



CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

State of New Jersey

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



JIM RILEE
Chairman

MEETING AGENDA Thursday, July 17, 2014 at 4pm

- CALL TO ORDER
- ROLL CALL
- OPEN PUBLIC MEETINGS ACT STATEMENT
- PLEDGE OF ALLEGIANCE
- APPROVAL OF HIGHLANDS COUNCIL MINUTES – June 19, 2014
- APPROVAL OF HIGHLANDS COUNCIL EXECUTIVE SESSION MINUTES - June 19, 2014
- APPROVAL OF HIGHLANDS DEVELOPMENT CREDIT (HDC) BANK MINUTES AND EXECUTIVE SESSION MINUTES – June 23, 2014
- CHAIRMAN’S REPORT (and Council Member Reports)
- ACTING EXECUTIVE DIRECTOR’S REPORT
 - Update Fenimore Landfill
- COMMITTEE REPORTS
 - PLAN CONFORMANCE COMMITTEE**
 - CONSIDERATION OF RESOLUTION - Minutes of Plan Conformance Committee re: Alexandria and Sparta (carry forward from June meeting) (*voting matter with public comment*)
 - BUDGET & FINANCE COMMITTEE:**
 - CONSIDERATION OF RESOLUTION – Approval To Extend The Fiscal Year Budgets 2014 At The Same Average Monthly Spending Level (*voting matter with public comment*)
 - REGIONAL MASTER PLAN (RMP) UPDATE COMMITTEE**
 - Status Report
- 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.*)
 - General
 - Fenimore Landfill
- EXECUTIVE SESSION (*if deemed necessary*)
- ADJOURN

RESOLUTION 2014-19
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
APPROVAL OF THE MINUTES OF THE PLAN CONFORMANCE COMMITTEE

WHEREAS, at the meeting of May 16, 2013, the Council passed Resolution number 2013-14; and

WHEREAS, among other things, the Resolution 2013-14 resolved that: *"...the Highlands Council will not approve other further resolutions for Plan Conformance that include a Checklist Ordinance until Council has reviewed and approved, or decided to take no action on, the applicability of the Checklist Ordinance to future Plan Conformance Petitions."* and

WHEREAS, at the meeting of June 20, 2013, the Council passed Resolution 2013-16; and

WHEREAS, among other things, the Resolution 2013-16 resolved that: *"...the Council approves of the continuation of the use of the Checklist Ordinance Approach in connection with the Plan Conformance Petitions, provided that a subcommittee of the Council be created to review and comment upon the use of the Checklist approach";* and

WHEREAS, at the meeting of July 18, 2013, the Chairman announced the composition of the Checklist Ordinance Committee, and directed the Committee to meet; and

WHEREAS, at the January 16, 2014 Council meeting, the name of the Checklist Ordinance Committee was changed to the Plan Conformance Committee, and


WHEREAS, a Plan Conformance Committee meeting was held on June 12, 2014 at the Highlands Council office; and

WHEREAS, the Committee meeting minutes have been presented to the Council for acceptance and approval;

NOW, THEREFORE, BE IT RESOLVED, that the Council accepts and approves the minutes of the June 12, 2014 Plan Conformance Committee meeting and the recommendations contained therein.

CERTIFICATION

I hereby certify that the foregoing Resolution was adopted by the Highlands Council at its regular meeting held on the 17TH day of July, 2014.



Jim Rilee, Chairman

RESOLUTION 2014-19
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
APPROVAL OF THE MINUTES OF THE PLAN CONFORMANCE COMMITTEE

**Vote on the Approval of
This Resolution**

	Motion	Second	Yes	No	Abstain	Absent
Councilmember Alstede	_____	_____	✓	_____	_____	_____
Councilmember Carluccio	_____	_____	_____	✓	_____	_____
Councilmember Dougherty	_____	_____	✓	_____	_____	_____
Councilmember Dressler	_____	_____	✓	_____	_____	_____
Councilmember Francis	✓	_____	✓	_____	_____	_____
Councilmember Holtaway	_____	✓	✓	_____	_____	_____
Councilmember James	_____	_____	✓	_____	_____	_____
Councilmember Richko	_____	_____	✓	_____	_____	_____
Councilmember Sebetich	_____	_____	_____	_____	_____	✓
Councilmember T'fank	_____	_____	✓	_____	_____	_____
Councilmember Visioli	_____	_____	✓	_____	_____	_____
Councilmember Vohden	_____	_____	✓	_____	_____	_____
Councilmember Walton	_____	_____	✓	_____	_____	_____
Chairman Rilee	_____	_____	✓	_____	_____	_____



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JIM RILEE
Chairman

MEMORANDUM

To: Council Members

From: Margaret Nordstrom, Acting Executive Director

Subject: Resolution – Approval of the Minutes of the Plan Conformance Committee

Date: 7/9/14

A Plan Conformance Committee Meeting was held on June 12, 2014 at 3:00pm with Highlands staff and GAU Assistant Counsel Peter Simon to review a resolution for Council's consideration at the June 19 meeting.

The resolution to approve the minutes of the June 12, 2014 committee meeting did not pass due to the lack of eight affirmative votes (eight being a quorum).

At the July 17th meeting a presentation will be given by Highlands staff related to Sparta and Alexandria Townships, and we will ask the Council to reconsider and adopt the resolution.

The presentation will be available (on the table) after the meeting and posted to the Highlands Council website.



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JIM RILEE
Chairman

MEMORANDUM

To: Plan Conformance Committee

From: Margaret Nordstrom, Acting Executive Director *MN*

Subject: Committee Meeting Minutes— June 12, 2014

Date: 6/16/2014

A Plan Conformance Committee meeting/call was held on Thursday, June 12, 2014 at 3:00pm at the Highlands office in Chester. Committee Members present: Members Rilee (Chair) (by phone), Richko (by phone), Tfank (by phone), Vohden (by phone), and Dressler (by phone).

Staff Members present: Margaret Nordstrom, Chris Danis, James Humphries, and Sabina Martine.

Also present: Peter Simon, Assistant Counsel, Governor's Authorities Unit (by phone).

The only item on the agenda for discussion was staff's recommendations for the use of the Checklist Ordinance approach for two municipalities. The overall basis for this recommendation is the extremely limited development potential of these towns. The two municipalities are:

- Sparta Township (Sussex County) – 1 parcel/213 acres
- Alexandria Township (Hunterdon County) – 1 parcel/143 acres.

