



New Jersey Highlands
Water Protection and Planning Council

ANNUAL REPORT 2022

Highlands Trail, Allamuchy State Park

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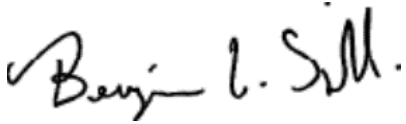
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Executive Director Certification

As required by State Executive Order #37, all State authorities are required to certify that during the preceding year, the authority has, to the best of its knowledge, followed all of the authority's standards, procedures, and internal controls. I hereby certify to the best of my knowledge that, during the 2022 calendar year, all of the Council's standards, procedures, and internal controls were followed.



Benjamin L. Spinelli, Esq.

Executive Director

New Jersey Highlands Water Protection and Planning Council

Please note that Highlands Council financial reporting follows a Fiscal Year that begins July 1 and ends June 30, while this 2022 Annual Report summarizes activities for the calendar year. For this reason, the Statement of Activities and Financial Report found on page iii, includes portions of both Fiscal Year 2022 and Fiscal Year 2023.

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



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Governor

SHEILA Y. OLIVER
Lt. Governor

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CARL J. RICHKO
Chairman

BENJAMIN L. SPINELLI, ESQ.
Executive Director

A Message from the Chairman and Executive Director

On behalf of the Highlands Water Protection and Planning Council, we are pleased to present the 2022 Highlands Water Protection and Planning Council Annual Report.

In the context of a still-recovering economy, a new wave of development pressure, and the increasingly intense impacts of climate change, the mission of the Highlands Council has never been more important. As the source of drinking water for more than 70% of the state's residents, the protection and health of the Highlands Region continues to be a matter of state-wide importance.

As you will read in the following pages, we continue to meet our mandate to protect the Highlands by working in partnership with the municipalities and counties of the region. The Highlands Region ERI released last year is just one example: A time- and cost-saving application that not only aids in the development of municipal Environmental Resource Inventories, but can be used as a planning and project review tool to quickly compile data related to built and natural environmental resources for areas from a single parcel to the entire Highlands region. You'll also read about our work to help Highlands communities address changes in Municipal Land Use Law related to climate change, strategies for warehouse siting, and our efforts to secure a stable source of funding for Highlands land preservation programs.

In the year ahead we will continue to advance these efforts and others already under way. Among our 2023 priorities are releasing Highlands-specific forest management best practices, providing guidance to help Highlands municipalities manage the next round of affordable housing obligations coming up in 2025, and expanding our collaboration with the agriculture community.

It's clear that some significant challenges lie ahead for the Highlands. The Highlands Council is actively developing strategies to meet these challenges and our goal remains clear: to ensure ongoing protection of the Highlands Region and, as a result, a sustainable future for New Jersey.

We look forward to sharing our progress with you as 2023 unfolds.

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

Benjamin L. Spinelli, Esq., Executive Director
Highlands Water Protection and Planning Council

Statement of Activities and Financial Report

period ending December 31, 2022

General Operating Budget FY22 - July 1, 2021 through June 30, 2022	
REVENUES	
State of New Jersey Appropriation FY22	\$ 2,429,000.00
Balance from FY21	\$ 359,041.08
Miscellaneous Revenues & Reimbursements	\$ <u>9,314.10</u>
TOTAL	\$ 2,797,355.18
EXPENDITURES	
Salaries	\$ 1,734,584.89
Materials and Supplies	\$ 22,347.62
Other Operating Expenses	\$ 77,848.12
Rent, Maintenance and Repairs	\$ 247,053.13
Equipment, Additions, and Improvements	\$ 125,219.08
Balance through June 30, 2022	\$ <u>590,302.34</u>
TOTAL	\$ 2,797,355.18
General Operating Budget for Portion of FY23 - July 1, 2022 through December 31, 2022	
REVENUES	
State of New Jersey Appropriation FY23	\$ 2,429,000.00
Highlands Balance from FY22	\$ 590,302.34
Miscellaneous Revenues & Reimbursements	\$ <u>1,000.00</u>
TOTAL	\$ 3,020,302.34
EXPENDITURES	
Salaries	\$ 867,999.71
Materials and Supplies	\$ 12,893.60
Other Operating Expenses	\$ 53,112.50
Maintenance and Repairs	\$ 117,369.05
Equipment, Additions, and Improvements	\$ 19,954.01
Balance through June 30, 2023	\$ <u>1,948,973.47</u>
TOTAL	\$ 3,020,302.34
Regional Master Plan Budget for Portion of FY23 - July 1, 2022 through December 31, 2022	
REVENUES	
Balance from FY22	\$ 615,855.45
FY23 Transfer in from Treasury	\$ 980,000.00
Miscellaneous Revenues & Reimbursements	\$ <u>2,000.00</u>
TOTAL	\$ 1,597,855.45
EXPENDITURES	
Contracts Paid to Date	\$ 41,234.72
Balance on Approved Contracts	\$ 210,765.28
Balance through June 30, 2023	\$ <u>1,345,855.45</u>
TOTAL	\$ 1,597,855.45

Highlands Water Protection and Planning Council 2022



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



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



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



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



Michael R. Dressler
Cresskill, Bergen County
Bergen County Surrogate



Michael Francis
Hopatcong, Sussex County
Mayor, Hopatcong Borough



Bruce James
Clifton, Passaic County
Commissioner, Passaic County



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



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



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



Richard Vohden
Andover, Sussex County
Former Freeholder,
Sussex County

The Highlands Council

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

Protecting the New Jersey Highlands

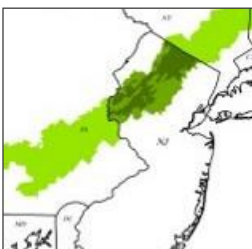
The New Jersey Highlands Region stretches from the banks of the Delaware River in Warren and Hunterdon Counties to the New York State border along northern Sussex, Passaic, and Bergen Counties. The Highlands Region covers approximately 1,300 square miles and includes 88 municipalities and portions of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

