



CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

State of New Jersey

Highlands Water Protection and Planning Council
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JIM RILEE
Chairman

MARGARET NORDSTROM
Executive Director

MEETING AGENDA **Thursday, December 4, 2014 at 4pm**

- CALL TO ORDER
- ROLL CALL
- OPEN PUBLIC MEETINGS ACT STATEMENT
- PLEDGE OF ALLEGIANCE
- APPROVAL OF MINUTES – October 16, 2014
- APPROVAL OF THE HIGHLANDS DEVELOPMENT CREDIT (HDC) BANK MINUTES – November 6, 2014
- CHAIRMAN'S REPORT (and Council Member Reports)
- EXECUTIVE DIRECTOR'S REPORT
- COMMITTEE REPORTS

BUDGET & FINANCE COMMITTEE

- CONSIDERATION OF RESOLUTION – Approval Of FY2015 Highlands Protection Fund Capital Budget For Water Use And Conservation Management Plan, Stormwater Program, And Plan Conformance Petition Completion And Adoption Funding (*voting matter with public comment*)

LAND OWNER EQUITY AND LAND PRESERVATION COMMITTEE

- Report

PLAN CONFORMANCE COMMITTEE

- Report & Presentation – Checklist Approach Review, Franklin Township, Warren County
- CONSIDERATION OF RESOLUTION – Determination On Application For Highlands Redevelopment Area Designation For Block 201, Lots 1 Through 6; Block 202, Lot 2. Borough Of Oakland, Bergen County (*voting matter*)
- 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.*)
- EXECUTIVE SESSION (*if deemed necessary*)
- ADJOURN

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
MEETING MINUTES OF DECEMBER 4, 2014

PRESENT

JIM RILEE)	CHAIRMAN
KURT ALSTEDDE)	
TRACY CARLUCCIO)	COUNCIL MEMBERS
MICHAEL R. DRESSLER)	
TIMOTHY P. DOUGHERTY)	
MICHAEL FRANCIS)	
BRUCE JAMES)	
MICHAEL SEBETICH)	
MICHAEL TFANK)	
RICHARD VOHDEN)	
ROBERT G. WALTON)	

ABSENT

ROBERT HOLTAWAY)
CARL RICHKO)
JAMES VISIOLI)

CALL TO ORDER 136th meeting of the New Jersey Highlands Water Protection and Planning Council to order at 4:03pm.

ROLL CALL

Roll call was taken. Council Members Holtaway, Richko, and Visioli were absent. All other members were present. *The following staff members were present: Margaret Nordstrom, Andrew Davis, Chris Danis, Kim Ball Kaiser, James Humphries, Maryjude Haddock-Weiler, Corey Piasecki, Jim Hutzelmann, Herb August, Chris Ross, Keri Benscoter, Kelley Curran, Carole Dicton, Tom Tagliareni. Also present was Tyler Yingling, Assistant Counsel, Governor's Authorities Unit.*

OPEN PUBLIC MEETINGS ACT

Ms. Tagliareni announced that the meeting is being held in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6. The Highlands Council sent written notice of the time, date, and location of this meeting to pertinent newspapers or circulation throughout the State and posted notice on the Highlands Council website.

PLEDGE OF ALLEGIANCE was then recited.

APPROVAL OF HIGHLANDS COUNCIL MINUTES OF OCTOBER 16, 2014

Chairman Rilee asked for a motion on the Minutes of October 16, 2014.

Mr. Dougherty introduced a motion to approve the Minutes of October 16, 2014. Mr. Walton seconded it.

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
MEETING MINUTES OF DECEMBER 4, 2014

All members present voted to approve the Minutes of October 16, 2014. The minutes were APPROVED 8-0, with one abstention by Member James.

APPROVAL OF HIGHLANDS DEVELOPMENT CREDIT (HDC) BANK MINUTES OF NOVEMBER 6, 2014

Chairman Rilee asked for a motion on the HDC Minutes of November 6, 2014.

Mr. Walton introduced a motion to approve the HDC Minutes of November 6, 2014. Mr. Dougherty seconded it.

All members present voted to approve the HDC Minutes of November 6, 2014. The minutes were APPROVED 9-0

CHAIRMAN'S REPORT

Chairman Rilee had no report. **COUNCIL MEMBER REPORTS**

There were no Council Member reports.

EXECUTIVE DIRECTOR'S REPORT

Ms. Nordstrom gave the Executive Director's report, and announced that in Plan Conformance Implementation Califon Borough, Hunterdon County was issued a Municipal Exemption Determination Authorization Certificate; Jefferson Township, Morris County Checklist Ordinance, Highlands Environmental Resources Inventory, and Master Plan Highlands Element were adopted, Jefferson's Municipal Exemption Determination Resolution Authorization was adopted and certificate was issued; Roxbury Township, Morris County Highlands Environmental Resource Inventory was adopted; Washington Township, Morris County their certificate issued for Municipal Exemption Determination Authorization; and in Hardyston Township, Sussex County a Municipal Exemption Determination Resolution and Authorization was adopted and certificate was issued.

Ms. Nordstrom also reported that under TDR Program Activities, Newton submitted their Phase II, Site Evaluation of their TDR Feasibility Study. Newton is prepared to move on to Phase III, Fiscal Analysis of the study.

Under personnel updates, Ms. Nordstrom welcomed staff member Kelley Curran as part-time Resource Management Specialist. Ms. Curran's start date was November 3, 2014.

Fenimore Landfill Update

Ms. Nordstrom reported that, per information received from DEP, the state is still on track to complete most of the installation of the geothermal lining by the end of year. Truck traffic has dropped significantly and there have been no odor complaints of late, and work is progressing well.

Regional Master Plan Update

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Ms. Nordstrom reported that Members Alstede, Vohden, Sebetich, and Chairman Rilee have attended the committee meetings. Ms. Nordstrom added that with all stakeholder meetings, consultants and staff try to be consistent by reviewing the monitoring program and what we hope to achieve and then there is a discussion on potential indicators and data sources. Ms. Nordstrom reported that there have been some side benefits and we have started to identify areas where we can partner with other state agencies and/or states entities such as lake management and temporary debris management areas. Also, participants of the real estate session are working with staff member Corey Piasecki to develop an educational program to present to boards of realtors.

COMMITTEE REPORTS

Budget & Finance Committee

Resolution – Approval Of FY2015 Highlands Protection Fund Capital Budget For Water Use And Conservation Management Plan, Stormwater Program, And Plan Conformance Petition Completion And Adoption Funding

Committee Member James reported that this resolution is for appropriations of the FY2015 Highlands Protection Fund Capital Budget Council approved last month.

Mr. James made a motion on the Resolution. Mr. Vohden seconded it.

Member Carluccio was present at 4:11pm.

Public Comment

Deborah Post, property owner in Chester Township – Ms. Post asked Council to amend and clarify that Highlands landowners applying for Municipal Highlands exemptions are not asked to pay fees in connection with exemption determinations.

Julia Somers, New Jersey Highlands Coalition – Ms. Somers is in favor of these grants and hopes Council supports them.

David Shope, owns property in Lebanon Township – Mr. Shope commented that municipal exemption determinations should be exempt from fees.

Helen Heinrich, New Jersey Farm Bureau (NJFB) – Ms. Heinrich commented that during the NJFB's annual convention one of the policies approved was for the NJFB to work with the Council to have no fees for these exemptions.

Hank Klumpp, owns property in the Highlands Preservation Area – Mr. Klumpp asked for the total budget amount. Ms. Nordstrom responded that the total budget amount is for \$2,229,300.

Council Comment

There was no Council Comment

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
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All members present voted to approve the resolution. The resolution was APPROVED 9-1.

Land Owner Equity and Land Preservation Committee

Member Walton reported that the committee had hoped to have a program for Council to review however the GAU is still reviewing, which Mr. Walton thought was a good sign. Member Walton also added that the committee met with the NJBA and that we need to find the right municipalities to work with and be careful how the funds are spent on the TDR program. Highlands staff is currently working on a list of towns to target for this program.

Plan Conformance Committee

Ms. Nordstrom gave a report and presentation on a checklist approach review for Franklin Township, Warren Township. The information presented to Council will be posted on Council's website on the calendar page <http://www.highlands.state.nj.us/njhighlands/about/calend/> and Council will consider a resolution at the next scheduled meeting to approve the minutes of the Plan Conformance Committee held on November 7, 2014.

Council Comment

Member Carluccio expressed her concerns regarding the checklist ordinance approach and what the impacts are on the resources.

Members Dressler was present at 4:25pm.

Member Sebetich asked how staff feels about Member Carluccio's comments. Ms. Nordstrom responded that the only difference between the checklist ordinance approach and the land use ordinance is who does the review. Ms. Nordstrom understands about Member Carluccio's concerns in regard to the resources and those concerns are very important, but Ms. Nordstrom also thinks that the way Council staff addresses them as an organization is through what member Walton talked about and that is Council's open space and preservation program that we hope to roll out next month.

Chairman Rilee commented that this matter will be on Council's agenda at the next scheduled meeting.

Resolution – Determination On Application For Highlands Redevelopment Area Designation For Block 201, Lots 1 Through 6; Block 202, Lot 2. Borough Of Oakland, Bergen County

Ms. Nordstrom gave an overview of the application and staff's recommendation to reject this application.

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Staff member Humphries then presented a map of the proposed redevelopment boundaries. Mr. Humphries also showed pictures taken during the site visit on October 27, 2014. The presentation may be found on Council's website:

http://www.highlands.state.nj.us/njhighlands/about/calend/2014_meetings/dec04/presentation_dec7_redevelopment.pdf

Ms. Nordstrom acknowledged two representatives in attendance representing the applicant; Tibor Latincsics, engineer for the applicant, and Ben Cascio, Esq., attorney for the applicant.

Chairman Rilee noted that this application has been recommended by the staff to be rejected, and that given this recommendation, the applicant would be afforded an opportunity to make a brief presentation on this issue.

Ben Cascio, Esq. recited some of the history of the application of his client, dating back to 2009.

Mr. Latincsics interjected comments during this presentation, and he stated that the "moonscape" portion of the property was created during the construction of Route 287 and questions that "shot rock" is not deemed impervious surface.

Ms. Carluccio made a motion on the Resolution. Mr. James seconded it.

Council Comment

Members Walton asked if the 70% impervious surface is a NJDEP or Highlands Council regulation. Staff member Humphries responded the 70% impervious surface is both an NJDEP and Highlands Council regulations. Member Walton asked who determined the threshold of 70%. Mr. Humphries responded that the Highlands Act determined the threshold.

Chief Counsel Davis noted a distinction that the "moonscape" area which Mr. Latincsics pointed to is not part of proposed redevelopment area, but was north of the proposed area.

Mr. Vohden commented that this recommendation for the denial is the 70% impervious. Ms. Nordstrom responded that it is not just the 70% impervious. Ms. Nordstrom emphasized that the area was not previously developed, so it would be a new development, not redevelopment.

Mr. Vohden questioned the definition of "shot rock" as impervious or pervious.

There was continued Council discussion regarding the definitions of impervious surface and Highlands Redevelopment Area.

All members present voted to approve the resolution. The resolution was APPROVED 8-3.

Chairman Rilee opened the meeting for general public comments.