The analyses for each township were distributed to committee members.

Mr. Humphries discussed Sparta Township and the analysis employed in reaching the recommendations for use of the Checklist approach.

Ms. Danis discussed Alexandria Township and the analysis employed in reaching the recommendations for use of the Checklist approach.

June 16, 2014
Page 2

A resolution will be considered by Council at their June 19, 2014 meeting to accept the minutes of the Plan Conformance Committee meeting regarding the two municipalities recommended for Checklist Ordinance approach.

After discussion, the Committee unanimously agreed with the staff's approach for checklist ordinance use in the Township of Sparta and the Township of Alexandria. The Committee intends to report on this discussion at the June 19, 2014, council meeting and will seek the Council's concurrence with the findings in these minutes.

The Plan Conformance Committee adjourned at 3:15pm.

TOWNSHIP OF SPARTA, SUSSEX COUNTY
HIGHLANDS CHECKLIST ORDINANCE APPROACH

Highlands Checklist Ordinance Approach

The Township of Sparta (Sussex County) petitioned the Highlands Council for Plan Conformance with respect to lands within the Preservation Area. The Township's Petition for Plan Conformance was approved by the Highlands Council on September 15, 2011 and memorialized in Highlands Council Resolution 2011-30. On June 4, 2014 the Sparta Township Planning Board adopted a resolution recognizing the Township's limited development potential in the Preservation Area and requesting the Highlands Council review the Township's utilization of the Checklist Ordinance approach.

Development potential within the Township Highlands Preservation Area is extremely limited. In the Preservation Area only the existing Sparta High School is served by sewer infrastructure. Also, the entire Preservation Area is subject to the New Jersey Department of Environmental Protection (NJDEP) Preservation Area Rules (N.J.A.C. 7:38). Additionally a significant portion of the Preservation Area is preserved land. Over 5,046 acres (approximately 44 % of the Township Preservation Area) are preserved lands.

The Highlands Council Municipal Build-Out Report (2009), which provided an analysis of buildable lots in the municipality, incorporating NJDEP Highlands Rules parameters, indicated that in the Preservation Area there were 6 potential residential septic units for development. Based on NJDEP Preservation Area Rules and removing for Highlands Act exemption eligibility, only one large parcel of mostly undeveloped land appears to have development potential. That parcel is known as Block 19 Lot 38, which is approximately 213 acres in size. This is the only parcel that would be subject to the Highlands Land Use Ordinance or Checklist Ordinance with a potential yield of 3 residential dwelling units.

In sum, the Highlands Council anticipates that proposals for development in this area that do *not* qualify for Highlands Act exemptions (and therefore not subject to the Highlands Regional Master Plan) will be limited to only 1 parcel.

Factors	Developable Land Potential (# of parcels/acres)
Disturbance of one acre or more of land	0
New Impervious Surface ¼ acre or more	0
New or expanded use not permitted by ordinance	0
3 or more dwelling units if residential	1/213 acres