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

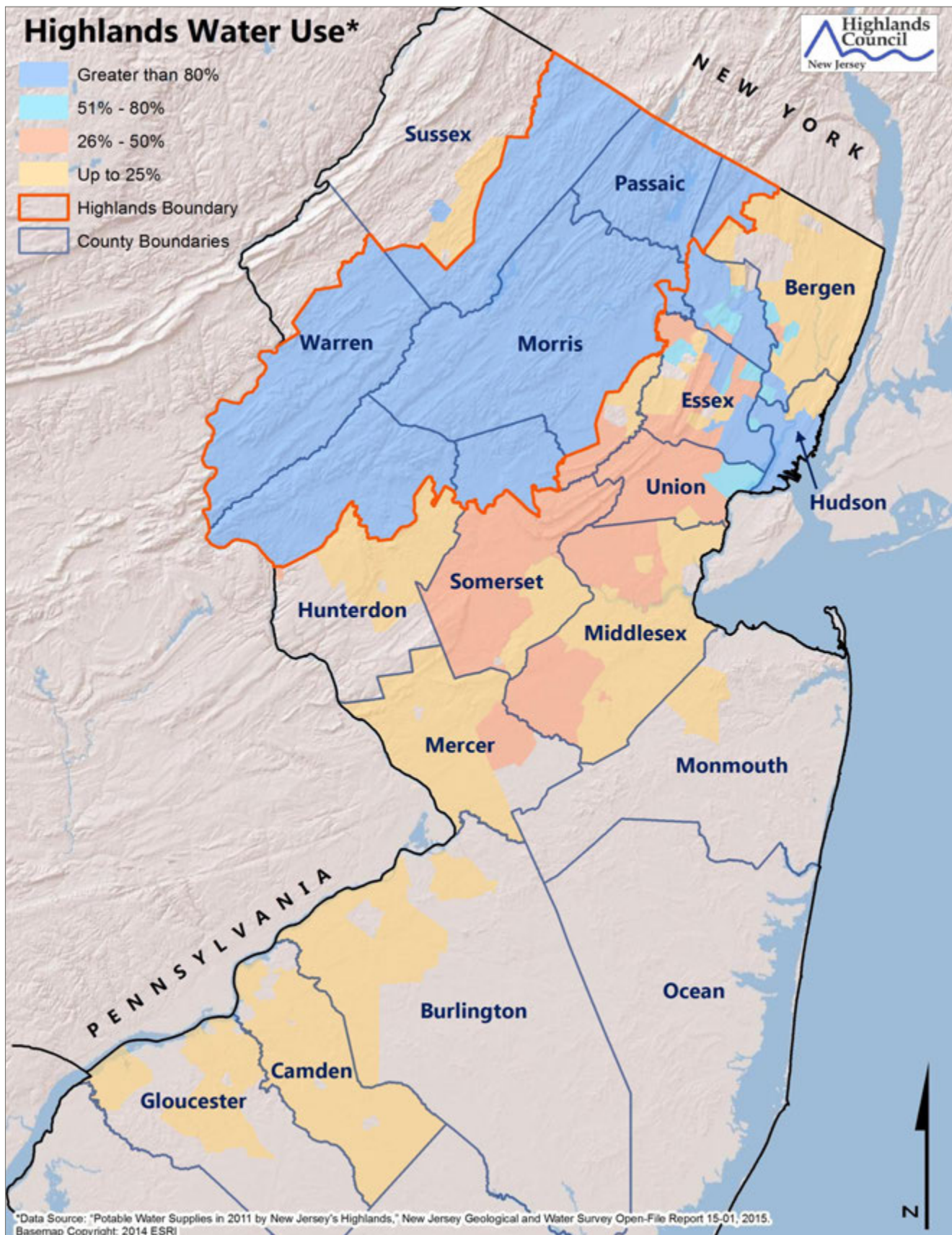
This protection is achieved through a combination of regional planning and regulatory provisions administered jointly through implementation of the Highlands Regional Master Plan (RMP) and the New Jersey Department of Environmental Protection (NJDEP) Highlands Rules.

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

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



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



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

Municipal and County Implementation

The Highlands Regional Master Plan (RMP) provides a framework for implementing the Highlands Act at the local level. Programs outlined in the RMP include the management of Natural Resources; Water Resources and Utilities; Agricultural Resources; Historic, Cultural, Archaeological and Scenic Resources; Transportation; Sustainable Economic Development; and Air Quality.

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

Union Township to Support Agricultural and Other Priorities

In April, the Highlands Council approved a Petition for Plan Conformance from Union Township in Hunterdon County. The approved petition allocated more than \$76,000 in grant funding to advance local planning efforts in the Township.

A rural community in northwestern Hunterdon County, Union Township is home to the Spruce Run Reservoir, one of the first water supply facilities to be constructed and operated by the state and the third largest reservoir after Round Valley and Wanaque reservoirs, also in the New Jersey Highlands. The Township is bisected by Interstate 78/US Route 22 and State Route 173, which runs parallel to the Interstate.



Spruce Run Reservoir, Union Township, Hunterdon County

Agricultural lands account for approximately one quarter of the Township, and its history is closely tied to the agricultural industry. The approved Petition for Plan Conformance includes an Implementation Plan and Schedule (IPS) that allocates up to \$35,000 in grant funding to update the municipality's Farmland Preservation Plan, which was last updated in 2010. Also included in the Township's IPS are funds for updates to its Environmental Resource Inventory (ERI) using the Highlands Council's new Interactive ERI tool, and development of a municipal Stormwater Management Plan.

Additional details about the Township's Petition, including Highlands Council recommendations and specific funding allocations related to Plan Conformance implementation, are available in the "Final Consistency Review and Recommendations Report," which can be found along with all other Petition materials on the Union Township page of the Highlands Council website. (www.nj.gov/njhighlands/planconformance/union_twp.html)

Clinton Township Maximizes Transit Assets with Highlands Center Designation

In June, the Highlands Council voted to approve a request from Clinton Township to designate a portion of the Township as a Highlands Center. The designation of a Highlands Center allows a town to concentrate development and redevelopment in areas that make the most sense, while simultaneously ensuring protection of resources in those same areas.

Clinton Township is a diverse municipality with abundant farmland, the scenic Round Valley Reservoir, and the historic Annandale Village. The Township also enjoys convenient transit access with three major highways running through the Township, a New Jersey Transit train station, and a sizable bus facility.

During the Highlands Council's work with the Township over the past seven years, the idea emerged to designate a Highlands Center in portions of the Township to help direct growth to areas that would maximize these transit assets while continuing to protect the rural and historic nature of the community.

The proposed Highlands Center encompasses parts of the historic Annandale Village, the intersection of State Route 31 and Interstate 78, and a commercial corridor further north along State Route 31. Although the Center is split into two distinct areas, separated by a portion of Route 31 located in the Town of Clinton, planning will be for the center as a whole, given the proximity of the two areas to



Annandale Train Station, Clinton Township, Hunterdon County

each other and the number of shared attributes.

The larger of the two areas includes portions of the Township surrounding the intersection of I-78, Route 22, and Route 31, which has 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 residential uses. The smaller portion further north along Route 31 is primarily commercial.

The majority of residential uses in the Center are within walking distance (within ½-mile) of the train station. In addition, 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 included in the center lie in an existing sewer service area. Funding up to

\$80,000 to complete a Water Use and Conservation Management Plan, is a condition of the approval.