Member Walton left the meeting at 5:13pm.

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Public Comment

Julia Somers, New Jersey Highlands Coalition – Ms. Somers introduced Juniper Leifer, Project Coordinator of the Lopatcong Creek Initiative.

Juniper Leifer, Lopatcong Creek Initiative - Ms. Leifer thanked Ms. Somers for the introduction and gave an overview of the Lopatcong Creek Initiative which covers 22 square miles within six Highlands municipalities. Ms. Leifer submitted a brochure for the record in hopes of working together on this initiative.

Jerome Wagner, Wayne, NJ – Mr. Wagner commented that he is part of a group called “Coalition to Stop the Pilgrim Pipeline.” This group is opposed to the pipeline and its impacts on Highlands resources. Mr. Wagner submitted his comments for the record.

Member James left the meeting temporarily at 5:18pm.

Kathy Abbott, Chatham, NJ - Ms. Abbott spoke in opposition of the Pilgrim Pipeline and its impact on Highlands resources.

Ken Dolsky, Parsippany, NJ – Mr. Dolsky spoke in opposition to the Pilgrim Pipeline.

Monique Purcell, Department of Agriculture – Ms. Purcell commented on the checklist ordinance approach in Franklin Township. Ms. Purcell commented that the checklist is appropriate in this Township as parcels for potential development are in the Preservation Area.

Brendan Keating, Chatham, NJ – Mr. Keating spoke in opposition to the Pilgrim Pipeline. Mr. Keating asked for Council’s support.

Deborah Post, property owner in Chester Township – Ms. Post commented on Council’s process. Ms. Post also commented on her objection to the impacted landowner stakeholder meeting agenda, the purpose of the monitoring program, and the briefing book for this process. Ms. Post submitted her comments for the record.

Hank Klumpp, owns property in the Highlands Preservation Area – Mr. Klumpp asked where the scientific study is that put his property in the Preservation Area and commented on the need for a dedicated funding source. Mr. Klumpp submitted his comments for the record.

Member James returned to the meeting at 5:36pm.

David Pringle, Cranford, NJ – Mr. Pringle spoke in opposition to the Pilgrim Pipeline.

Dawn Ferguson, Chatham, NJ – Ms. Ferguson spoke in opposition to the Pilgrim Pipeline.

David Shope, owns property in Lebanon Township – Mr. Shope commented on who plans to attend the December 10th meeting and staff’s response to his letter. Mr. Shope then commented on the definition of ag value, and also spoke about his dissatisfaction with RPA and Highlands staff.

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Bob Bracken, representative of the New Jersey Builder's Association, and Former Mayor – Mr. Bracken commented in regards to the checklist ordinance and feels it is being used illegally. Mr. Bracken then commented, as an individual and former mayor of Hardyston Township, on the October 23rd minutes of the Land Owner Equity and Land Preservation Committee minutes regarding a water fee and taxing people in the Highlands region.

Member Dressler responded that Mr. Bracken is incorrect regarding his water fee comment.

Julia Somers, New Jersey Highlands Coalition –Ms. Somers informed Council that the Dual Appraisal went passed the senate and is now in the assembly and should be back up this coming year for the Governor to sign.

Mr. Dougherty made a motion to adjourn the meeting. Mr. Francis seconded it. The meeting was adjourned at 5:46pm.

CERTIFICATION

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

Date: 1/23/15

Name: Annette Tagliareni
Annette Tagliareni, Executive Assistant

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
MEETING MINUTES OF DECEMBER 4, 2014

**Vote on the Approval of
The Minutes**

	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	_____	_____	✓	_____	_____	_____



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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 of October 8, 2014
Date: 10/30/14

The RMP Update Committee met on Wednesday, October 8, 2014 at 1:00pm at the Highlands Council office in Chester. Committee Members present: Council Chairman Rilee (on phone), Member Vohden, and Member Sebetich.

Highlands Council Staff Members present: Margaret Nordstrom, Chris Danis, Judy Thornton, Corey Piasecki, Jim Hutzelmann, Carole Ann Dicton, and Annette Tagliareni.

Also present: Peter Simon, Assistant Counsel; and Tyler Yingling, Assistant Counsel, Governor's Authorities Unit.

Ms. Nordstrom called the meeting to order at 1:04pm.

The following topics were discussed:

Draft Outline for Stakeholder Meetings

Corey Piasecki gave an overview of an outline to develop the Monitoring Program Recommendation Report (MPRR) Stakeholder Meeting Briefing Books. Mr. Piasecki noted that each briefing book will include standard materials and then topic specific issues to serve as a primer. For example:

- Introduction to the MPRR and process
- Introduction to topic areas in the Highlands Regional Master Plan
- Introduction to potential indicators
- Technical Advisory Committees

Committee Member Vohden asked if there will be an agenda and briefing book distributed to each stakeholder. Mr. Piasecki responded that a briefing book including agenda will be distributed two weeks prior to the State and Federal Stakeholder Group meetings:

- Economic Development State Agencies
- Agriculture State/Federal Agency Group
- Inter-Agency Group
- NJDEP Group

Member Vohden asked if committee members are able to attend these meetings. Mr. Piasecki responded that committee/council members may attend, but a list will need to be determined before the meetings for quorum purposes.

Tentative Stakeholder List

Mr. Piasecki discussed the Targeted Stakeholder Groups, which include:

- County officials
- Municipal officials
- Non-governmental organizations (NGOs)
- Workshops (3)
- Affected Property Owners

Mr. Piasecki added that the NGO meetings will be conducted simultaneously; consultants will be on board and staff will be overseeing the process and will be divided into appropriate groups.

Chairman Rilee commented that participation by committee and Council members needs to be limited since these meetings are not noticed to the public. Chairman Rilee will mention his concern to Council at the October 16 meeting and will ask members to inform the committee of their interest to attend meeting/s.

GAU Assistant Counsel Simon deferred that committee/council member participation for potential conflicts should be directed to Chief Counsel Davis. Chairman Rilee added that if a member wants to participate in another role, other than Council member, he/she needs to clear it with Mr. Davis.

Mr. Piasecki then reviewed the participation list with the committee.

- Target Agencies
- State and Federal Inter-Agency
- NJDEP
- County Officials
- County AG Extensions
- Municipalities
- Land Use & Environmental (NGOs)
- Economic Development

- Real Estate & Housing
- Agriculture & Forestry
- Water Resources
- Impacted Land Owners

The following groups were added to the list:

- Morris County Heritage Committee
- Sussex Economic Development
- Lake Musconetcong Regional Planning Board

Ms. Nordstrom is currently working with the Impacted Land Owner group and has looked back through Council minutes to get names. Ms. Nordstrom noted that some landowners are soliciting an informal group which can be factored in.

Mr. Piasecki stated that six (6) NGOs meetings are scheduled on November 13, 2014. These meetings will be held at County College of Morris.

On October 22nd, two (2) meetings will be held in Trenton:

- State and Federal Inter-Agency at 10:00am
- NJDEP at 1:00pm

At Council's October 16 meeting, Chairman Rilee will remind Council members to submit their nominations to keep the project on track. Chairman Rilee commented that to keep a quorum, Committee members may participate first, then Council.

Regarding the Fiscal Assessment, Mr. Piasecki noted that we should hear from the consultant early in 2015.

Mr. Piasecki gave a status on the web portal, indicating that to date Council has received 19 comments. Mr. Piasecki also noted that as meetings are held, the web portal will give people an opportunity to comment if they did not get a chance to do so at the meetings.

Economic Development Agency Stakeholder Meeting Briefing Book

Mr. Piasecki gave an overview of the Economic Development Briefing Book. With the Committee's approval, Council will receive this book in their packets for the October 16th meeting. Mr. Vohden asked if we had a briefing book when the RMP was in development. Ms. Danis responded that Council did not use a briefing book but instead portions of the RMP Goals, Policies and Objectives as they developed in support of the RMP Programs. The briefing book will be provided to potential participants to inform them of intended areas of discussion, which should assist them in preparing and ensuring that the most appropriate representatives attend the meetings.

Committee members agreed that the briefing book be included in member's packets.

October 30, 2014

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Member Vohden asked if the data sources for the Fiscal Assessment are recommended by the consultants. Mr. Piasecki responded that they are standard sources.

Member Vohden asked who approves the nomination of experts for the TACs. Ms. Thornton stated that the committee would make a recommendation to the full Highlands Council, which would make the final determination.

Meeting Notes from September 17th

A report will be given at Council's October 16 meeting. Mr. Piasecki reported that there will be no presentation.

The next Committee meeting is scheduled for December 10th (cancelling the November 12th meeting).

The meeting was adjourned at 1:58 pm.

RESOLUTION 2014-31
APPROVAL OF FY2015 HIGHLANDS PROTECTION FUND CAPITAL BUDGET FOR
WATER USE AND CONSERVATION MANAGEMENT PLAN, STORMWATER
PROGRAM, AND PLAN CONFORMANCE PETITION COMPLETION AND
ADOPTION FUNDING

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

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

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

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

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

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

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

WHEREAS, under Resolution 2008-73, the Highlands Council authorized the Executive Director to develop and implement a process for the solicitation and distribution of the Plan Conformance Grants in a total amount not to exceed \$7.5 million and up to a \$100,000 allocation for each individual municipality to address the immediate mandatory components of Plan Conformance; and

WHEREAS, as directed, the Executive Director developed the Plan Conformance Grant Program, a program that splits Plan Conformance into the following seven steps or modules for administering the authorized grant funding: (1) and (2) Highlands municipal build-out analysis and report; (3) housing element and fair share plan; (4) Highlands environmental resource inventory; (5) master

RESOLUTION 2014-31
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plan Highlands element; (6) Highlands Area land use ordinance; and (7) municipal Petition for Plan Conformance; and

WHEREAS, every Highlands municipality that has successfully petitioned the Highlands Council for Plan Conformance has an Implementation Plan and Schedule that includes a detailed accounting of the existing Plan Conformance Grants and the allocation of additional grant funding in order to address the Highlands Act requirements for Plan Conformance funding; and

WHEREAS, the following municipalities are in need of additional grant funding in order to address the Highlands Act requirements for Plan Conformance funding:

Water Use and Conservation Management Plan Funding (not-to-exceed amounts)

Oakland Borough	75,000
Bethlehem Township	45,000
Glen Gardner Borough	30,000
Jefferson Township	65,000
Mount Olive Township	35,000
Ringwood Borough	25,000
Vernon Township	80,000
Sparta Township	30,000
Byram Township	60,000
Chester Township	80,000
Rockaway Township	60,000
Tewksbury Township	60,000
Total	\$645,000

Stormwater Program Funding (\$15,000 each municipality/ 46 Total) (not-to-exceed amounts)

Mahwah, Oakland, Alexandria, Bethlehem, Bloomsbury, Califon, Clinton Town, Glen Gardner, Hampton Borough, High Bridge, Holland, Lebanon Borough, Lebanon Township, Tewksbury, Chester Township, Denville, Jefferson, Kinnelon, Montville, Mount Arlington, Mount Olive, Randolph, Rockaway Township, Roxbury Township, Washington Township (Morris), Wharton, Bloomingdale, Ringwood, West Milford Ringwood, Bedminster, Byram, Green, Hardyston, Hopatcong, Sparta, Vernon, Allamuchy, Alpha, Franklin Township, Hackettstown, Harmony, Lopatcong, Oxford, Phillipsburg, Pohatcong, Washington Township (Warren)