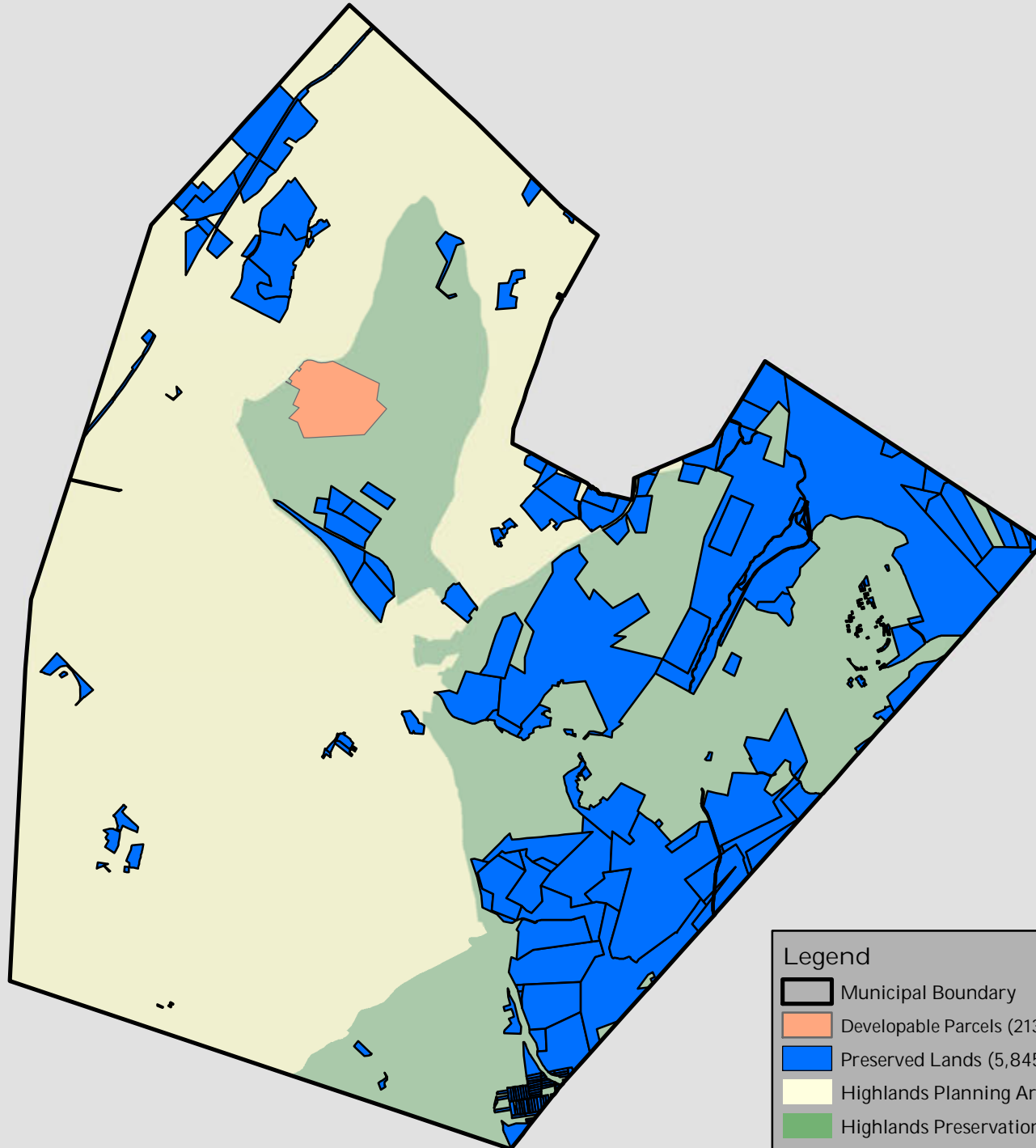
Recommendation

Recognizing the constraints that already exist in the Preservation Area, the recommendation is for Sparta Township (Sussex County) to follow the modified approach, known as the Checklist Ordinance Approach. This approach authorizes the Township to adopt a Highlands Preservation Area Checklist Ordinance, which would remain in effect indefinitely, in lieu of adopting the standard Highlands Preservation Area Land Use Ordinance. The use of the Highlands Preservation Area Checklist Ordinance, in conjunction with the NJDEP Highlands Preservation Area Rules, will ensure the protection of Highlands Resources in the Township while efficiently and appropriately implementing the Highlands Regional Master Plan at the local level.

Exhibit A: Sparta Township Parcels



1 inch = 6,336 feet








Legend	
	Municipal Boundary
	Developable Parcels (213 Acres/<1% of Municipality)
	Preserved Lands (5,845 Acres)
	Highlands Planning Area (13,335 Acres)
	Highlands Preservation Area (11,488 Acres)

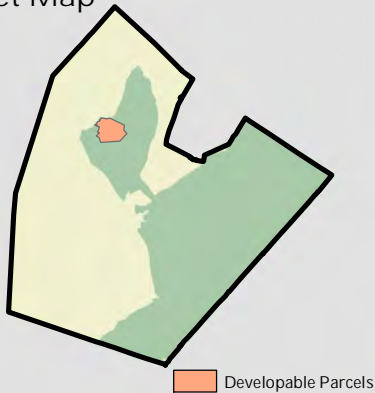
Exhibit B: Sparta Township Parcels








1 inch = 667 feet

Block 19 Lot 38
(213 Acres)

Inset Map



Legend

-  Municipal Boundary
-  Developable Parcels (213 Acres/<1% of Municipality)
-  Preserved Lands (5,845 Acres)
-  Highlands Planning Area (13,335 Acres)
-  Highlands Preservation Area (11,488 Acres)

**TOWNSHIP OF ALEXANDRIA
HIGHLANDS CHECKLIST ORDINANCE APPROACH**

Highlands Checklist Ordinance Approach

The Township of Alexandria (Hunterdon County) petitioned the Highlands Council for Plan Conformance with respect to lands only within the Preservation Area. The Township's Petition for Plan Conformance was approved by the Highlands Council on April 19, 2012 and memorialized in Highlands Council Resolution 2012-12.

Development potential within the Township Highlands Preservation Area is extremely limited. No portion of the Preservation Area is served by sewer infrastructure and the entire Preservation Area is subject to the New Jersey Department of Environmental Protection (NJDEP) Preservation Area Rules (N.J.A.C. 7:38). Additionally over 430 acres (approximately 16% of the Township Preservation Area) are preserved lands.

The Highlands Council Municipal Build-Out Report (2009), which provided an analysis of buildable lots in the municipality, incorporating NJDEP Highlands Rule parameters, indicated that in the Preservation Area there were 13 potential residential septic units for development. An updated planning analysis of undeveloped lands within the Township's Preservation Area revealed that additional parcels have come under preservation since the original Build-Out Report, which reduced the yield to 9 units. Based on NJDEP Preservation Area Rules and removing for Highlands Act exemption eligibility, only one large parcel of mostly undeveloped land appears to have development potential. That parcel is known as Block 4 Lot 20, which is approximately 143 acres in size and is actively used for agriculture. One home is located on the parcel. This is the only parcel that would be subject to the Highlands Land Use Ordinance or Checklist Ordinance with a potential yield of 3 residential dwelling units.

In sum, the Highlands Council anticipates that proposals for development in this area that *do not* qualify for Highlands Act exemptions (and therefore not subject to the Highlands Regional Master Plan), will be limited to only one parcel.

Factors	Developable Land Potential (# of parcels/acres)
Disturbance of one acre or more of land	0
New Impervious Surface ¼ acre or more	0
New or expanded use not permitted by ordinance	0
3 or more dwelling units if residential	1 parcel/143 acres