To ensure protection of sensitive environmental areas within the Center, undeveloped areas that contain Highlands resources will be protected within the

parameters of a “Highlands Environmental Resource Zone” (HERZ). The delineation of the HERZ recognizes that a designated Center, while generally suitable for future development and redevelopment, may contain areas of sensitive resources that may require additional protections.

2022 Grant Reimbursements

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

Since this grant program was established in 2008, the Highlands Council has provided 75 municipalities and 6 counties with reimbursements totaling \$7.5 million for activities that help advance the goals of the Highlands Act and RMP. In 2022, the Highlands Council provided a total of \$395,493 in reimbursements to 11 municipalities and 2 counties for implementation tasks.

Below is a summary of some representative grant reimbursements from 2022.

2022 Highlands Council Grant Reimbursements*		
Plan/Activity	Total Reimbursement	Number of Grantees
Water Use and Conservation Management Plan	\$13,814	1
Lake and Watershed Management Plan	\$94,091	1
Sustainable Economic Development	\$206,698	5
Stormwater Management Plans	\$16,558	2
Wastewater Management Plans	\$35,867	2
Land Use Inventory and Ordinance	\$3,353	1
Initial Assessment Report	\$8,214	1
Reexamination Report	\$6,900	1
Fair Share Plan	\$10,000	1
<i>*This table represents only a portion of total reimbursements made in calendar year 2022.</i>		

2022 Grant Awards

In 2022, the Highlands Council approved funding for 15 implementation projects. A request from a municipality for funding triggers a process that first requires development of a scope of work that will guide the project. Highlands Council staff members collaborate with municipal and county professionals during this process.

Denville Township, Morris County – Open Space Master Plan Update

Not to exceed \$15,000

Denville Township will update its Open Space Master Plan. Most of the work for the plan will be focused in the Township's Planning Area.

Township of Allamuchy, Warren County – Open Space & Recreation Plan

Not to exceed \$17,000

Allamuchy Township will create an updated 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.

Township of Allamuchy, Warren County – Environmental Resource Inventory (ERI)

Not to exceed \$8,000

Allamuchy Township intends to adopt a new ERI using the new Highlands Interactive ERI. Allamuchy was the first municipality to seek grant funding to use the Interactive ERI in lieu of creating a traditional, static ERI. Funding will pay for finalization of the mapping and documentation, as well as local adoption.

Bethlehem Township, Hunterdon County – Master Plan Reexamination, Farmland Preservation Plan, and Interactive ERI Update

Three projects not to exceed \$40,000

Bethlehem will conduct a Master Plan Reexamination, prepare an updated Farmland Preservation Plan, and complete an update of its ERI using the Highlands Region Interactive ERI Application.

Bethlehem Township, Hunterdon County – Vliet Farm Historic Site Feasibility Study

Not to exceed \$25,000

Bethlehem Township will conduct a Planning Feasibility Study of the recently preserved Vliet Farm property, which it proposes for adaptive reuse as a Historic Museum and Farm site. This is the first phase of a 4-part project. Phase 1 will include: Evaluation of existing site conditions; assessment of the building and property's reuse and evaluation; preparation of Planning Feasibility Assessment report; presentation to the public; and outreach for community input.

Byram Township, Sussex County – C.O. Johnson Park Improvement Projects

Not to exceed \$122,250

Byram Township will restore and upgrade various components of the C.O. Johnson Park facility. Funding will be used for planning and engineering design work to support several targeted improvements including: Stormwater management improvements; reconfiguration of playing fields to maximize useable area; realignment and extension of walking paths; expansion of parking areas; and installation of a dog park.

Green Township, Sussex County – Farmland Preservation Plan

Not to exceed \$15,000

Green Township will update its Farmland Preservation Plan. The project will include an assessment of the Township's current Farmland Preservation Program, existing agricultural lands, and resources that are available to assist in natural resource conservation. The resulting plan will include an analysis of historic and projected trends in the local agricultural industry, ensure consistency with state and local plans, review means to promote economic development and retain agricultural resources, and envision a future version of its Farmland Preservation Program.

Township of Montville, Morris County – Floodplain Reconnection for Enhanced Groundwater Recharge Demonstration Project

Not to exceed \$124,800

Montville Township provides potable water to approximately 5,600 customers with the main source of supply from three production wells located in Towaco Valley in the northern part of the Township. The proposed project will reconnect a section of a stream in the drainage basin to its floodplain. The floodplain reconnection will promote more frequent flows into the floodplain areas with the goal of promoting greater infiltration rates of high-quality water for shallow groundwater recharge within the drainage basin that is identified as a sole source aquifer supplying drinking water to Township residents.

Mountain Lakes Borough, Morris County – Initial Assessment Grant

Not to exceed \$15,000

Mountain Lakes Borough will explore the potential of partnering with the Highlands Council. Mountain Lakes Borough is located entirely within the Planning Area of the Highlands Region where conformance with the Regional Master Plan is voluntary.

Somerset County – Watershed Management Plan

Not to exceed \$59,150

Somerset County will develop a Watershed Management Program for the County Parks system. The project will include assessments of the watersheds of two lakes in the County: Lord Stirling Park in Bernards Township and Leonard J. Buck Garden in Far Hills Borough, both of which have experienced recent harmful algal blooms (HABs) impacting their recreational use.

Township of Vernon, Sussex County – Master Plan Update and Sustainable Economic Development Plan

Not to exceed \$55,000

Vernon Township plans to update its Master Plan to be consistent with the RMP, and develop a Sustainable Economic Development Plan.

Township of Vernon, Sussex County – Online Marketing & Branding Plan

Not to exceed \$28,000

Vernon Township will create a marketing and branding plan to boost economic health and grow their tourism industry. The project will progress in three phases: A Digital Voice Story Telling Program that will collect marketing information via interviews; creating and developing branding materials; identify arts, history, and cultural sites and integrate them into an online interactive map.

Township of Vernon, Sussex County – Updated Housing Element & Fair Share Plan

Not to exceed \$18,000

The Township will prepare a Fair Share Housing Plan that will reflect current Fair Share Obligations. The scope of work includes development of a Housing Element to reflect current municipal and regional conditions, including a discussion regarding the relationship of the Housing Element to the RMP, and a review of existing land uses, existing zoning, and areas where future housing can be located.

Washington Borough, Warren County – Land Use Plan Element and Sustainable Economic Development Plan

Two projects not to exceed \$75,000

Washington Borough will prepare a Land Use Plan Element that will be the basis of comprehensive zoning ordinance revisions. The project involves review of existing zoning and land uses, incorporation of the required climate change vulnerability assessment, and exploration of the feasibility of an intra-municipal TDR program. The Borough also plans to develop a Sustainable Economic Development Plan to bolster its downtown.