Total \$705,000

Plan Conformance Petition Completion and Adoption Funding (not-to-exceed amounts)

Boonton Township - Pending Petition Approval 63,800

RESOLUTION 2014-31
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WATER USE AND CONSERVATION MANAGEMENT PLAN, STORMWATER
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ADOPTION FUNDING

Bethlehem Township – Economic and Agriculture Retention Planning	65,000
Oakland Borough- Petition Approved/Contract Pending	194,000
Jefferson Township- Petition Approved/Contract Pending	123,500
Phillipsburg- Redevelopment and Habitat Planning	100,000
Byram Township – Economic Development and Habitat Planning	150,000
Bloomsbury Borough – Economic, Redevelopment and Habitat Planning	73,000
Mahwah Township – Economic and Redevelopment Planning	110,000
Total	\$879,300

and:

WHEREAS, the Highlands Council staff recommends that the Highlands Council authorize the execution of a Supplemental Amended Plan Conformance Grant Agreement with each of the aforementioned municipalities for the funding allotted to the above-referenced tasks in the amounts so designated, not to exceed in the aggregate, \$2,229,300; and

WHEREAS, the Highlands Council approved the FY2015 Highlands Protection Fund Capital Budget pursuant to Resolution 2014-28 on October 16, 2014; and

WHEREAS, the above-referenced \$2,229,300 allocation is included in the FY 2015 Highlands Protection Fund Capital Budget; and

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

NOW, THEREFORE, BE IT RESOLVED that the Highlands Council hereby authorizes the Executive Director to execute Supplemental Amended Plan Conformance Grant Agreements with the above listed municipalities, at not to exceed amounts as set forth above;

BE IT FURTHER RESOLVED, that the Highlands Council hereby approves the above-referenced municipal funding in the Highlands Protection Fund Capital Budget for Fiscal Year 2015 in order to provide grant funding for those Highlands municipalities to cover the reasonable expenses associated with revisions to master plans, development regulations or other regulations to conform them to the Regional Master Plan, not to exceed \$2,229,300 in the aggregate; and

BE IT FURTHER RESOLVED, that the Highlands Council hereby authorizes, ratifies and approves the Highlands Implementation Plan and Schedules for the above-referenced municipalities, including the reallocation of their existing Plan Conformance Grant and the allocation of additional grant funding to pay for the reasonable expenses incurred to complete their Plan Conformance conditions; and

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

CERTIFICATION

I hereby certify that the foregoing Resolution was adopted by the Highlands Council at its regular meeting held on the 4th day of December, 2014



 Jim Rilee, Chairman

**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 Tfank	_____	_____	✓	_____	_____	_____
Councilmember Visioli	_____	_____	_____	_____	_____	✓
Councilmember Vohden	_____	✓	✓	_____	_____	_____
Councilmember Walton	_____	_____	_____	✓	_____	_____
Chairman Rilee	_____	_____	✓	_____	_____	_____

RESOLUTION 2014-32
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
DETERMINATION ON APPLICATION FOR HIGHLANDS REDEVELOPMENT
AREA DESIGNATION FOR
BLOCK 201, LOTS 1 THROUGH 6; BLOCK 202, LOT 2
BOROUGH OF OAKLAND, BERGEN COUNTY

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

WHEREAS, Section 9 and 11 of the Highlands Act, N.J.S.A. 13:20-9.b. and N.J.S.A. 13:20-11.a.(6)(h), specifies that in preparing the Highlands Regional Master Plan (RMP), the Highlands Council may, in conjunction with municipalities in the Preservation Area, identify areas in which redevelopment shall be encouraged and shall identify areas appropriate for redevelopment in order to promote the economic well-being of the municipality, provided that the redevelopment conforms with the goals of the Preservation Area and the Highlands Act, with the rules and regulations adopted by the Department of Environmental Protection (NJDEP), and further, that any area so identified for possible redevelopment shall be either a brownfield site designated by the NJDEP or a site at which at least 70% of the area thereof is covered with impervious surface; and

WHEREAS, Section 35 of the Highlands Act, N.J.S.A. 13:20-33.b.(2), authorizes NJDEP to grant a waiver of any provision of a Highlands permitting review on a case-by-case basis for redevelopment in certain previously developed areas in the Preservation Areas identified by the Highlands Council pursuant to Section 9.b. or Section 11.a.(6)(h); and

WHEREAS, the NJDEP has adopted rules at N.J.A.C. 7:38-1.1 et seq. (Highlands Rules) governing the NJDEP's review of projects in the Highlands Region; and

WHEREAS, the Highlands Rules, at N.J.A.C. 7:38-6.4, specifies that as provided for in Highlands Act, the NJDEP may waive any provision of the rules for redevelopment in certain previously developed areas in the Preservation Area identified by the Highlands Council pursuant to the Highlands Act; and

WHEREAS, the Highlands Council prepared and adopted Procedures for Highlands Redevelopment Areas Designation (Procedures) by Resolution 2008-43 dated October 30, 2008; and

WHEREAS, the Applicant, DR Mullen, submitted a Petition for Block 201 Lots 1-6 and Block 202 Lot 2, Borough of Oakland, Bergen County, for a Highlands Development Area Designation; and

WHEREAS, the Highlands Council deemed the application administratively complete on October 10, 2014; and

WHEREAS, on October 27, 2014, Highlands Council staff conducted a field survey that entailed review and inspection of the vicinity of the area proposed by the Applicant as a Highlands Redevelopment Area, including the "shot rock" area as designated on the plan titled "West Oakland Industrial Park Redevelopment (Area #1) Edison Avenue in the Borough of Oakland, Bergen County, New Jersey" – latest Revision Date – 12/12/12; and

RESOLUTION 2014-32
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
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AREA DESIGNATION FOR
BLOCK 201, LOTS 1 THROUGH 6; BLOCK 202, LOT 2
BOROUGH OF OAKLAND, BERGEN COUNTY

WHEREAS, the site inspection report details the findings of the October 27, 2014 field survey and includes photographs of the existing land conditions for the area identified as “shot rock” and proposed redevelopment area; and

WHEREAS, after the field survey, impervious surface within the proposed Highlands Redevelopment Area was calculated by Highlands staff, and it was determined that the impervious cover is only approximately 60% of the proposed Highlands Redevelopment Area; and

WHEREAS, the Highlands Act, the NJDEP rules and regulations, the RMP, and the Highlands Council Procedures, require that any area so identified for possible redevelopment shall be either a brownfield site designated by the NJDEP or a site at which at least 70% of the area thereof is covered with impervious surface; and

WHEREAS, the Applicant did not meet the above-referenced criteria for qualifying for a Highlands Redevelopment Area Designation; and

WHEREAS, based on the above-reference field survey, and further review, staff has determined that this area does not meet the definition of a “Highlands Redevelopment Area” as found in the RMP, Part 6, Subpart D that states “Redevelopment is a planning tool that converts underutilized areas, brownfields, and grayfields into new land uses through structure replacement, infill, and adaptive reuse approaches”; and

WHEREAS, RMP Goal 6J, and Policies 6J1, 6J2 and 6J3 further clarify that the purpose of redevelopment is to permit the development of previously developed areas; and

WHEREAS, in the RMP and Procedures, “Highlands Redevelopment Areas” means areas designated as such by the Highlands Council that are brownfield, grayfields, and/or other previously developed areas within the Highlands Region; and

WHEREAS, After reviewing the application and the field survey report, Highlands Council staff determined that the proposed project would not result in the redevelopment of previously developed areas, but rather, would result in new development in previously undisturbed areas; and

WHEREAS, Highlands Council staff has determined that, in addition to not meeting the 70% impervious surface criteria, the application does not meet the criteria for development of previous developed areas required by the Highlands Redevelopment Area Designation Procedures and RMP; and

WHEREAS, after Highlands Council staff review, it was determined that the proposed project does not meet the criteria for a Highlands Redevelopment Area designation; 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

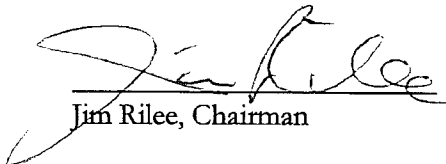
RESOLUTION 2014-32
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
DETERMINATION ON APPLICATION FOR HIGHLANDS REDEVELOPMENT
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BOROUGH OF OAKLAND, BERGEN COUNTY

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, the Highlands Council hereby determines that the application submitted by DR Mullen – Block 201 Lots 1-6 and Block 202 Lot 2, Borough of Oakland, Bergen County for a Highlands Redevelopment Area Designation does not meet the applicable criteria and, as such, said application is hereby rejected.

CERTIFICATION

I hereby certify that the foregoing Resolution was adopted by the Highlands Council at its meeting held on the 4th day of December, 2014.


 Jim Rilee, Chairman

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 Tfank			✓			
Councilmember Visioli						✓
Councilmember Vohden				✓		
Councilmember Walton				✓		
Chairman Rilee			✓			



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

MARGARET NORDSTROM
Executive Director

MEMORANDUM

To: Budget & Finance Committee

From: Margaret Nordstrom, Executive Director

Subject: Committee Meeting Minutes – November 7, 2014

Date: November 20, 2014

A Budget and Finance (B&F) Committee was held on Friday, November 7, 2014 at 3:00pm at the Highlands office in Chester. Committee Members present: Chairman Rilee (via phone), Committee Chair Holtaway, and Member James (via phone). Governor's Authorities Unit Representatives (via phone): Tyler Yingling, Assistant Counsel. Staff Members present: Margaret Nordstrom, Chris Danis, Herbert August, and Annette Tagliareni.

Committee Chair Holtaway gave an overview of the proposed resolution for Council's consideration at the December 4, 2014 meeting.

Resolution – Approval Of FY2015 Highlands Protection Fund Capital Budget For Water Use And Conservation Management Plan, Stormwater Program, And Plan Conformance Petition Completion And Adoption Funding

Committee Chair Holtaway noted that Council approved the Highlands Capital Budget at their last meeting. This resolution for Council's consideration at Council's December 4th meeting is to fine tune the allocations of funds for the following purposes:

- Water Use and Conservation Management Plan – the amounts shown on the resolution are based on the complexity of a municipality's sub-watersheds.
- Stormwater Program – the amounts shown on the resolution are meant to assist municipalities with integration of the Stormwater Management Planning, including the use of a mobile phone with either an Apple or Android device to collect stormwater outfalls in the field with GPS points to create an inventory.

November 20, 2014

Page 2

- Plan Conformance Petition Completion and Adoption Funding – the amounts shown on the resolution are for municipalities who are moving forward in the Plan Conformance Petition process and the additional funds that are needed to continue their Petitions which was not included in previous grant awards.

Committee Chair Holtaway asked for a motion to move the proposed resolution to Council.

Member James made a motion, Committee Chair Holtaway seconded the motion, and all were in favor.

The B&F Committee adjourned at 3:15pm.