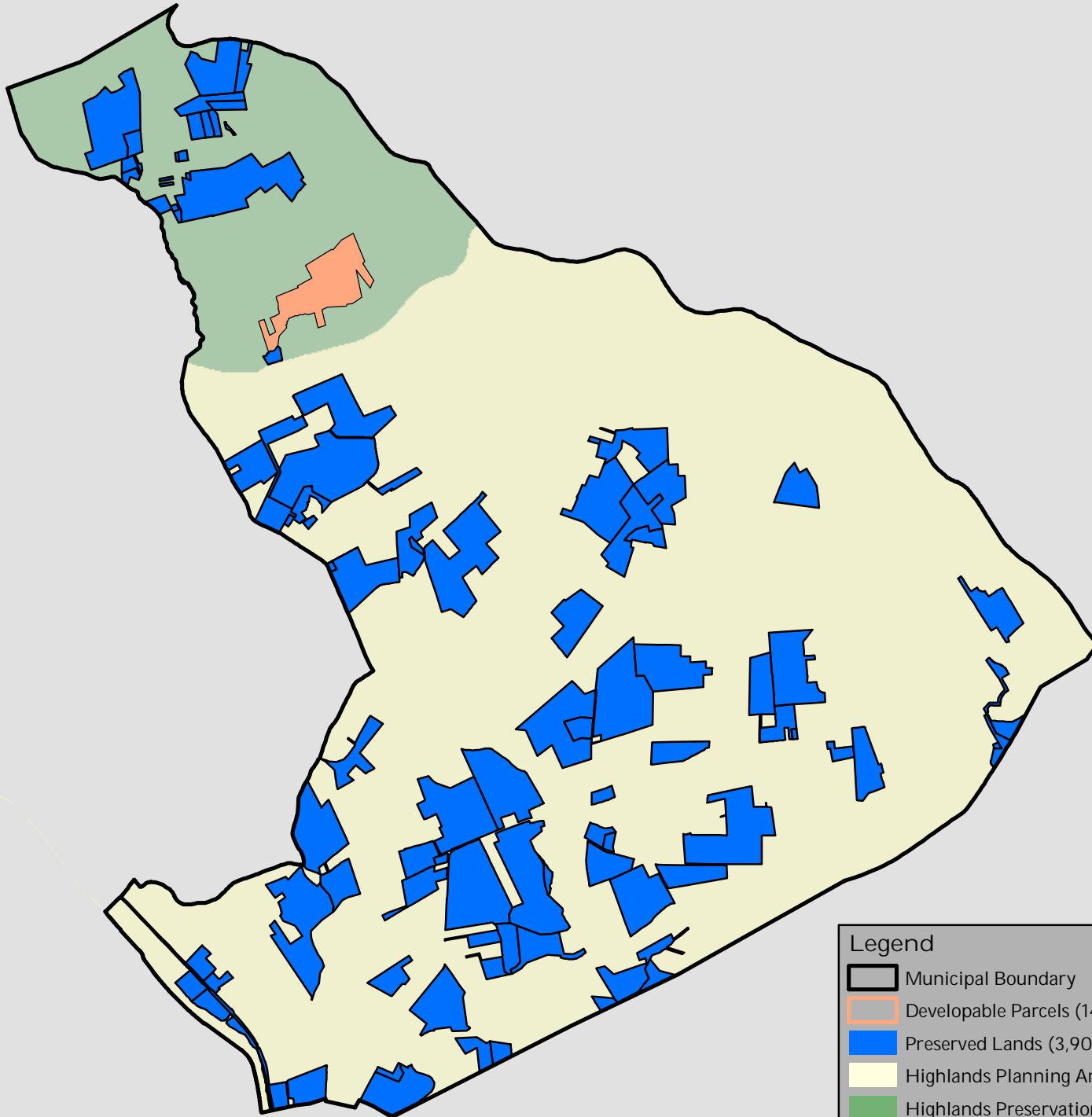
Recommendation

Recognizing the significant constraints to development in the Township Preservation Area, the staff recommends that the Township follow the Checklist Ordinance Approach to Plan Conformance. This approach authorizes the Township to adopt a Highlands Preservation Area Checklist Ordinance, which would remain in effect indefinitely, in lieu of adopting the Highlands Preservation Area Land Use Ordinance. The use of the Highlands Preservation Area Checklist Ordinance, in conjunction with the NJDEP Highlands Preservation Area Rules, will ensure the protection of Highlands Resources in the Township while efficiently and appropriately implementing the Highlands Regional Master Plan at the local level.






Alexandria Township Parcels



1 inch = 5,475 feet



Legend

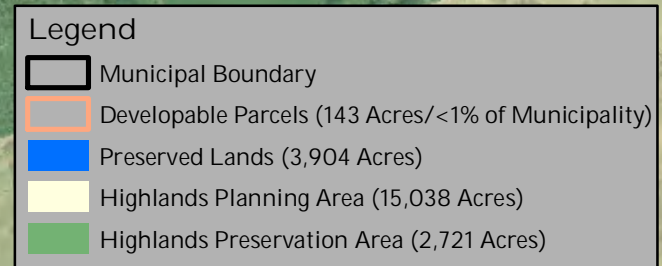
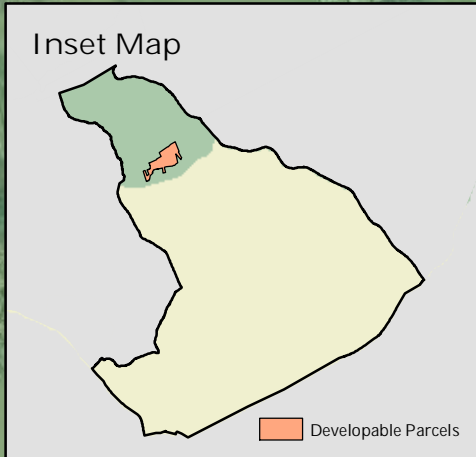
-  Municipal Boundary
-  Developable Parcels (143 Acres/<1% of Municipality)
-  Preserved Lands (3,904 Acres)
-  Highlands Planning Area (15,038 Acres)
-  Highlands Preservation Area (2,721 Acres)

Alexandria Township Parcels



1 inch = 587 feet

Block 4 Lot 20
(143 Acres)



RESOLUTION 2014-21
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
APPROVAL TO EXTEND THE FISCAL YEAR BUDGETS 2014
AT THE SAME AVERAGE MONTHLY SPENDING LEVEL

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

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

WHEREAS, to satisfy its duties, responsibilities and obligations under the Highlands Act, the Council desires to prepare general operating and grants budgets for Fiscal Year 2015; and

WHEREAS, the Budget and Finance Committee has reviewed the approved New Jersey State Budget for Fiscal Year 2015; and

WHEREAS, several material budget components for Fiscal Year 2015, while substantially complete, remain subject to final determination and, in an effort to avoid subsequent revisions, Highlands Council staff is requesting the extension of the current Fiscal Year 2014 operating and grants budgets until the Fiscal Year 2015 Budget is approved; and

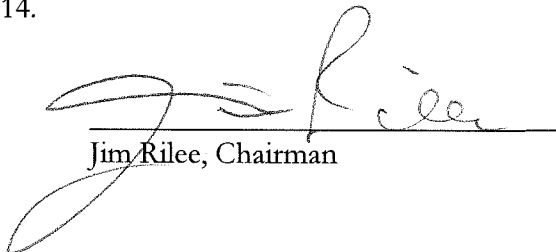
WHEREAS, the Budget and Finance Committee recommends the approval of the extension of the approved general operating and grants budgets for Fiscal Year 2014; and

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

NOW, THEREFORE, BE IT RESOLVED that the Highlands Council hereby approves the extension of the approved Fiscal Year 2014 Budgets at the same average monthly spending level not to exceed 90 days.

CERTIFICATION

I hereby certify that the foregoing Resolution was adopted by the Highlands Council at its regular meeting held on the 17th day of July, 2014.