West Milford Township, Passaic County – Master Plan Update, Trails/Open Space Planning, Redevelopment Study, and Ordinance Updates

Not to exceed \$139,000

West Milford plans to update its Master Plan, most significantly to incorporate the findings and recommendations of its recently adopted Sustainable Economic Development Plan. The Township also intends to follow up on recent updates to its Open Space and Recreation Plan by furthering efforts toward establishment of trails and the acquisition of open space. In addition, West Milford will continue with Highlands Redevelopment Area studies for underutilized existing developments, including a vacant school building. Finally, the Township anticipates ordinance updates will be required following the updates to its Master Plan.



**“This is an
awesome
tool!”**

- Interactive ERI training attendee.

Highlands Council Releases Interactive ERI for the Highlands Region

In 2018, Highlands Council staff completed an analysis that revealed the Council had invested more than a quarter of a million dollars and significant staff time into helping Highlands municipalities develop Environmental Resource Inventories (ERIs) since 2008. An ERI, as the name implies, is a comprehensive catalog of natural and

built environmental resources within a town. They are invaluable tools for managing the health, safety, and community character of a town in the context of municipal planning and growth.

As stewards of the Highlands Region, it makes sense that the Highlands Council would direct such a significant amount of planning grant dollars to the development of ERIs. However, traditional ERIs are static documents, typically developed once every 10 years. And although they are comprehensive, they capture only a point-in-time snapshot of conditions at the moment the ERI is created. Plus, creators of ERIs typically must pull data from multiple sources using different systems. In short, ERIs have historically been costly to create, time consuming to develop, and quickly become obsolete.

But what if there was a better way? That is the idea behind the Highlands Council Interactive ERI.

Project History

In early 2019, the Highlands Council released a Request for Proposals (RFP) seeking a project partner to help develop an interactive ERI that would reduce the costs of developing ERIs, simplify the creation process, and extend the usefulness of the data available.

The RFP specified development of an application with processing and speed capabilities that would accommodate reporting large amounts of data within different scalable geographic regions; a data update schedule that ensures users have access to up-to-date information at all times; and a comprehensive ERI report available for download. The Highlands Council also requested that the application be portable, meaning it easily could be transferred and hosted on other servers, providing flexibility for the Council in the future.

In September 2019, a contract was awarded to T&M Associates. Work continued through the COVID-19 pandemic and following a robust stakeholder engagement and beta testing process, the

application went live in April 2022. The first training sessions were announced simultaneously to overwhelming interest. Originally planned for two sessions, a third had to be added due to high demand. Feedback from the sessions was enthusiastic as users indicated they were eager to put the application to use in their home municipalities.

The Product

The Highlands Region Interactive ERI pulls data in real-time from a variety of authoritative sources to create reports and maps that support development of municipal ERIs. Because users can view data and produce reports and maps at multiple levels including the whole Highlands region, county, municipal, watershed, parcel or multi-parcel, the application can also be used for planning and project review discussions. In addition to Highlands Council-generated data, the Interactive ERI pulls from multiple state, federal and other sources. The application links to the original data source allowing users to access the most currently available data.

Using C-1 streams as an example, whenever the NJ Department of Environmental Protection, as the data owner, updates the C-1 stream data layer, the Interactive ERI will automatically be updated. So instead of turning to a static printed document on a shelf or having to go to multiple sources for current data, environmental commissions, planners, or land use officials can use the Interactive ERI to get the most up-to-date information available all in one place. The application provides calculations for a specified area along with descriptions of resources, suitable for inclusion in a report. It can also generate maps and template text, giving users a solid foundation for a complete ERI, a site report for a project review, an analysis of a potential preservation project and more.

Ongoing Enhancements

The RFP specified two years of hosting and maintenance for the application once developed, however ongoing hosting and maintenance will be required after this period. Limiting this contract to two years provides Council staff with the opportunity to evaluate hosting and maintenance needs at the end of the contract term before making a decision about ongoing support. In early 2023, the Highlands Council expanded the contract with the developer to cover additional enhancements, many of them requested by users. This is in addition to ongoing maintenance and hosting.

Highlands Regional Interactive ERI Application

Features

Multiple Geographic Levels
Custom and Pre-Defined Maps
Report and Map Export Function
Interactive Map Viewer
Live Data Links

Data Sources

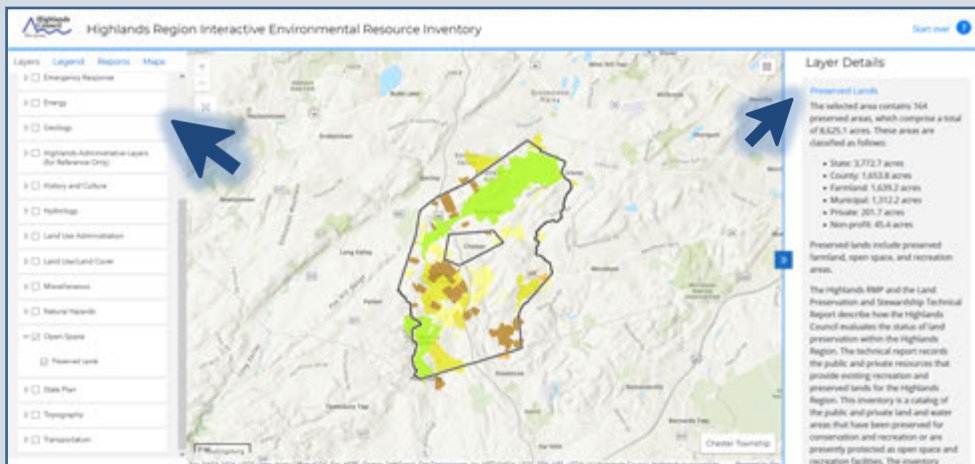
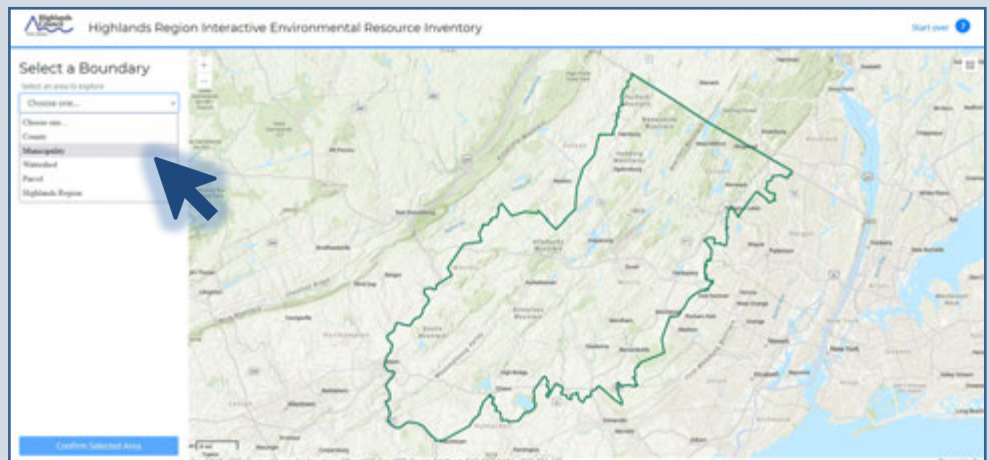
Highlands Council
NJDEP, NJDOT
State Planning Commission
NRCS, FEMA
... and more

www.highlandseri.com

A peek inside ...