PUBLIC COMMENTS SUBMITTED AT HIGHLANDS
COUNCIL MEETING ON DECEMBER 4, 2014

Comments to Highlands Council re Protection Fund Budget Resolution, November 4, 2014

My name is Deborah Post, Highlands Act harmed property owner Chester Township

The Highlands Protection Fund has morphed into the Planner's Full Employment Fund. Professionals billing at three figure hourly rates are more deserving of excessive compensation than the property owners who have actually cared for the land are deserving of just compensation.

Section 18 of the Act states that municipal grants are to reimburse "reasonable expenses" in connection with Act implementation. However, there has been no check and balance on the municipalities use of the grants nor has there been any accountability or supervision regarding "reasonableness".

Grant money should be subject to the same accountability and supervision as the legislature requires in N.J.S.A. 40:55D-53.2, the municipal land use law addressing professional fees. Specifically, planners' invoices should be submitted with services clearly identified in quarter hour increments with simultaneously submitted copies to this Council, and those invoices should be reviewed by the chief financial officer of the municipality prior to payment authorization.

But nothing like MLUL procedure is being followed. To my comments today I am attaching a Planner Ritter example invoice from Chester Township which is prepared in "block format" with no meaningful identification of services being rendered and a simple aggregate 20 hours of time churned by a junior associate. This invoice was paid, no questions asked.

The Ritter firm has already received \$30,000, if not more, of Chester's municipal grants. When added to the \$80,000 in this resolution, Chester exceeds the \$100,000 limit. Having already received healthy grants for Highlands Act work, Ritter felt it appropriate to bill me personally another \$5,000 in connection with implementation of my own private Highlands just compensation efforts because he claims he needed to "study the Highlands Act". Of course, it is only appropriate for planners to bleed harmed landowners a little bit more, maybe we haven't been harmed enough?

This Council has delegated exemption determination to municipalities. I ask this Council to amend and clarify that delegation to stipulate that Highlands landowners applying for Highlands exemptions are not to be asked to pay municipal professional fees in connection with exemption determinations. If the municipality sincerely needs outside professional assistance in its exemption determination, they should be instructed to apply for a municipal grant to cover those "reasonable" expenses. Such a grant is allowed under the language of Section 18.

Ritter & Plante Associates, LLC

4220 Main Street Philadelphia, PA 19127
Phone 215.508.3900 Fax 215.508.3800 mail@ritterandplante.com

July 5, 2009

Sarah Jane Noll, Land Use Administrator
Chester Township Planning Board
1 Parker Road
Chester, NJ 07930

INVOICE #9010

For Services Rendered:
Planning Services for June 2009

**Highlands 2009 Regional Master Plan Conformance Grant
Module #2**

Preparation of Module 2, in progress.

Effort:	George Ritter	2.0 hours	@ \$	113
	G. DosSantos	20.0 hours	@ \$	72

Now Due: \$ 1,666.00

CREEK PARTNERSHIPS

The Lopatcong Creek Initiative is part of a cooperative effort with funding from the William Penn Foundation's Watershed Protection Program.

Through partnerships with other conservation groups – North Jersey RC&D (Resource Conservation and Development), The Nature Conservancy, and New Jersey Audubon – our goals are to restore the ecological health of the creek, to increase recreational access, to improve trout habitat, and to establish a plan for the continued protection of the Lopatcong Creek Watershed. Hands-on restoration work and extensive water quality testing will help to identify areas of concern and opportunities for improvement.

Please visit our website to get involved or learn more about these exciting new projects on the creek.

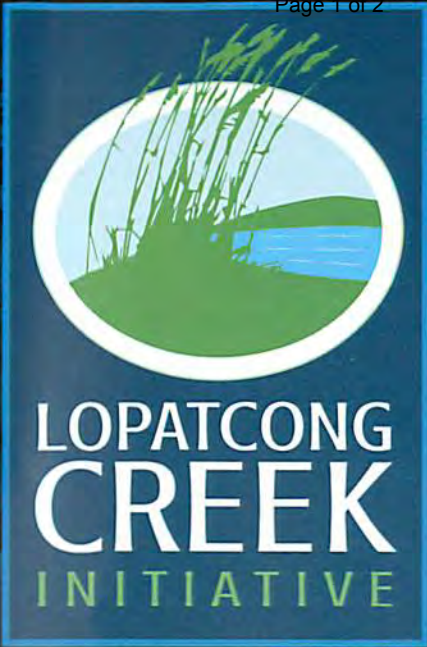
WWW.LOPATCONGCREEK.ORG

WHY BE RIVER FRIENDLY?

River friendly practices enhance:

- Agriculture
- Healthy Drinking Water
- Community Character
- Wildlife Habitat
- Local Economy
- Recreation

The Lopatcong Creek is a valuable and naturally occurring amenity that, **if cared for**, will continue to provide countless benefits to our community.



LOPATCONG
CREEK
INITIATIVE

Connecting our creek community!

USE THESE SIMPLE TIPS TO QUICKLY BECOME A RIVER FRIENDLY RESIDENT:

1. **Reduce** the need to fertilize your lawn by leaving grass clippings in place after mowing.
2. **Provide** food and water for your neighborhood birds; they'll help control the pests on your property, reducing the need for harmful chemicals.
3. **Use mulch** to create or expand plant beds to serve as buffers near water bodies, streets, driveways, and sidewalks to reduce runoff and keep fertilizers on your lawn.
4. **Plant a tree** to reduce, slow, and filter storm water. Trees act as natural filters by removing nutrients and other pollution.
5. **Get out and enjoy** the natural splendor of your local streams. A little appreciation goes a long way.

More river-friendly tips can be found on our website!
WWW.LOPATCONGCREEK.ORG

THE HEALTH AND WELL BEING OF OUR COMMUNITY IS DIRECTLY CONNECTED TO THE QUALITY OF OUR LOCAL WATER.

With your help, we aim to promote the importance of maintaining an ecologically healthy Lopatcong Creek Watershed.

Through education and outreach, our program is designed to reach residents, farmers, businesses, and municipal officials in an ongoing effort to restore and protect the Lopatcong Creek, its watershed, and wildlife habitat.

WWW.LOPATCONGCREEK.ORG

CONTACT INFORMATION FOR OUR PARTNER ORGANIZATIONS:

North Jersey RC&D

Grace Messinger gmessinger@northjerseyrcd.org

New Jersey Audubon

John Parke john.parke@njudubon.org

The Nature Conservancy

New Jersey Field Office newjersey@tnc.org

*Our partners provide funding opportunities for FREE river-friendly improvements. Contact us today!

ABOUT OUR CREEK COMMUNITY

The Lopatcong Creek, a tributary to the Delaware River, is a 10 mile long, "C1" Trout stream; the highest category designated by the state of New Jersey.

Our watershed, the area of land that drains into the creek, includes 22 square miles within Harmony, Lopatcong, Greenwich, Pohatcong, Alpha, and Phillipsburg.

Protecting the quality of our water resources is the responsibility of all those who live, work, and farm throughout this region. Together we can raise awareness, promote river friendly practices, and help to improve the health and value of our community.

These six towns share one very strong and common bond known as the Lopatcong Creek.



Harker's Hallow Golf Course

FREQUENTLY ASKED QUESTIONS

What is a watershed?

A watershed is the entire area of land that drains into a common waterway.

What is nonpoint source pollution?

Nonpoint source pollution is a major contributor to the contamination of streams, rivers, and water supplies.

Simply put, it's the result of contaminants that are carried into our streams and rivers by storm water. **When it rains, nonpoint source pollution literally pours into our waterways.**

What does that mean to us?

It means that the choices we make on our public and private lands impact the entire community.

CONTACT US

Juniper S. Leifer - Project Coordinator
juniper@njhighlandscoalition.org or (973) 220-0151

Elliott Ruga - Project Director
elliott@njhighlandscoalition.org or (973) 588-7190



Route 519 in Greenwich Township, NJ

GET INVOLVED

Are you interested in learning about how you can make a difference?

We are eager to establish a team of volunteers.

This is an excellent opportunity for individuals, families, teachers, youth groups, and other local organizations to play a role in the restoration and protection of our watershed.

There is something for everyone. Find out how YOU can make a difference in our community.

- Residents
- Teachers/Schools
- Farmers
- Businesses
- Municipal Officials
- Outdoor Recreation Groups

Please visit the "Get Involved" section of our website to find out how you can help.

WWW.LOPATCONGCREEK.ORG



The headwaters along Harmony Brass Castle Road, Harmony

Pilgrim Pipeline and The NJ Highlands Council

Good afternoon and thank you for this opportunity to speak. My name is Jerome Wagner. I reside at 32 Hillside Terrace in Wayne NJ. I worked for 30 years in environmental protection as an engineer. I presently volunteer as an environmental advocate, being principally concerned about climate change.

I am an active member of the group named the "Coalition to Stop Pilgrim Pipeline". This coalition has been active since early summer of this year. Leaders in the coalition include the Sierra Club of NJ and the state branch of Food and Water Watch. As a resident of Wayne, where virtually all the water we use comes from the reservoirs in the Highlands Region, I have an intimate concern any potential risks to the Highlands.

This afternoon, I will make some introductory comments on the subject of the Pilgrim Pipeline. I am speaking on my own behalf.

Project Basis. To assure that we have a shared basis of information on the project, I am going to state some aspects of the project, understanding that regulatory submissions have not yet been published and that available information is of a marketing nature rather than a technical nature:

1. The Pilgrim Pipeline is proposed to be 2 pipes, running between Albany NY and Linden NJ; these will be installed below ground;
2. The system would convey "Bakken Oil" from Albany NY to Linden NJ's Bayway refinery complex and return finished products (e.g., gasoline) to the Albany market;
3. Bakken Oil is a domestic resource extracted through hydraulic fracturing methods in North Dakota and Montana; it is moved to Albany by railroad;
4. At present, Bakken Oil moves from Albany to Linden and other locations by barge – on the Hudson River – and possibly by railroad – through Bergen and other Counties;
5. Bakken Oil is highly flammable, with flashpoints as low as 0°F or less; this makes it a greater fire and explosion hazard than diesel fuel and even jet fuel; this characteristic has already resulted in a tragic loss of life and property (e.g., Lac Megantic, Quebec, Canada on July 6, 2013);
6. The precise pipe route can only be speculated on because of the crude mapping made publically available so far. We expect it will follow existing natural gas rights-of-way for Spectra pipelines; certain portions of the proposed route – south of Kinnelon - are collocated with electrical transmission lines;
7. The pipeline is proposed to route through the Highlands Region of NJ and atop or near sole source drinking water aquifers in many North Jersey communities.

Location and Terrain: I estimate the length of the pipeline within the Highlands Region to be on the order of 25 miles, for each of the two pipes (combining lengths in both the preservation and planning

Pilgrim Pipeline and The NJ Highlands Council

areas), spanning from Mahwah in the north to the Troy Meadows in the south. The municipalities traversed within the Highlands Region (considering both the preservation and planning areas) include Mahwah, Oakland, Wanaque, Bloomingdale, Pequannock, Kinnelon, Montville, and Parsippany-Troy Hills. As we know, the terrain in this area is varied, ranging from rugged and rocky areas to aquatic. Many areas are remote from service roads.

Pipelines: The Spectra pipes date from over a half century ago (TET from 1950's and Algonquin from 1960's). Along much of the Highlands Region run, explosive blasting will likely be required to form trenches for the pipes. This blasting, near the Spectra pipes, could initiate ruptures in those natural gas services and catastrophic accidents.