Jim Rilee, Chairman

RESOLUTION 2014-21
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
APPROVAL TO EXTEND THE FISCAL YEAR BUDGETS 2014
AT THE SAME AVERAGE MONTHLY SPENDING LEVEL

Vote on the Approval of This Resolution	Motion	Second	Yes	No	Abstain	Absent
Councilmember Alstede	_____	_____	✓	_____	_____	_____
Councilmember Carluccio	_____	_____	✓	_____	_____	_____
Councilmember Dougherty	_____	_____	✓	_____	_____	_____
Councilmember Dressler	_____	_____	✓	_____	_____	_____
Councilmember Francis	_____	_____	✓	_____	_____	_____
Councilmember Holtaway	_____	✓	✓	_____	_____	_____
Councilmember James	✓	_____	✓	_____	_____	_____
Councilmember Richko	_____	_____	✓	_____	_____	_____
Councilmember Sebetich	_____	_____	_____	_____	_____	✓
Councilmember Tfanck	_____	_____	✓	_____	_____	_____
Councilmember Visioli	_____	_____	✓	_____	_____	_____
Councilmember Vohden	_____	_____	✓	_____	_____	_____
Councilmember Walton	_____	_____	_____	✓	_____	_____
Chairman Rilee	_____	_____	✓	_____	_____	_____



CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

State of New Jersey

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JIM RILEE
Chairman

MEMORANDUM

To: RMP Update Committee
From: Margaret Nordstrom, Acting Executive Director
Subject: Record of RMP Update Committee Meeting – June 11, 2014
Date: 6/30/14

The RMP Update Committee met on Wednesday, June 11, 2014 at 1:00pm at the Highlands Council office in Chester. Committee Members present: Council Chairman Rilee, Council Vice-Chairman and Committee Chair Alstede; Member Vohden. Member Sebetich was absent.

Highlands Council Staff Members present: Margaret Nordstrom; Andrew Davis; Chris Danis; Judy Thornton; Corey Piasecki; Jim Hutzelmann; and Sabina Martine.

Also present: Peter Simon, Assistant Counsel, Governor's Authorities Unit (by phone).

Committee Chair Alstede called the meeting to order at 1:05pm.

The following issues were discussed:

1. Corey Piasecki presented a draft scope of services for development of the monitoring program recommendation report which includes several tasks. RPA and Mercer Associates will work with HC staff to complete the tasks outlined in the scope of services. Committee Chair Alstede provided a summary of the process for completion of Task A.
2. Mr. Piasecki gave examples of stakeholder and technical advisory groups (Task B) and discussed how these meetings will be similar in some respects to the meetings conducted leading up to the adoption of the current Regional Master Plan.

3. Mr. Piasecki indicated that the scope of services for the Fiscal Impact Analysis contract will be worked on by the staff in the upcoming weeks. He also indicated that the web portal is anticipated to be ready for launch by August/September, following a demonstration to be made to the Council at a monthly meeting.

4. Mr. Piasecki then went through a PowerPoint presentation on the RMP Monitoring Program Timeline and Overview. The Committee members asked that this presentation be provided to other Council Members, and also posted to the Highlands Council website.

Mr. Alstede announced the next meeting would be on July 9 and the meeting was adjourned at 2:05pm.



CHRIS CHRISTIE
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JIM RILEE
Chairman

July 3, 2014

Bob Martin, Commissioner
NJ Dept. of Environmental Protection
Office of the Commissioner
Mail Code: 401-07
P.O. Box 402
Trenton, NJ 08625-0402

Dear Commissioner Martin,

On behalf of the New Jersey Highlands Water Protection and Planning Council (Highlands Council or Council)¹ we are writing to express our concerns regarding the Fenimore Landfill, in Roxbury, New Jersey (the site).

As you may recall, in August of 2011, the DEP designated the site as a "Track One Highlands Brownfield." Subsequent to that designation, in October of 2011, the DEP entered into an administrative consent order with the owner of the landfill, and shortly thereafter the Highlands Council took action designating the site as a "Highlands Redevelopment Area."

The Council's actions in this regard concerned the review of Highlands resources in connection with an ultimate end use of a capped and closed landfill as a solar panel facility.

Our respective organizations, I believe, share a common goal of protecting and preserving, to the greatest extent feasible, the natural resources of the Highlands, and in particular those in the Preservation Area.

Although the Highlands Council does not have jurisdiction over the extent and nature of the technical issues involved in remediating landfills, and notwithstanding the fact that in the ordinary course of proceedings concerning Highlands Redevelopment Areas that involve Highlands Brownfields, the Council will become involved in connection with such a site only if and when it is properly closed, we have, for the past several months, heard from certain residents of Roxbury at our monthly meetings.

¹ Council Chairman Jim Rilee has recused himself from all matters concerning the Fenimore Landfill and has not reviewed or taken part in the preparation of this letter.

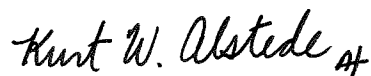
July 3, 2014
Page 2

While we have relayed publicly during our past three monthly meetings that we, as the Highlands Council, have no say over the current remedial activities occurring on and around the site, we have committed to the public to prepare a letter to your office indicating our general concerns, and as well, requesting that our respective staffs engage in continued dialog as to the progress of the closure activities.

We are aware that our staffs have regular monthly meetings at which various matters of mutual concern are discussed, and we ask that you direct your staff to provide regular status updates to our Acting Executive Director at such meetings so that she, in turn, may keep us Council Members apprised of activities by reporting to us on a regular basis.

We thank you in advance for your consideration of this request. Please feel free to contact me should you require any additional information.

Sincerely,

A handwritten signature in black ink that reads "Kurt W. Alstede" followed by a small mark that looks like "af".

Kurt W. Alstede, Vice Chairman

c: Council Members
Margaret Nordstrom, Acting Executive Director
Andrew Davis, Chief Counsel



Checklist Ordinance Approach

*Review of process and
material for Sparta and Alexandria*

**Highlands Council Meeting
July 17, 2014**



Agenda

1. Review checklist approach and process
 - Previously presented to Council June 2013, and Checklist Committee, August 2013

2. Review of Sparta Township and Alexandria Township Checklist Approach materials.
 - Previously presented to Council June 2014



Checklist Approach & Process

Checklist Ordinance Approach

Criteria:

- Consistency with RMP
- Consistency with Highlands Land Use Ordinance

Reviewer:

- Highlands Council Staff

Land Use Ordinance Approach

Criteria:

- Consistency with RMP
- Consistency with Highlands Land Use Ordinance

Reviewer:

- Municipal officials (after training, procedures, forms, fee/escrow, etc. are in place)



Checklist Approach & Process

Q: When is Checklist Approach appropriate?