Capture Data at Multiple Levels

View data and print reports for anything from a single watershed to the entire Highlands Region of New Jersey. Use the application to explore natural and built resources on a particular block and lot or create an entire ERI for your municipality.

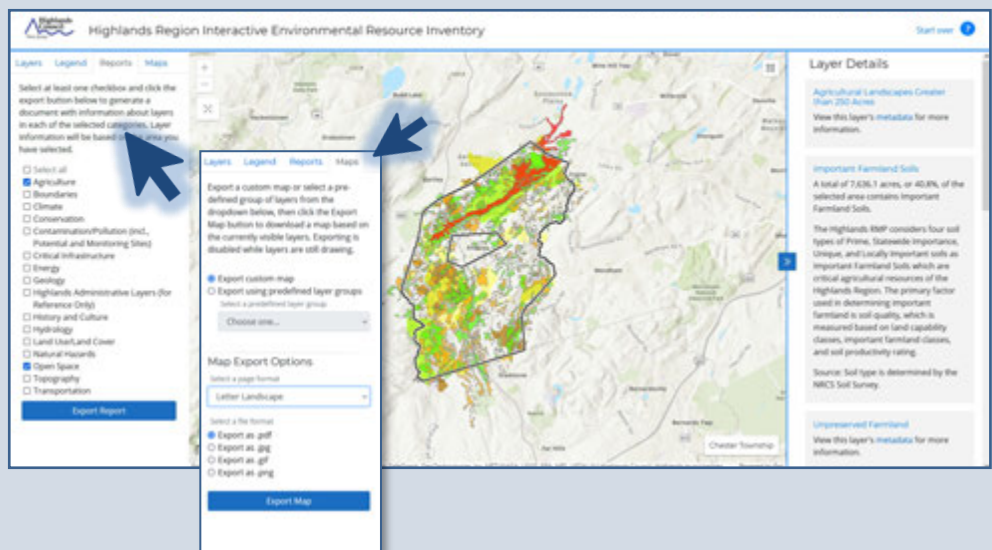


Dozens of Data Layers Available

Drawing from the best currently available data, this application calculates data layer details for the selected boundary and provides narrative text explaining the resource and its importance for most layers. When specific calculations and text are not available, links to metadata for the layer are provided.

Create a Wide Range of Reports and Maps

Whether you want to create a complete municipal ERI or simply a parcel map, the Highlands Interactive ERI lets you export layer details and other narratives to an editable Microsoft Word file, and export maps in a variety of formats and sizes to suit your needs.



Advancing Land Preservation Priorities

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

The Highlands Council OSP is a matching grant program that is open to government and nonprofit entities. The Highlands Council provides up to a 50% match for acquisitions in fee or via deed restriction. The HDCPP is a deed restriction program open to individual property owners wishing to retain ownership of their property while placing a conservation easement on the land. Please see the Highlands Development Credit Bank Report beginning on page 23 for additional details on the HDCPP.

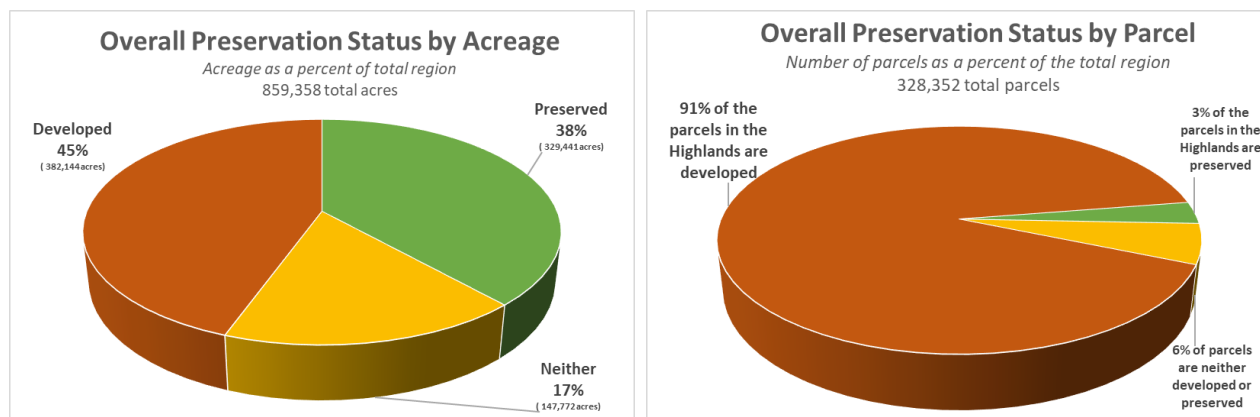
Highlands Council Releases 2022 Land Preservation Status Report

In December the Highlands Council released its biannual Land Preservation Status Report. The report provides an updated accounting of preserved land throughout the Highlands Region of New Jersey, including an analysis by acreage, parcel size, and Regional Master Plan (RMP) priority area.

As in the past, the report showed that slightly more than one-third of the region's acreage is preserved, but that preservation accounts for only a small percentage of parcels in the region. The majority of unpreserved/undeveloped land remains in smaller parcels.

The report also provided a preliminary examination of preserved lands in the Highlands in the context of the 2020 Environmental Justice Law, and once again acknowledged the funding challenges that continue to face the Highlands Council.

Read the Report



Funding for Land Preservation

At present, there is no consistent, stable source of funding specifically for land preservation in the Highlands. As a result, both the HDCPP and OSPP are not operating to their full potential. In addition, the lack of funding makes it difficult for New Jersey to participate in the federal Highlands Conservation Act grant program which requires a 50% state match. The Highlands Council's ability to continue to participate in land preservation in the region is dependent upon adequate funding for preservation projects, both through fee simple acquisitions and deed restrictions that permanently protect resources.

The Highlands Council is currently exploring the potential to secure funding through the Corporation Business Tax (CBT). The Preserve New Jersey Act directs a portion of the CBT to fund the state's land preservation programs and when it was passed in 2019, the Act contained a provision that the distribution formula would be reexamined in July 2022; that reexamination did not occur. As part of that re-examination, the distribution formula could be revised to include an allocation to Highlands Council land preservation programs.