Pilgrim intends to use directional drilling, an advanced, technically sophisticated method. TGP recently used directional drilling to place pipe beneath the Monksville Reservoir and Monks Mountain. Used in close proximity to natural gas pipes and other services through geologies which are not fully characterized, this could lead to unforeseen and significant incidents.

Pipelines do leak; see the API report referenced below. In fact, throughout the period 1969 through 2007, inland pipeline spill volumes far exceeded spillage from other modes of transportation, including rail and barge. Further, with the pipelines being buried, they could leak undetected for a long period of time before showing up in drinking water as an intractable and long-lasting pollutant.

Pipeline leakage is likewise documented by the federal Pipeline and Hazardous Material Safety Administration (linked below).

Notable Threat to Drinking Water: The Highlands Region itself is a unique and critical resource to residents of New Jersey. Millions of resident are dependent on water from the Region. Hence, the protections codified in the Highlands Act.

It must be acknowledged that the risk posed by liquid petroleum products is distinct from that posed by gaseous ones, being reminded of recent construction by Tennessee Gas Pipeline for their Loop 325 through West Milford, under the Monksville Reservoir, and through Ringwood to Mahwah. Gaseous compounds can be expected to volatilize out of soil and water over time. Not so with liquid hydrocarbons, presenting the real threat of intractable pollution of water resources.

The Highlands Act – Exemptions: We are all aware of the exemptions granted in the Highlands Act. As relates to physical projects, exemptions to the prohibitions stated in the Act are reserved narrowly – to public utilities and for actions not involving new systems. This is a clear legislative basis for refusing passage by Pilgrim Pipeline through the New Jersey Highlands Region.

General. I would argue that pipelines pose significant hazards to public safety and health and to the environment. This is especially true considering that pipeline oversight and inspection are lacking, according to assessments of the federal Pipeline and Hazardous Material Safety Administration.

Pilgrim Pipeline and The NJ Highlands Council

Pilgrim Pipeline Holdings is a private business focused on profitability. It is also a new venture, lacking both corporate experience and tangible assets. It provides no direct or long-term benefits to local communities in terms of jobs, finances, or energy security. The pipelines would pose an extreme and long-term risk to water supplies, public safety, property values, etc. Looking at things locally, there is no good reason to let Pilgrim “dig in our backyard.”

Resolutions of opposition have been adopted in over a dozen jurisdictions, including Mahwah, Oakland, Pequannock, and Passaic County. Engagements for additional resolutions are now in progress in half a dozen others and are pending in other affected communities.

I add that the continue extraction and burning of fossil fuels – including Bakken Oil – anywhere constitutes a grave threat to all by virtue of global warming and climate change.

Personal Experience: For 30 years, I worked at a factory in the Southern Tier of New York. During that whole period of time, active groundwater remediation was being practiced. In this case, the contaminants were volatile organic compounds. During that time, about 80,000 gallons of VOC’s have been recovered. Untold expenses - in capital, operating expenses, legal support, consultant work, and public trust – have resulted to the corporation. Any accidental release of oil within the Region could result in the need to apply similar remediation in the Region, while also potentially rendering the water resource unavailable, if only for a period of time.

Further, the removal of petroleum contamination from drinking water and the environment may be a complex undertaking. As relates to water purification, a sequence of unit operations ranging from gravity separation, to filtration, to adsorption with activated carbon might be required. These might have to be for formidable size, given the magnitude of supplies that are contracted out by the North Jersey District Water Supply Commission (173 million gallons per day, per the NJDWSC website).

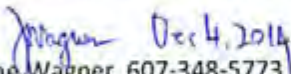
Actions Going Forward: I suggest, respectfully, the following actions as a starting point:

- Close and critical study of any and all applications submitted by Pilgrim or their agents;
- Assurance that any application reviews and decisions will be fully informed, will follow robust and objective investigation, and will give ultimate priority to resource protective;
- An absolute and unwavering priority on preservation of environmental quality and drinking water purity;
- Robust and multiple public engagements including municipal officials (both elected and staff) and the public at large;
- Internet posting of all submissions made by Pilgrim Pipeline Holdings and of all correspondence between the Council and Pilgrim;

Pilgrim Pipeline and The NJ Highlands Council

- Close coordination with the North Jersey District Water Supply Commission to prevent any degradation of waters;
- And, should the project proceed as planned, stipulation of a substantial bond for environmental damages and remediations, to persist throughout the pipeline's life and through final decommissioning and emptying, to be based on remediation of a worst case event and subject to independent review and approval by a competent authority, and to be fully funded prior to commissioning of the service.

Thank you for your attention. Good day.


Jerome Wagner 607-348-5773

Submittals:

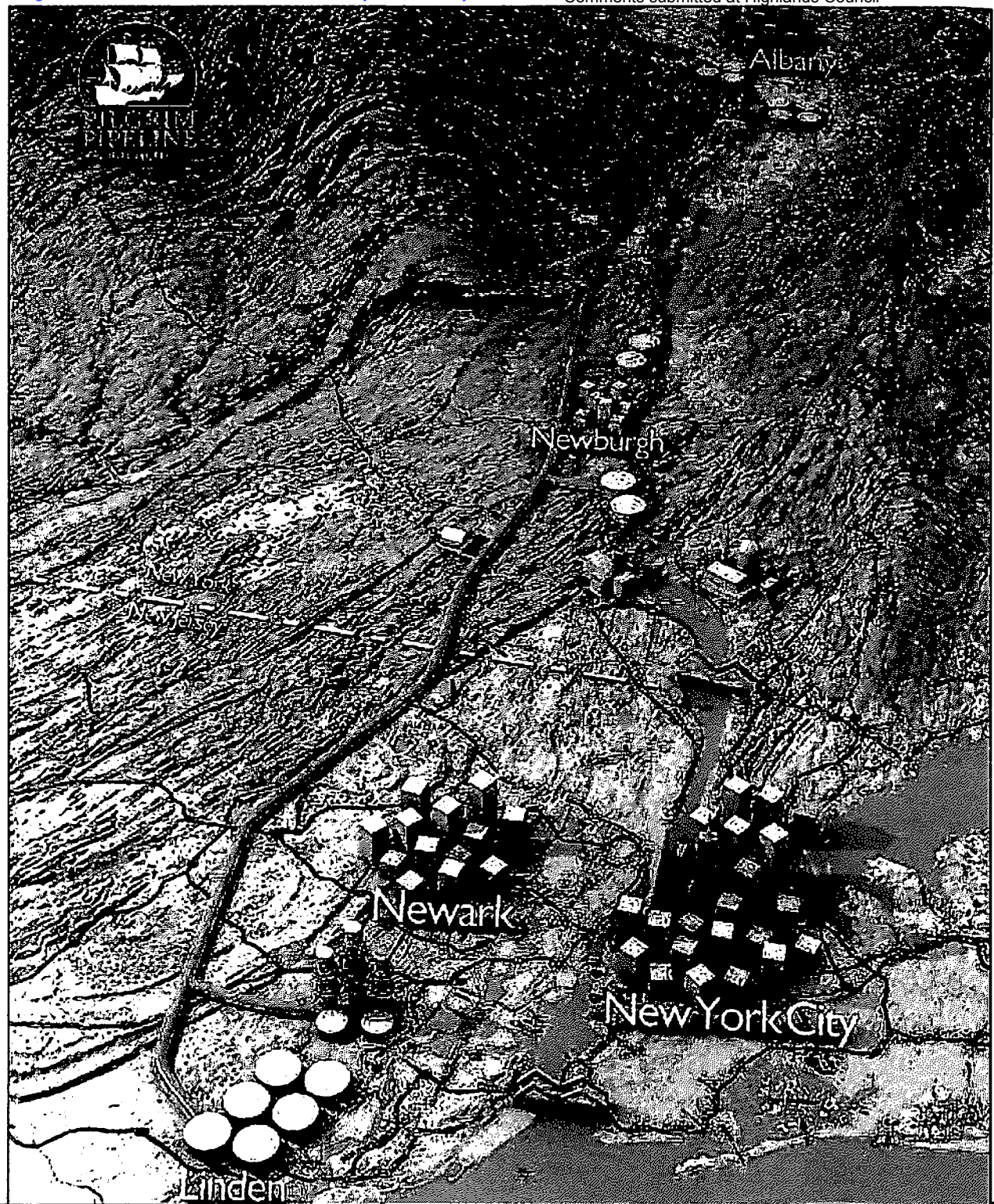
- Sierra Club et al pitch (Roseland Version)
- Pilgrim Pipeline project map (Passaic and Bergen counties)

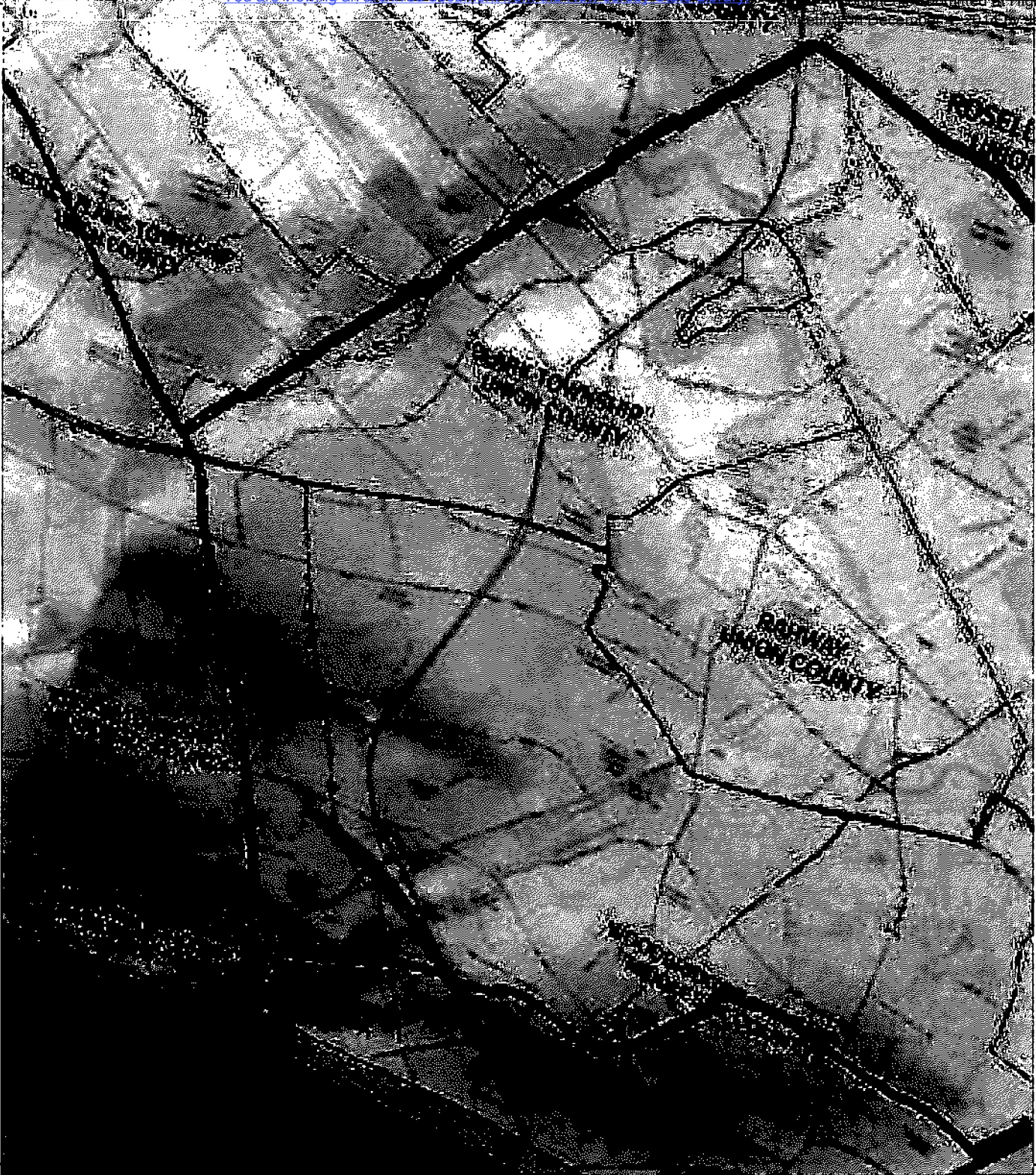
Other Information:

- "Analysis of U.S. Oil Spillage" (American Petroleum Institute, Aug 2009) [<http://www.api.org/environment-health-and-safety/clean-water/oil-spill-prevention-and-response/~media/93371EDFB94C4B4D9C6B8C766F0C4A40.ashx>]; Table 56
- PHMSA Incident Website: <http://primis.phmsa.dot.gov/comm/reports/safety/psi.html>
- Pilgrim Pipeline Holdings' website: <http://pilgrimpipeline.com/>
- Coalition to Stop Pilgrim Pipeline (CAPP): <http://stoppilgrimpipeline.com/>

Pilgrim Pipeline

- 178 mile bi-directional oil pipeline
- 2 pipes- one 16 in & one 18 inch
- Would carry Bakken crude oil to Linden
- Reverses to carry refined products from Linden and Port Reading back up to NY State





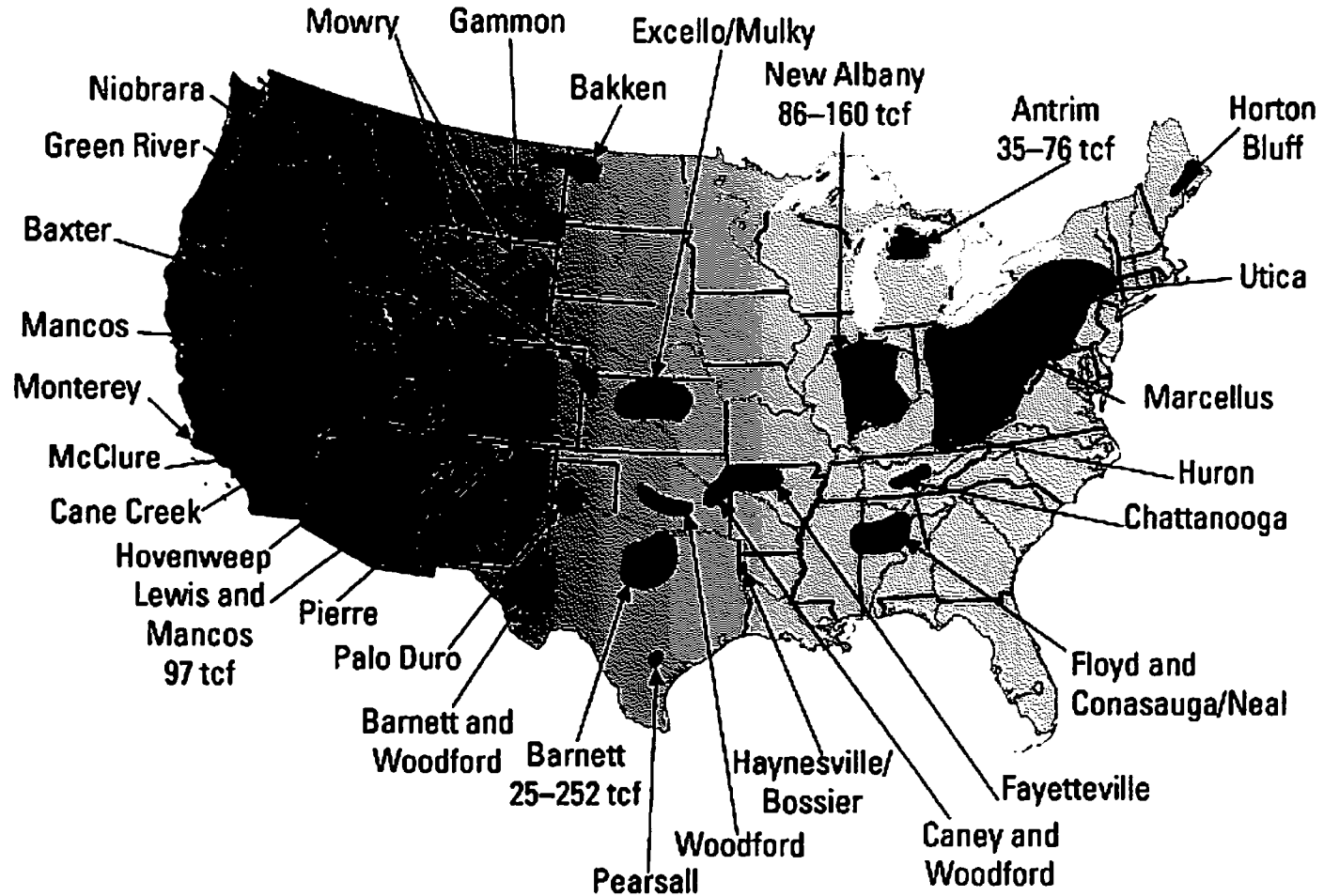
Pilgrim Pipeline

- Oil production in North Dakota 5x larger now than in 2006 and suppliers want to get that oil to refineries and market- putting us at risk to increase their profits
- Phillips 66, a subsidiary of Conoco Phillips, could increase oil imports to its Linden facility
- In January 2013, Phillips 66 entered into an agreement with Global Partners LP to receive 50,000 barrels of Bakken Shale crude oil daily over 5 years
- Global Partners owns a storage facility in Albany, NY that is already receiving the crude oil from North Dakota by rail

Pilgrim Pipeline

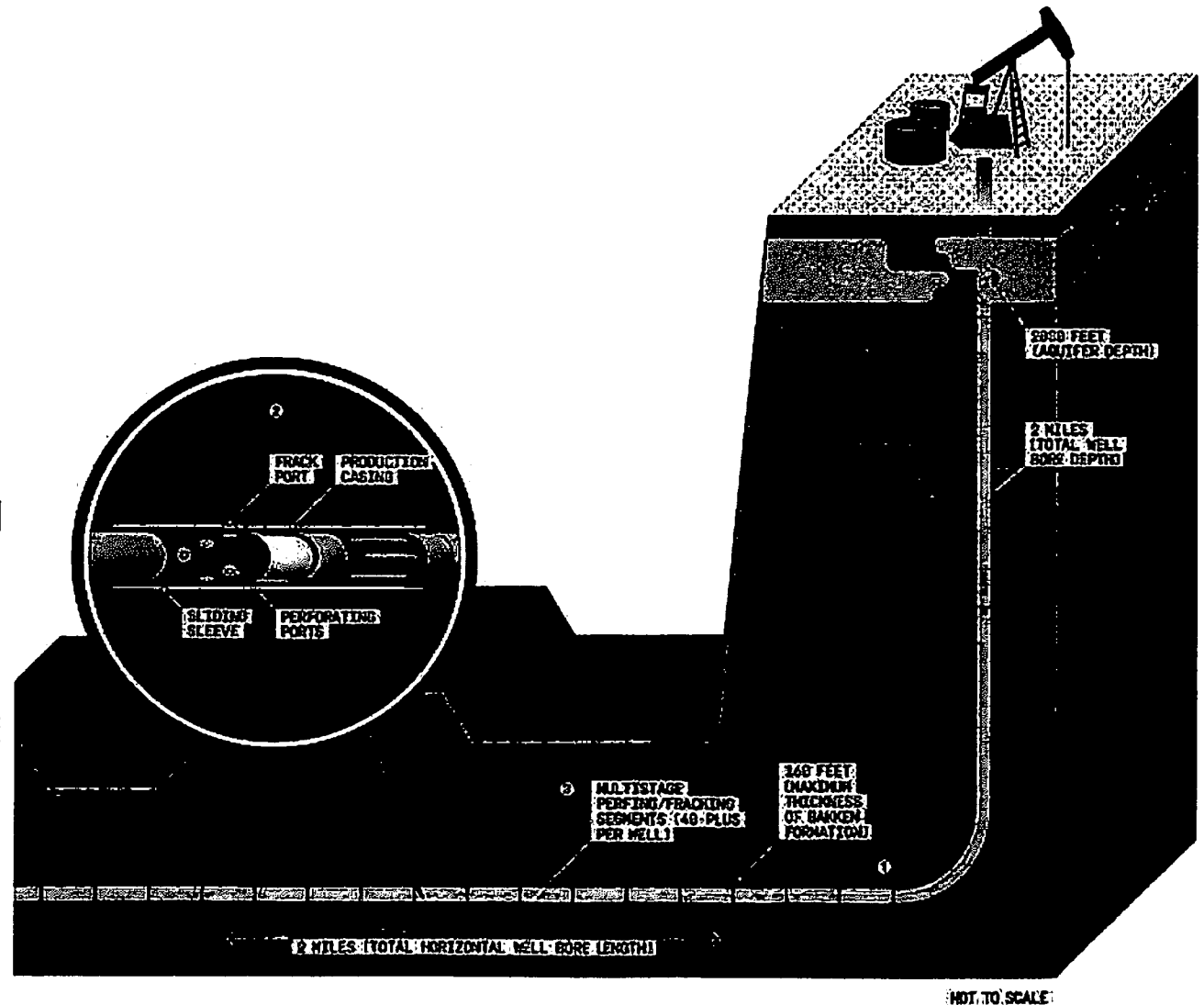
- Company Officials have stated the Woodbridge spur would carry refined products
- Kinder Morgan Site: In Carteret adding 400,000 barrels of storage
- Buckeye Pipeline: upgrading old Chevron Perth Amboy facility, 1.3 million barrels available
- Interharbor Pipeline

Major US Shale Regions



What is Hydraulic Fracturing?