A: Where there is very limited development potential.

Q: What criteria are used to make this determination?

A: Analysis of build-out report data; underlying zoning; confirmation with municipal professionals; evaluation of aerial imagery; land already preserved.



Checklist Approach & Process

Q: Moving forward, how will this committee and Council be sure checklist approach is appropriate?

A: Staff will include new checklist summary chart in addition to info previously included in Consistency Reports.

FACTORS	DEVELOPABLE LAND POTENTIAL
Disturbance of one acre or more of land	[# of parcels and acres]
New impervious surface ¼ acre or more	[# of parcels and acres]
New or expanded use not permitted by ord.	[# of parcels and acres]
Three or more dwelling units if residential	[# of parcels and acres]



Checklist Approach & Process

Summary of Benefits

- Provides equal resource protection (simply changes location of reviews)
- Saves municipality with limited development potential time, effort, \$ (training, admin. support)
- Gets Resource Management Planning underway more quickly



Review of 2 municipalities

- Sparta Township, Sussex County

- Alexandria Township, Hunterdon County

Review of Sparta Township Build out Report

Sparta Township, Sussex County			
Block	Lot	Total Acres	Notes
7	86	441**	Completely forested owned as lake club. Not vacant. Existing improvements assessed at \$1.9 million
7	70	53**	Less than 3 development units. Highlands Land Use Ordinance would not apply
7	69	48**	Less than 3 development units. Highlands Land Use Ordinance would not apply
7	5	73**	Less than 3 development units. Highlands Land Use Ordinance would not apply
3	69	24**	Less than 3 development units. Highlands Land Use Ordinance would not apply
6	110	88**	Completely Forested. Less than 3 development units, Highlands Land Use Ordinance would not apply
622	6	18**	Less than 3 development units (couldn't find tax record match), Highlands Land Use Ordinance would not apply
19	110	116**	Completely Forested. Less than 3 development units, Highlands Land Use Ordinance would not apply
19	66	91**	Partially forested. Less than 3 development units, Highlands Land Use Ordinance would not apply
19	6	118**	Partially forested. Less than 3 development units, Highlands Land Use Ordinance would not apply
19	38	213*	Mostly forested with some agricultural use. Potential for 3 development units, may be subject to Highlands Land Use Ordinance.

* Non-exempt/vacant/non-preserved parcels greater than 75 acres in size and may result in 3 or more development units

** parcels mentioned during the June 19, 2014 Highlands Council Public Comment Period for Sparta Township.

Exhibit C: Sparta Township

25/88 Septic Density Yield



1 inch = 542 feet

Forested Acres:

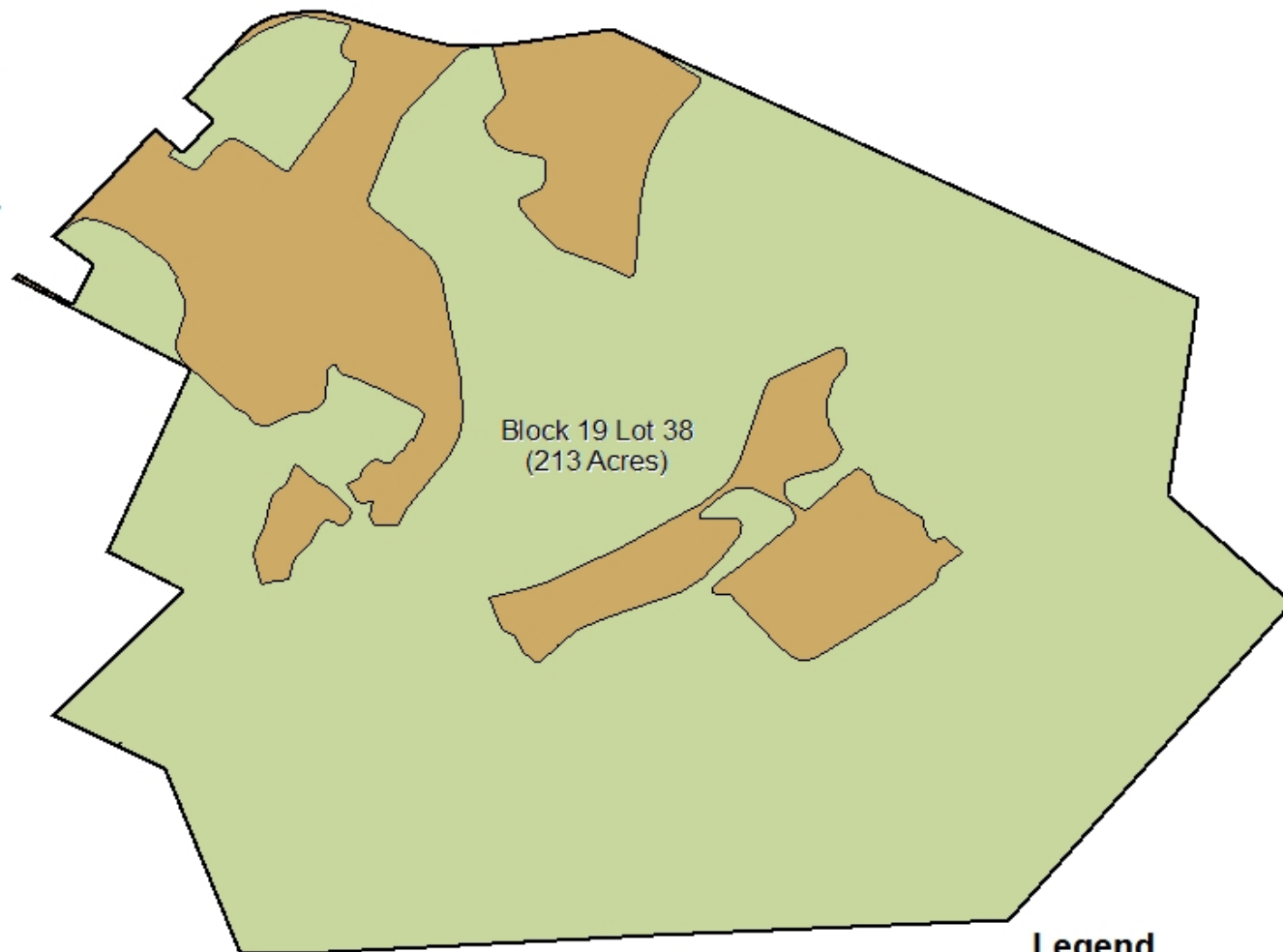
$$170.5 \text{ Acres} \div 88 = 1.9$$

Non-Forested Acres:

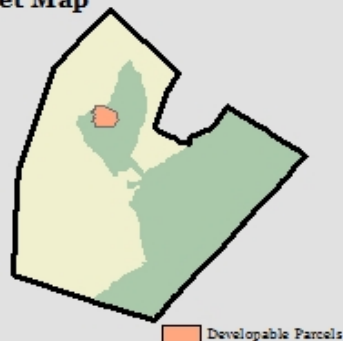
$$42.7 \text{ Acres} \div 25 = 1.7$$

Total Septic Yield:

$$1.9 + 1.7 = 3.6 = 3$$



Inset Map



Legend

-  Non-Forest
-  Forest
-  Parcel Boundary



Review of Sparta Township Final Draft Consistency Report

Sparta Township, Sussex County Analysis of lands subject to Highlands Ordinance

FACTORS	DEVELOPABLE LAND POTENTIAL
Disturbance of one acre or more of land	0
New impervious surface $\frac{1}{4}$ acre or more	0
New or expanded use not permitted by ord.	0
3 or more dwelling units if residential	1



Review of Alexandria Township Build out Report

Alexandria Township, Hunterdon County			
Block	Lot	Total Acres	Notes
4	12	93	Partially forested. Less than 3 development units, Highlands Land Use Ordinance would not apply
4	20	143*	Mostly agricultural use. Potential for 3 development units, may be subject to Highlands Land Use Ordinance.
* Non-exempt/vacant/non-preserved parcels greater than 75 acres in size and may result in 3 or more development units			

Alexandria Township Parcels

25/88 Septic Density Yield



1 inch = 587 feet

Forested Acres:

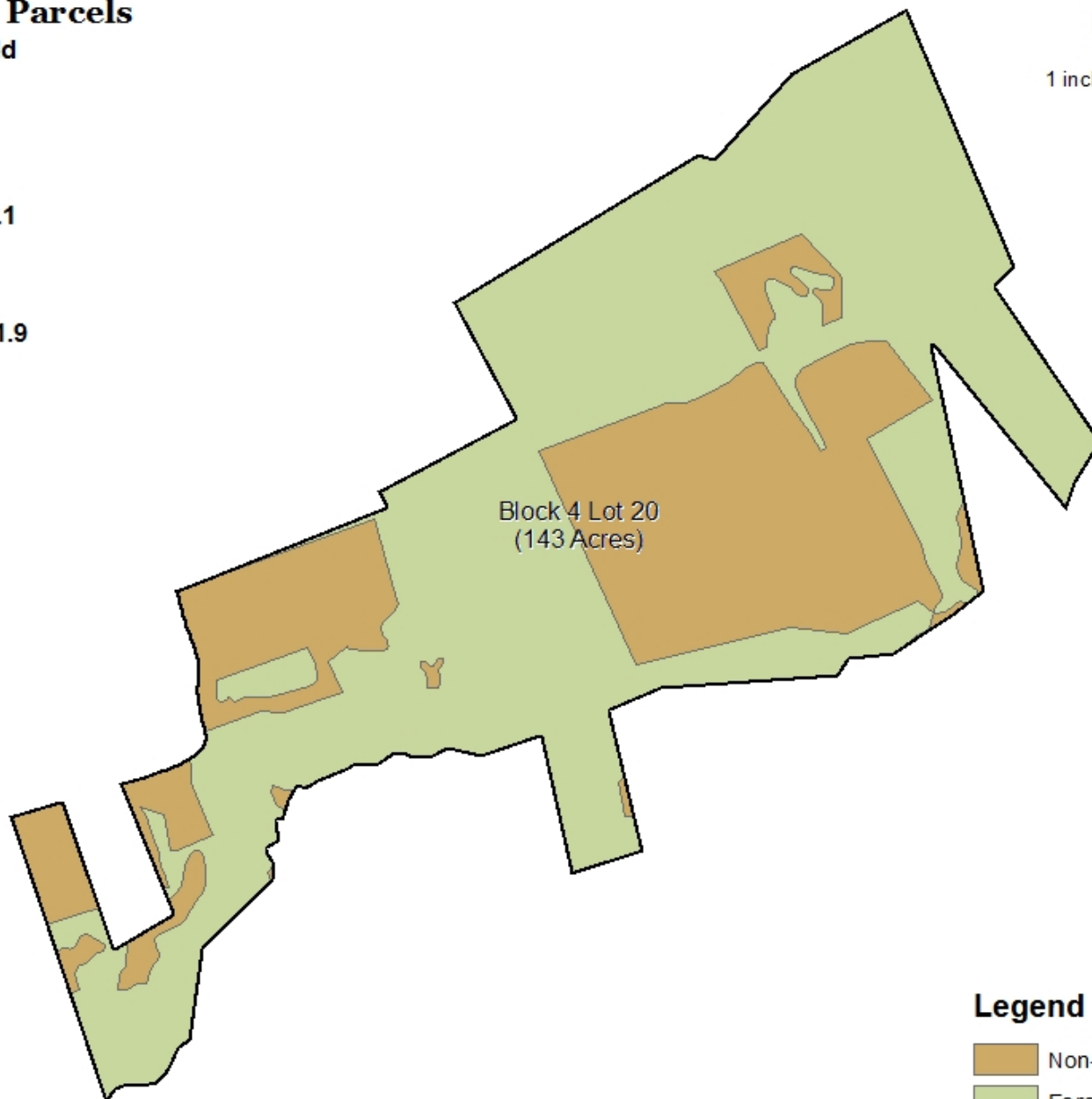
$$96.3 \text{ Acres} \div 88 = 1.1$$

Non-Forested Acres:

$$46.7 \text{ Acres} \div 25 = 1.9$$

Total Septic Yield:


$$1.1 + 1.9 = 3$$



Inset Map



Legend

-  Non-Forest
-  Forest
-  Parcel Boundary



Review of Alexandria Township Final Draft Consistency Report

Alexandria Township, Hunterdon County Analysis of lands subject to Highlands Ordinance