75 acres preserved along Rockaway Creek in Tewksbury

In February, New Jersey Conservation Foundation (NJCF) completed a Highlands Council-funded preservation project in Tewksbury Township.

A 75-acre wooded property along the Rockaway Creek on the southwest corner of the intersection of Route 523 and Interstate 78, that had been considered for both office and residential development since the 1980s, was permanently preserved. Funding for the project came primarily from the federal Highlands Conservation Act (HCA) grant program through the Highlands Council, with the New Jersey Green Acres Program and New Jersey Water Supply Authority contributing toward surveys, title work and closing costs. The acquisition marked the 100th property conserved through the HCA grant program.

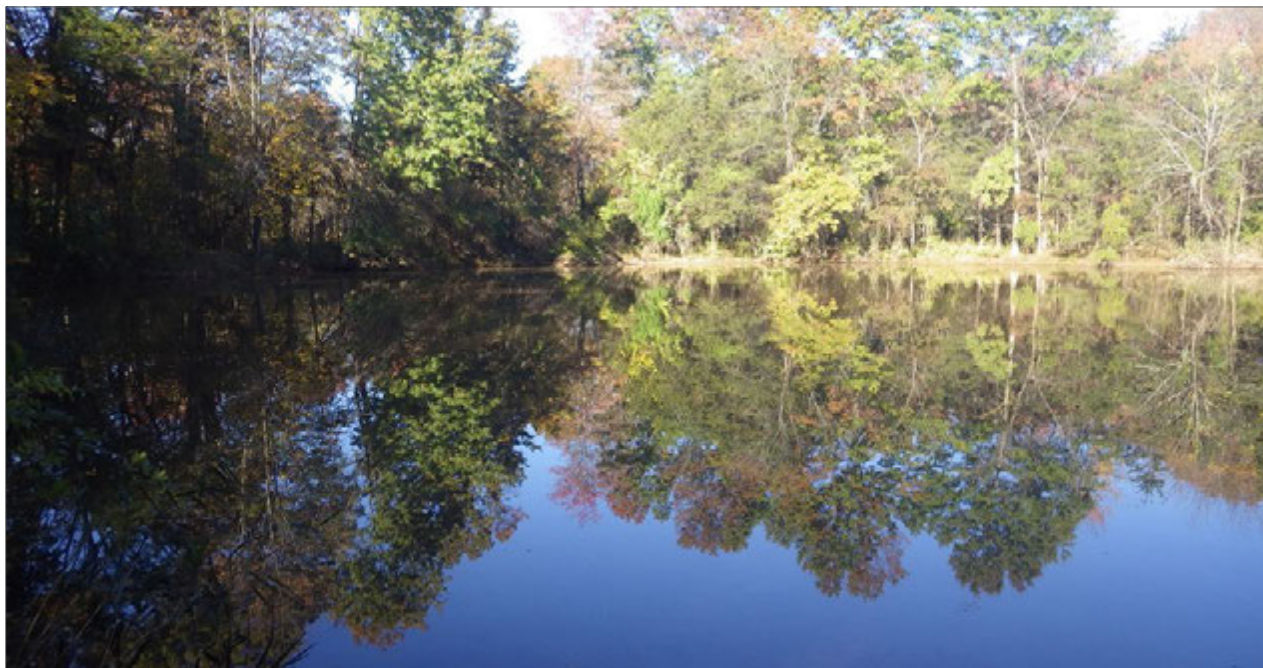
NJCF immediately transferred the land to Hunterdon County to be kept in its



Rockaway Creek Preserve, Tewksbury Township, Hunterdon County

natural state to protect water resources, safeguard wildlife habitat and provide opportunities for passive recreation like hiking and bird watching. It is now part of the Hunterdon County Park System and is known as the Rockaway Creek Preserve.

The newly-preserved property is bounded on the south and west by the Rockaway Creek, designated a “Category 1” stream because it supports trout, which require clean, cool water. It also includes a pond with a small stream flowing into the Rockaway Creek. Because the property will remain in its natural state, a need no longer exists for a previously approved sewage treatment plant that would have discharged into the Rockaway Creek farther downstream.



Rockaway Creek Preserve, Tewksbury Township, Hunterdon County

Help us fill in land preservation data gaps!

Are you involved in land preservation efforts in the New Jersey Highlands Region? Then you may be able to help us improve our regional tracking of preserved lands.

The **Highlands Land Preservation Data Update** tool is a quick and simple online form that helps us capture information about parcels that are not currently included in the NJ Highlands Council's database and correct inaccurate data. Please use the QR code to the right to link to visit the tool and learn more.





Marking and Maximizing the Route for the Highlands Trail

One of the best ways to experience all the Highlands has to offer is to get out on a trail. The Highlands Act, first and foremost, directs protection of the critical water resources of the region through regional planning and land use regulation. But it also clearly acknowledges the importance of protecting the region for our enjoyment and the quality of life this region offers.

In late summer, the New York-New Jersey Trail Conference (Trail Conference) completed a Highlands Council-funded project to enhance signage and mapping along the New Jersey portion of the Highlands Trail. As part of the project, 500 blazes (trail markers) and 88 signs were created and installed along 130 miles of the New Jersey portion of the Highlands Trail, which runs from the Riegelsville Bridge in Pohatcong, NJ to the New York border in West Milford, NJ. A complete end-to-end free trail map was also developed and is available via the Avenza Maps mobile application.

The long-distance Highlands Trail runs 180 miles from the Delaware River in New Jersey to the Hudson River in New York, with additional miles maintained by the Appalachian Mountain Club in Pennsylvania and plans to extend the trail north into Connecticut. A multi-year project lead by the Trail Conference, the mapped trail traverses the Highlands via established trails through existing parks and preserved open spaces with some road walking to provide connections. The selected route is designed to highlight the abundant natural and built resources in the Highlands and emphasize its critical importance to the region.

To navigate the trail, users historically had to reference several different maps and written descriptions. The addition of enhanced signage and mobile mapping make it easier for visitors to find and use the trail. Forming the spine of the Highlands region, the Highlands Trail offers tremendous potential to stimulate economic growth along its route, and linkages are already



Highlands Trail, Allamuchy State Park, Allamuchy, Warren County

beginning with local businesses that are adjacent or proximate to the trail. Future plans include formalizing these types of trail-to-town connections.

Avenza Maps



Helping Highlands Towns Adapt to a Changing Climate

Although much of the climate change attention in New Jersey is focused on coastal areas, inland impacts are also significant and can include things like damage to crops from extreme heat and drought, strain on power grids from dramatic fluctuations in temperature, local flooding from more frequent storms, and a host of other challenges. Because these changes are increasingly unpredictable, experts have shifted strategic focus from response to resiliency. In 2021, New Jersey released a Climate Change Resilience Strategy and has continued to implement that strategy in a number of meaningful ways, including incorporating climate resilience changes into the Municipal Land Use Law (MLUL).