- Pressurized water, sand, and a cocktail of unknown chemicals are injected into the shale and release the oil
- Allows oil extraction from deep rock formations (2 miles) that do not have the permeability or porosity to flow into the wellbore at an economically profitable rate alone

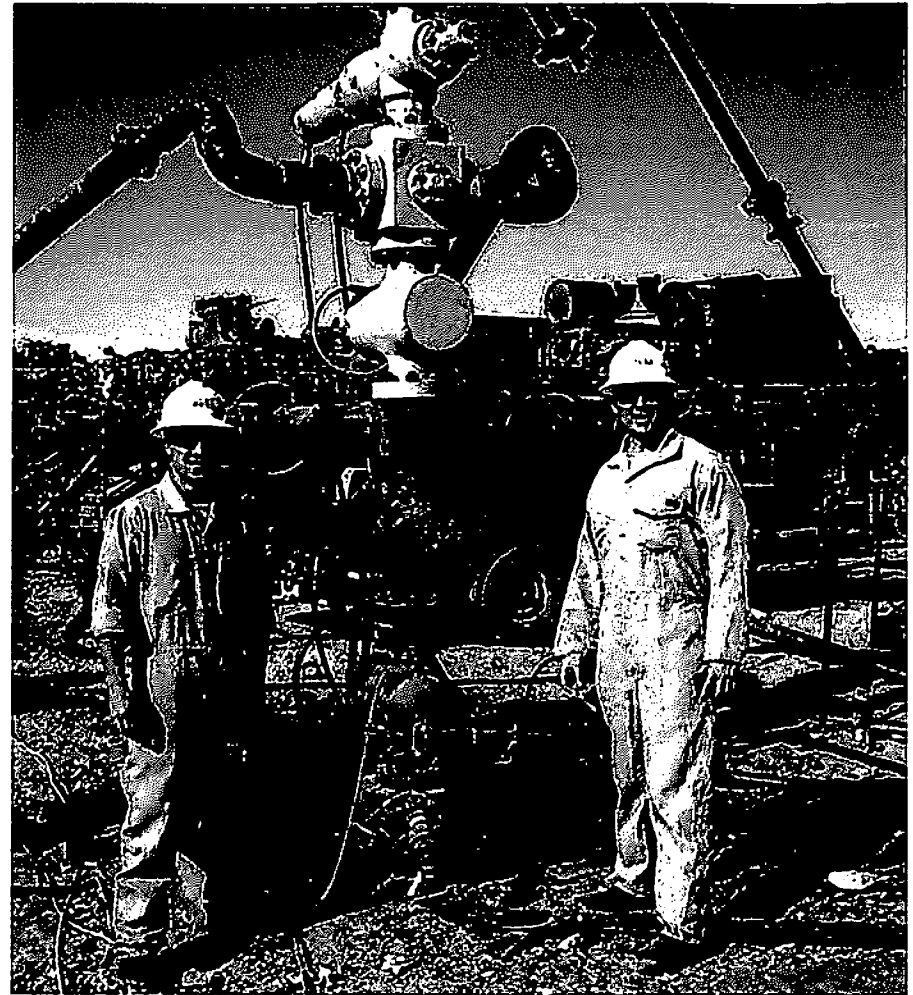


Vertical vs. Horizontal Drilling



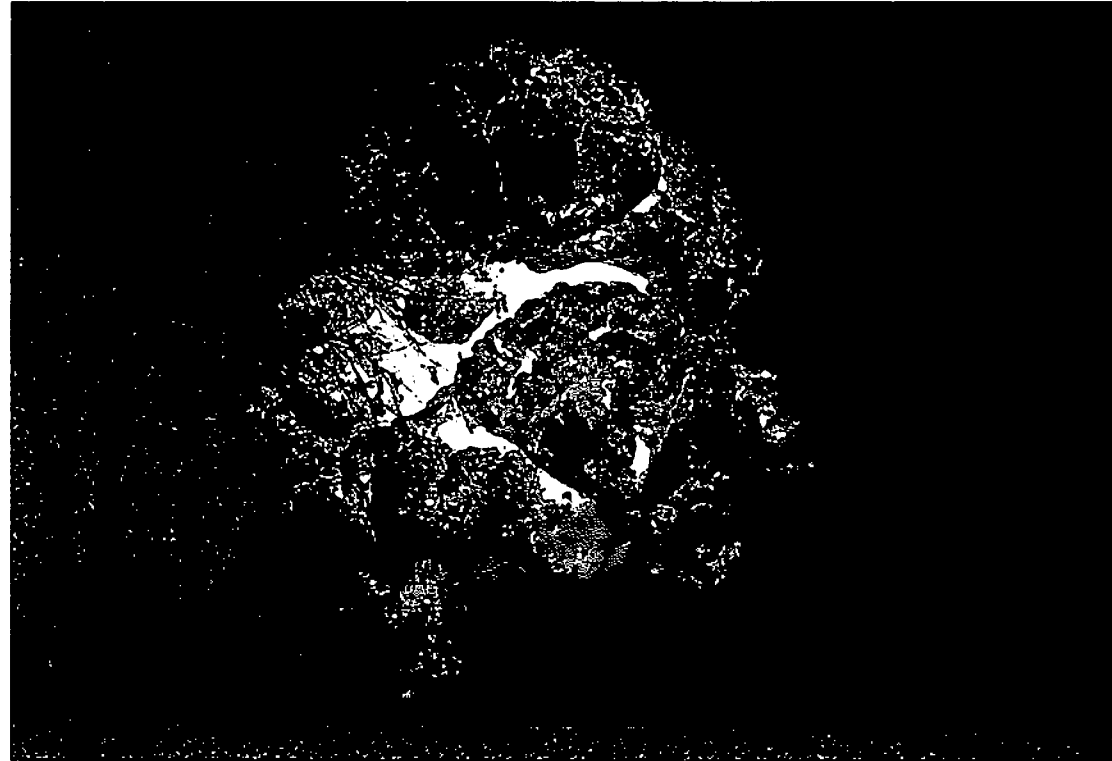
Environmental Impacts

- Significant greenhouse gas emissions
- Consumptive Water Use
- Some of that chemical laced water remains underground
- Rest returns to surface as toxic, radioactive wastewater
- Companies not required to disclose the chemicals under exemptions from Safe Drinking Water Act and Clean Water Act



Bakken Oil is EXPLOSIVE

- Bakken crude oil is flammable, toxic, and corrosive
- Contains less solids and therefore requires less refining - making it highly explosive
- In February the *Wall Street Journal* compared oil from 86 locations around the world and found Bakken crude oil to be the most explosive
- Bringing this fuel into our state endangers our families, property, and environment



Casselton, ND train derailment

Bakken Oil is Corrosive

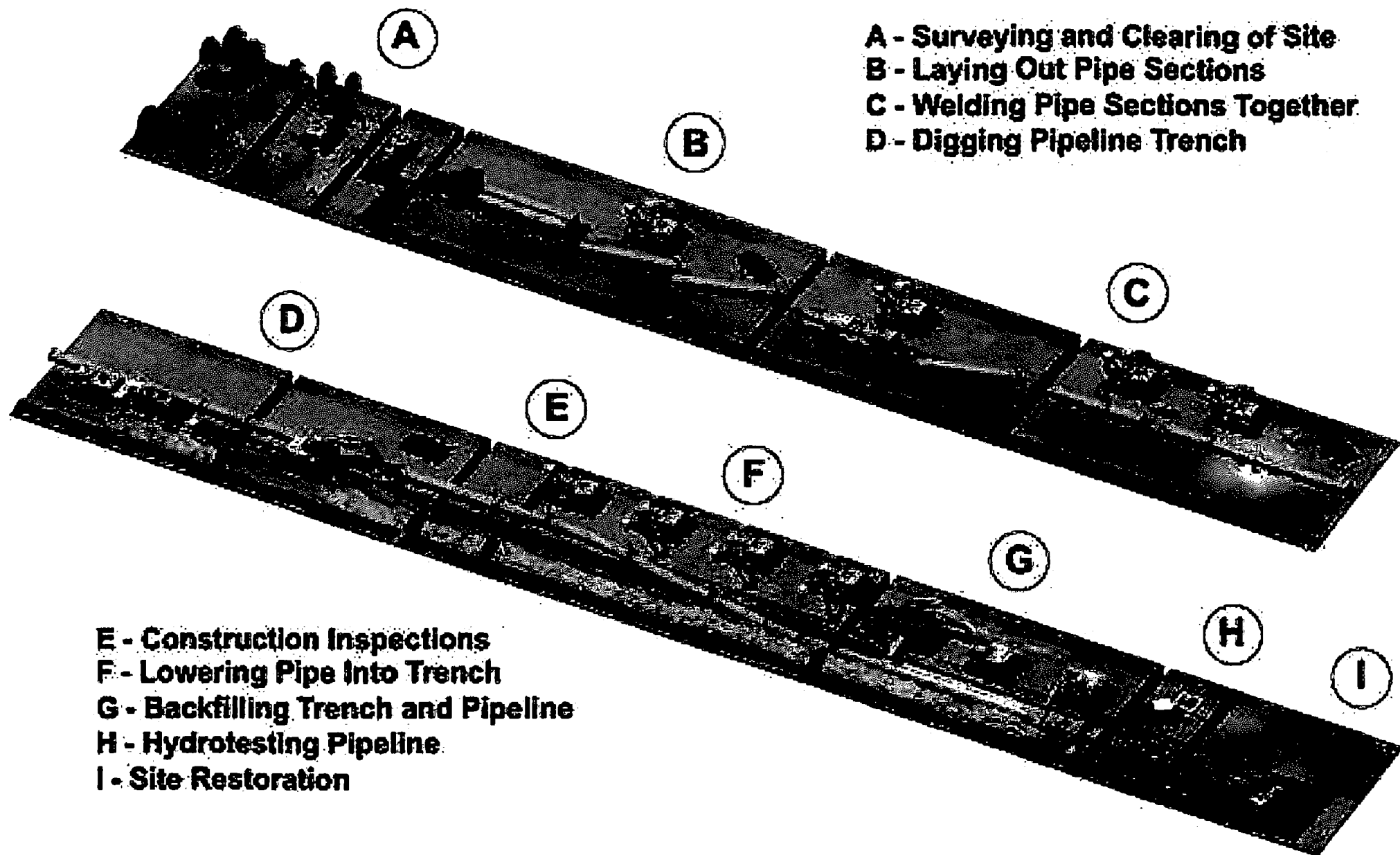
- Three pipeline companies Enbridge, Tesoro, and True won FERC orders to reject oil with high hydrogen sulfide levels (Bakken crude) in their pipelines
- Hydrogen sulfide fumes are an irritant and a chemical asphyxiant that can alter both oxygen use and the central nervous system, according to the U.S. Occupational Safety and Health Administration.
- Companies warned hydrogen sulfide, which is toxic and flammable, was reaching terminals and putting workers at risk
- In June 2013, Enbridge won an emergency order to reject oil with high hydrogen-sulfide levels from its pipelines after telling FERC it found dangerous levels of the compound at a Berthold, North Dakota, rail terminal.
- Even if Pilgrim also wants to limit hydrogen sulfide in line not guaranteed: this Sept FERC rejected Trailblazer Pipeline Co.'s request to reduce hydrogen sulfide amounts in its pipeline network.

