Piasecki, added that before Allamuchy Township's hiatus, the Township did complete Plan Conformance activities from their Implementation and Plan Schedule. After the March meeting the Township requested grant funding for their Master Plan Re-examination Report and the scope of work was approved in April. Today, Allamuchy Township's grant request is for an Open Space & Recreation Plan (OSRP). The Township's current OSRP was prepared in 2002 and

municipalities are required to adopt a new/updated OSRP to compete for NJDEP Green Acres Planning and Incentive grant funding. The adoption of an Open Space Plan is a mandatory component of Plan Conformance (RMP Policy 1I1).

The Committee had no comments.

*Committee Chair Holtaway asked for a motion to move the grant funding request for Allamuchy Township to the Council for consideration. Member Visioli made a motion and Member James seconded it. A roll call vote was taken, and all were in favor.*

### **Highlands Plan Conformance Grant Funding Request from Somerset County – Watershed Management Plan - \$59,150**

Ms. Plevin reported that Somerset County is conforming for the Preservation Area only. Council staff recently spoke with Walter Lane, County Planning Director, regarding conformance in the Planning Area. Mr. Lane indicated he would raise the issue with County Commissioners and Council staff is developing a work plan to present to the County regarding next steps.

Kelley Curran, Science Manager, noted that Somerset County is requesting a grant for a Watershed Management Program. Somerset County is working with Princeton Hydro, LLC for a proposed Somerset County Parks Watershed Management Program. The project proposes to conduct assessment of the watersheds of two lakes in the County (Lord Stirling Park in Bernards Township and Leonard J. Buck Garden in Far Hills Borough). Ms. Curran noted that these lakes have experienced recent harmful algal blooms (HABs), impacting their recreational use. Tasks identified in the scope of work include: historical data review, bathymetric surveys, watershed modeling, hydrologic and pollutant loading, water quality monitoring, trophic state assessment and a general assessment report. The final report will identify the watershed management measures for implementation. Lake management plans are a required part of Plan Conformance (RMP Policy 1L6). Ms. Curran noted that the estimated timeline is approximately 17 months.

Committee Member Visioli asked if this timeline is typical. Ms. Curran responded that the timeline is a bit longer since the plan is focused on two separate watersheds.

Ms. Plevin added that Watershed Management Plans are at the core of our mission and the goals, policies, and objectives of the Regional Master Plan (RMP) and Highlands Act.

*Committee Chair Holtaway asked for a motion to move the grant funding request for Somerset County 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.*

*The meeting was adjourned at 10:16am.*