The MLUL changes require towns to incorporate smart growth, storm resiliency, environmental sustainability, electric vehicle infrastructure planning, and climate change hazard vulnerability assessments in their master plans. In May, the Highlands Council kicked off a project to help Highlands municipalities meet these requirements for incorporating climate resilience, environmental justice, and environmental sustainability into municipal master plans.

Working with a diverse team including New Jersey Future, Sustainable Jersey, BRS Inc., and The Land Conservancy of New Jersey, the Highlands Council is developing a municipal guidance document for achieving compliance with the MLUL requirements. The project began with identification of stakeholders and planning for outreach. Engagement with representatives from municipal, county, and regional planning partners, relevant state agencies, nonprofits, industry representatives,

and the academic community continued throughout the summer. A technical advisory committee was formed to bring knowledge of other similar and relevant efforts and to provide context for development of the guidance material. This broad and comprehensive effort will help ensure that the finished product incorporates the best available information, aligns with other on-going initiatives, and provides a meaningful tool to implementing practitioners.

The guidance documents are currently under development and expected to be rolled out by the summer of 2023. A key deliverable will be a Highlands grant program for implementing the changes outlined in the guidance, including a model scope of work for municipalities to apply for funding.

How will Highlands Climate Guidance help municipalities?



- ✓ Enable Highlands-specific resilience planning.
- ✓ Guide appropriate land use development in the context of a changing climate.
- ✓ Update all elements of the master plan, and all plans, to reflect the MLUL-required vulnerability assessment and align with the climate action plan.
- ✓ Advance equity.
- ✓ Institutionalize a climate readiness and sustainability framework overall and in master plan statements.
- ✓ Provide for the general safety and welfare of the community.

Addressing Warehouse Concerns in the Highlands

In September 2022, the New Jersey State Planning Commission (SPC) Office of Planning Advocacy (OPA) released the SPC's newly adopted policy document, "Distribution Warehousing and Goods Movement Guidelines." The OPA Guidelines recognize the New Jersey Highlands Region as a "Special Resource Area," and direct municipalities within the region to refer to the Highlands Regional Master Plan (RMP) in conjunction with the OPA Guidelines, giving deference to the RMP should any conflicts arise between the two.

While the proliferation of warehouse developments is a matter of state-wide concern, it has particular ramifications in the Highlands due to the impact on resources such as prime agricultural soils, groundwater recharge areas, and critical habitat.

In October, the Highlands Council reached out to all 88 municipalities in the region offering a grant to complete an analysis of local zoning to see where they may be vulnerable to inappropriate development, specifically warehouse siting. In many towns, local zoning permits warehouses as-of-right, meaning a warehouse developer does not need to go through a lengthy variance process with the Zoning Board of Adjustment, but can simply gain local site plan approval at the Planning Board.

The Highlands Council's "Local Zoning. Local Control" grant program provides up to \$5,000 per municipality to review a community's current zoning to ensure that all potential as-of-right development permitted by a zoning ordinance match the vision for the municipality and its citizens. An assessment of current zoning will help identify any deficiencies or issues that could lead to inappropriate, unintended, or unwanted development, as well as areas that are better suited for development and redevelopment within a community.

In addition, the Highlands Council began developing standards applicable and specific to the Highlands Region that will supplement the OPA Guidance. The document will serve as a planning tool for the 88 municipalities of the New Jersey Highlands Region and is expected to be launched early in 2023.

Local Zoning, Local Control.

Grant Opportunity

- ✓ Review current zoning to clarify what as-of-right development is permitted.
- ✓ Identify areas in your community where warehousing may be appropriate and where it makes no sense.
- ✓ **Up to \$5,000**
- ✓ **Non-competitive**
- ✓ **No match required**
- ✓ **Eligible applicants:**
Municipal governments in the Highlands region
- ✓ **Eligible expenses:**
planning, design and engineering costs
- ✓ **Reimbursement-based**
- ✓ **Approved Scope of Work required**



Economic Sustainability Plan Moves into Implementation

Following the release of the Highlands Region Economic Sustainability Plan (ESP) at the end of 2021, focus quickly shifted to implementation.



Learn more about the Highlands
Economic Sustainability Plan

County Coalition Works to Advance Plan Priorities

The Steering Committee that had guided development of the ESP quickly transitioned to a County Coalition and began meeting in April 2022. The County Coalition is focused on advancing economic initiatives and coordinating across county boundaries on efforts that support the entire region. Each of the seven Highlands counties is represented by planning and economic development professionals. The Highlands Council provides support and is represented by Highlands Council member Bob Holtaway.

Outreach. The County Coalition developed and delivered a webinar to help municipal leaders understand the purpose and implementation opportunities of the ESP. The session was highly attended with positive reviews from attendees. Materials from the webinar, including a link to a recording of the event, are available on the Highlands Council website.

Tourism and Marketing. During 2022, the County Coalition focused primarily on topics associated with tourism and marketing, as well as ideas for business retention in local downtowns. The Highlands Council has available funding to develop a branding/marketing plan and the County Coalition supports the idea of an overarching brand for the Highlands that would give the counties an identity to work within. The County Coalition is considering developing a strategic plan for tourism in the Highlands to help set the framework for a branding/marketing campaign.

Subcommittees. The County Coalition began establishing subcommittees to advance specific economic topics. The first of these will be focused on coordinating efforts among Destination Marketing Organizations (DMOs) to facilitate better understanding of how to proceed with a tourism strategy. An additional subcommittee being created will focus on agricultural industry issues such as the need for food processing facilities, questions about dual use for solar and agriculture, and issues around overnight visitation on farms.

Economic Sustainability Plan Showcased at APANJ 2022 Planning and Redevelopment Conference

In June, the Highlands Council was selected to present at the Annual APANJ 2022 New Jersey Planning and Redevelopment Conference. The session titled, “You Can Have It All: A Vibrant Economy AND Protected Natural Resources!” provided an overview of the Economic Sustainability Plan (ESP) and examples of how it could be implemented.



Panelists included Alex Tranmer from Camoin Associates, who led the consulting team for the plan; Marc Saluk, Director of Economic Development and Tourism, Hunterdon County, who spoke about the County’s efforts to boost economic growth; and Mayor Howard Burrell of Vernon Township in Sussex County who spoke about the township’s vision for economic prosperity and how it is being implemented.

The session concluded with a roundtable discussion including five high school students who had played an important role in development of the ESP. As the project team was considering its outreach program, they thought it would be wise and helpful to include a population of people who



are often overlooked during the planning process, namely the young people who would ultimately inherit the region.