FACTORS	DEVELOPABLE LAND POTENTIAL
Disturbance of one acre or more of land	0
New impervious surface ¼ acre or more	0
New or expanded use not permitted by ord.	0
3 or more dwelling units if residential	1



Checklist Ordinance Approach

*Review of process and
material for Sparta and Alexandria*

Highlands Council Meeting
July 17, 2014



Highlands Regional Master Plan Monitoring Program

Recommendation Report

Scope of Work

Highlands Council Meeting

July 17, 2014

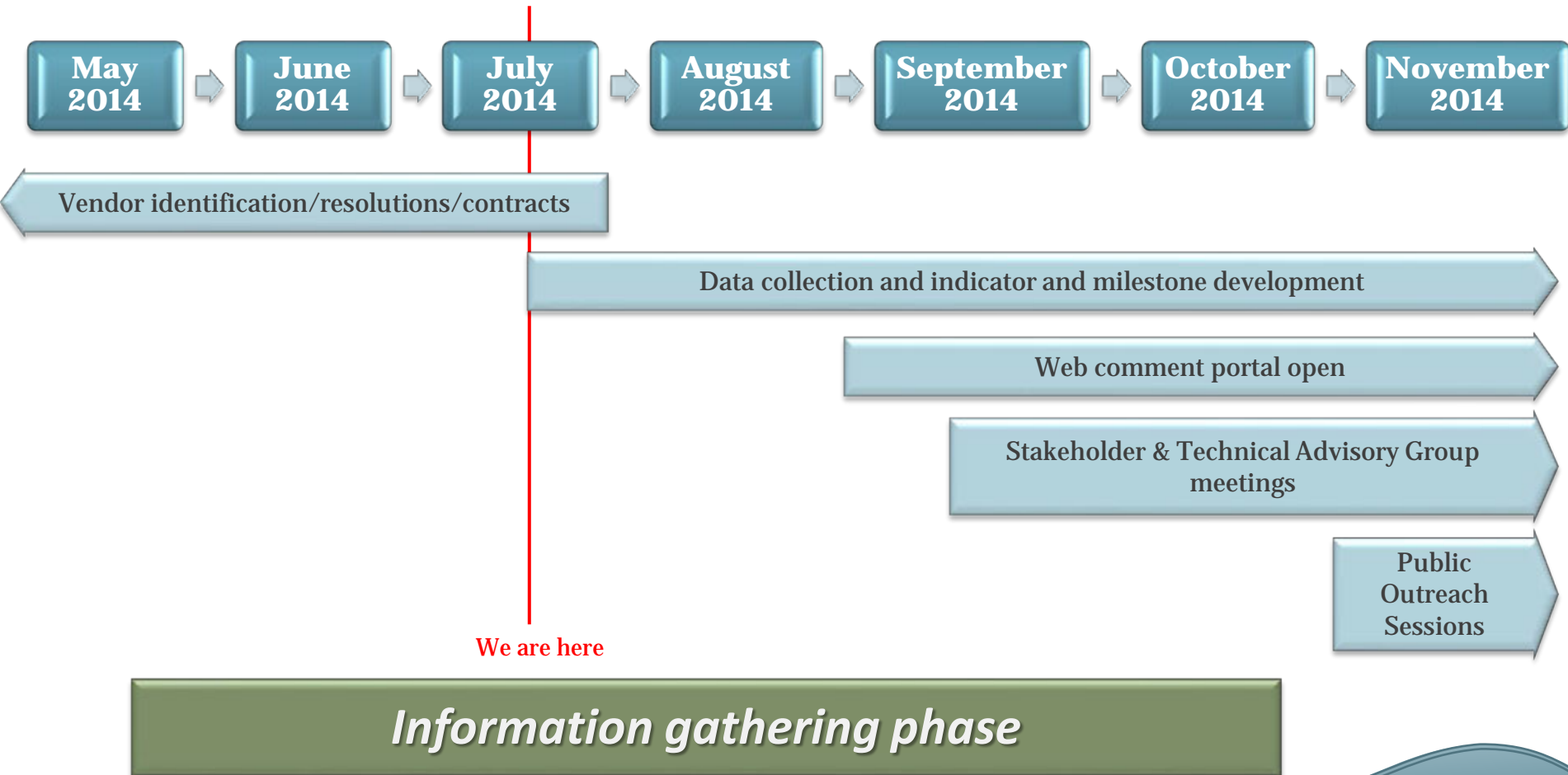


What is the Monitoring Program?

- Not intended to amend the RMP, but rather develop factual foundation for potential amendments to the current or future iterations of the RMP.
- Indicators and milestones will help to identify where RMP policy is most effective, and where amendments may be called for.
- Based on factual outcomes Council may choose to make policy or programmatic changes to the RMP or recommend further study.

RMP Monitoring Program Timeline

6-Month Window





Recommendation Report – Scope of Work

Task A: Develop Indicators and Milestones

- Compile data driven indicators
- Identify appropriate milestones
- Identify key trends in the Region for the 2004-2014 time period and anticipated conditions for the 2014-2024 time period

Deliverables

- List of Indicators & proposed Milestones



Recommendation Report – Scope of Work

Task B: Stakeholder and TAC Groups

- Up to 10 Stakeholder meetings
- Up to 20 Technical Advisory Committee meetings

Deliverables

- Questions and topics to be discussed
- Briefing documents for each meeting
- Summary reports and findings for each meeting



Recommendation Report – Scope of Work

Task C: Public Outreach Sessions

- Five public outreach sessions

Deliverables

- Public outreach sessions
- Briefing documents for each meeting
- Summary reports and findings for each meeting



Recommendation Report – Scope of Work

Task D: Develop the MPRR

- Develop, with Council staff, the Monitoring Program Recommendation Report (MPRR) for consideration by Council

Deliverables

- Draft MPRR (for release after Council approval)
- Five public hearings on draft MPRR
- Revisions to MPRR based on public hearings
- Final MPRR



Recommendation Report – Scope of Work

Task E: Develop a Research Agenda

- Develop, with Council staff, a research agenda for consideration by Council

Deliverable

- Research agenda based on the findings of Tasks A through D



Highlands Regional Master Plan Monitoring Program

Recommendation Report

Scope of Work

Highlands Council Meeting

July 17, 2014