In order to make that happen, the Highlands Council partnered with the Center for Community Planning to engage a group of students who became part of the Summer 2021 City Planning Institute. The students created a survey to help the Highlands Council understand what young people wanted to see in the future of the Highlands. They used social media in the summer months and worked with teachers during the school year to help get the survey out. The students shared some of the insights and surprises from the experience during the session.

The event was well attended and received positive feedback indicating that the student component was particularly valuable and interesting.

Highlands Council Welcomes New Executive Director

In August, the Highlands Council welcomed Ben Spinelli as its new Executive Director. Ben joined the staff most recently from the private sector, but his career spans decades of public service at the local, state and federal levels, with an underlying commitment to community and the environment.

Beginning his career as a county prosecutor and trial attorney, Ben later entered public service winning three terms as the elected Mayor in Chester Township, Morris County, between 1998 and 2007. During his tenure as Mayor, Ben joined the New Jersey Office of Smart Growth as Chief Counsel and Director of Policy, later taking on the role of Executive Director for the agency. He then transitioned into the nonprofit sector and ultimately private consulting.

It was also during his time as Mayor that Ben served on the Highlands Task Force that was convened to consider how best to protect and manage the resources of the New Jersey Highlands. He was subsequently appointed as one of the first members of the Highlands Council, where he served from 2004 until 2006.

A self-proclaimed “Jersey guy,” through a combination of his avocations and personal interests, Ben has visited each of New Jersey’s 565 municipalities.



Skylands Campus, Kean University, Jefferson Township, Morris County

Plan Conformance Status

as of March 2023

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

Plan Conformance Status

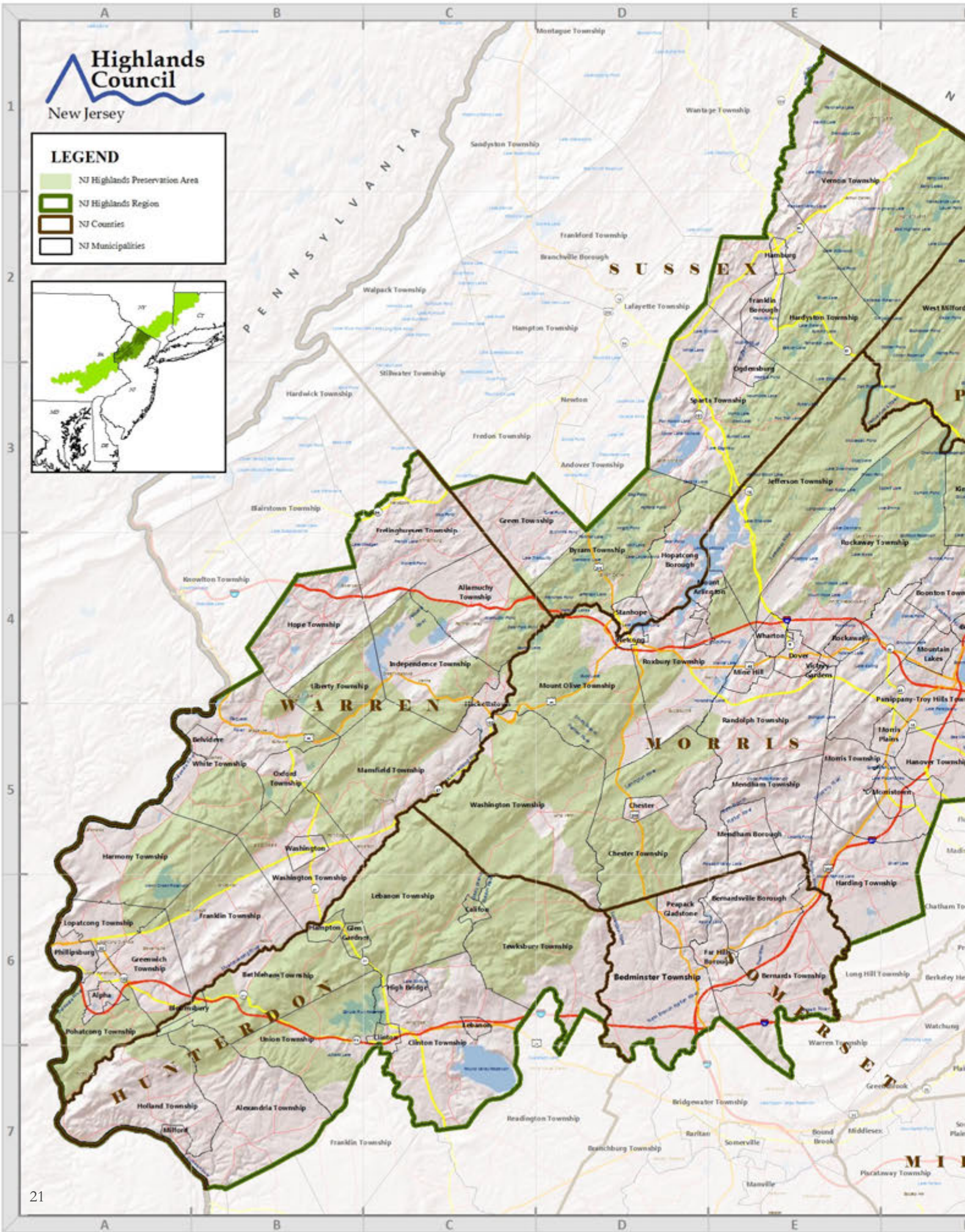
as of March 2023

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

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

LEGEND

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



Highlands Municipalities

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

HIGHLANDS DEVELOPMENT CREDIT BANK ANNUAL REPORT

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

In a TDR program, eligible landowners in Sending Zones may apply for and receive credit allocations reflective of lost development potential. Landowners can then sell the credits to developers who can use them to build in an established Receiving Zone at a density greater than otherwise permitted in the underlying zoning. In the Highlands TDR program, Receiving Zones are voluntary and can be established anywhere in the state. Until voluntary Receiving Zones are established, the HDC Bank is serving as the sole purchaser of these HDCs. Through the end of 2022, the Highlands Council had allocated 4,254 Highlands Development Credits (HDCs).

Highlands Development Credit Purchase Program (HDCPP)

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

As of December 31, 2022, the HDC Bank had certified 1,814 credits, permanently protecting more than 2,500 acres. In addition, through the purchase of 1,732 of those credits, the Bank has provided over \$27 million to property owners in the Highlands Region. See HDC Registry on the following pages for all HDC recorded easements.

HDC Site Visits

In 2022, Highlands Council staff visited 55 HDC properties to conduct inspections for compliance with terms of the easements placed on them. All sites were found to be appropriately within the parameters of the easement provisions.



Learn more about the
Highlands Development
Credit Bank.

Highlands Development Credit Registry

As of December 31, 2022

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

Continued on next page.

Highlands Development Credit Registry

As of December 31, 2022

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

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



State of New Jersey

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