Pipelines



Picture courtesy Fortuna Energy

Pipeline Construction Steps



- A - Surveying and Clearing of Site**
- B - Laying Out Pipe Sections**
- C - Welding Pipe Sections Together**
- D - Digging Pipeline Trench**

- E - Construction Inspections**
- F - Lowering Pipe Into Trench**
- G - Backfilling Trench and Pipeline**
- H - Hydrotesting Pipeline**
- I - Site Restoration**

Impacts of Pipelines

- Biggest concerns with pipelines:
 - Sedimentation of waterways and wetlands
 - Loss of forest cover and important habitat
 - Changes hydrogeology of surrounding area and groundwater recharge potential



© North Jersey Pipeline Walkers

In the Highlands

- Steep slope areas where erosion is hardest to control
- Crosses through Ramapo River watershed and potentially other drinking water supply sources
- Could impact the habitat for a number of threatened and endangered plants and animals

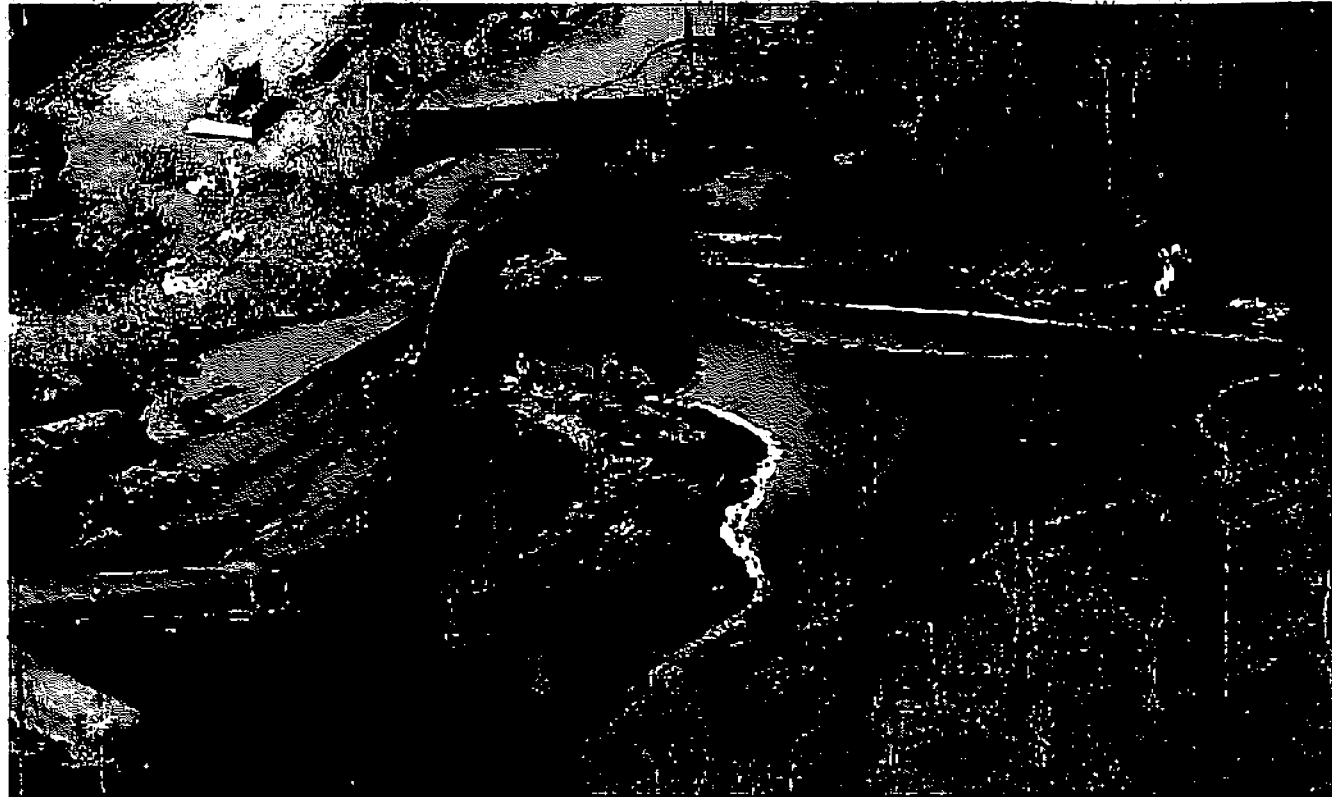
Impacts Urban Communities

- Will cross through densely populated areas
- Cuts through environmental justice communities burdened with excessive pollution and will be adding more, greatly affecting public health and the environment
- Air pollution emissions from pump stations
- Could cross contaminated sites or redevelopment areas

Additional Concerns

- Once a ROW is established it may set a precedent for expansion in the future
- Pilgrim wants to share ROW with existing natural lines and transmission towers
- Portions of the pipeline will be difficult for first responders to access in emergencies
- First responders would have to be trained and prepared to respond to leaks
- In a remote area, small leaks could go unnoticed for a long time
- Concerns about Pilgrim's ability to perform a cleanup quickly and thoroughly

Spills Can Happen



Aerial view of cleanup after a Genesee & Wyoming train exploded its crude oil contents into wetlands. Photo credit: John Wathen

- Since 2010 there have been 37 releases of more than 1,000 barrels of oil across US
- Between Jan 2012- mid Oct 2013 North Dakota recorded 292 oil pipeline spills
- Tesoro Spill in Sept released 20,600 barrels of oil, covering 7 acres. Contaminated 30ft below surface.

Lack of Oversight & Monitoring

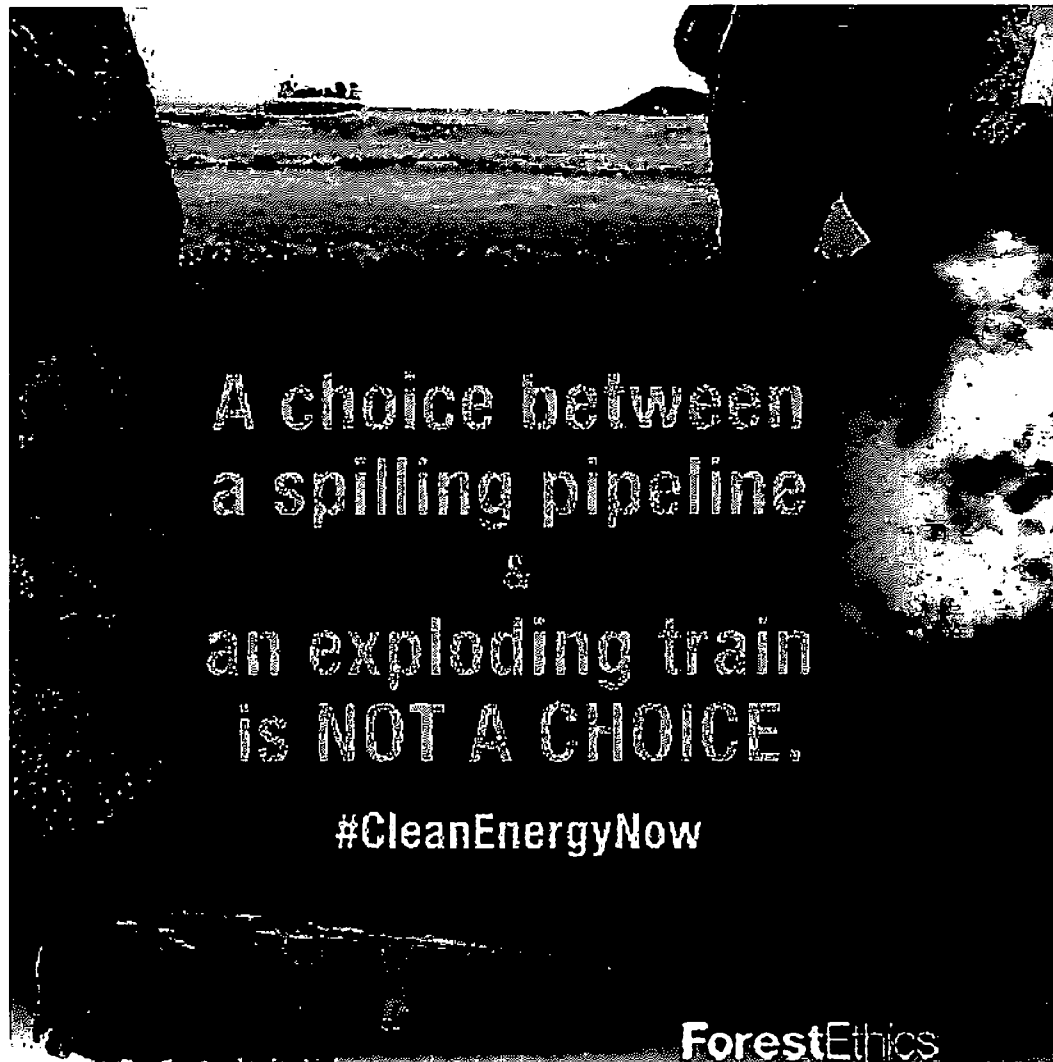
- PHMSA only has 135 inspectors to oversee 2.6 million miles of pipeline
- Only 1/5 of pipeline system has been inspected by PHMSA or its state partners since 2006
- WSJ Report in January found since 2010 monitoring controls discovered less than 20% of oil spills. Folks on ground 3x as likely to be 1st to report a problem
- PHMSA study found most pipeline operators didn't want to upgrade detection systems, fearing higher costs and false alarms

Lack of Oversight & Monitoring

- No industry standard for how quickly pipeline leaks must be identified
- Specific detection systems only required in certain environmentally sensitive or populated areas, not along entire pipeline route
- Congress called for new leak detection system regulations in 2011, PHMSA still working on them



Need to Reject ALL Forms of Bakken Oil Transport in NJ



- Rail, Barge, Pipeline- NONE are SAFE!
- All result in public health and environmental impacts
- All are prone to accidents, spills, and human error
- Pipeline would be used to expand capacity to move oil in region, NOT to replace rail or barge

Reliability Farce

Regional Refineries, Operational Status After Sandy

Refinery	Location	Operating Capacity (thousand bbl/day)	Operational Status, Days After Sandy											
			0	+1	+2	+3	+4	+5	+6	+7	+8	+9		
Hess	Port Reading, NJ	70	Shut	Shut	Shut	Shut	Shut	Shut	Shut	Shut	Shut	Shut	Shut	Shut
Phillips 66	Linden, NJ	238	Shut	Shut	Shut	Shut	Shut	Shut	Shut	Shut	Shut	Shut	Shut	Shut
Sunoco	Philadelphia, PA	335	Operational	Operational	Operational	Operational	Operational	Operational	Operational	Operational	Operational	Operational	Operational	Operational
PBF	Delaware City, DE	182	Operational	Operational	Operational	Reduced operations	Reduced operations	Reduced operations	Reduced operations	Reduced operations	Reduced operations	Reduced operations	Reduced operations	Reduced operations
PBF	Paulsboro, NJ	160	Operational	Operational	Operational	Reduced operations	Reduced operations	Reduced operations	Reduced operations	Reduced operations	Reduced operations	Reduced operations	Reduced operations	Reduced operations
Monroe Energy	Trainer, PA	185	Operational	Operational	Operational	Reduced operations	Reduced operations	Reduced operations	Reduced operations	Reduced operations	Reduced operations	Reduced operations	Reduced operations	Reduced operations

Pipelines, Operational Status After Sandy

Pipeline	Operational Status, Days After Sandy									
	0	+1	+2	+3	+4	+5	+6	+7	+8	+9
Colonial	Operational	Operational	Operational	Operational	Operational	Operational	Operational	Operational	Operational	Operational
Buckeye	Operational	Operational	Operational	Operational	Operational	Operational	Operational	Operational	Operational	Operational

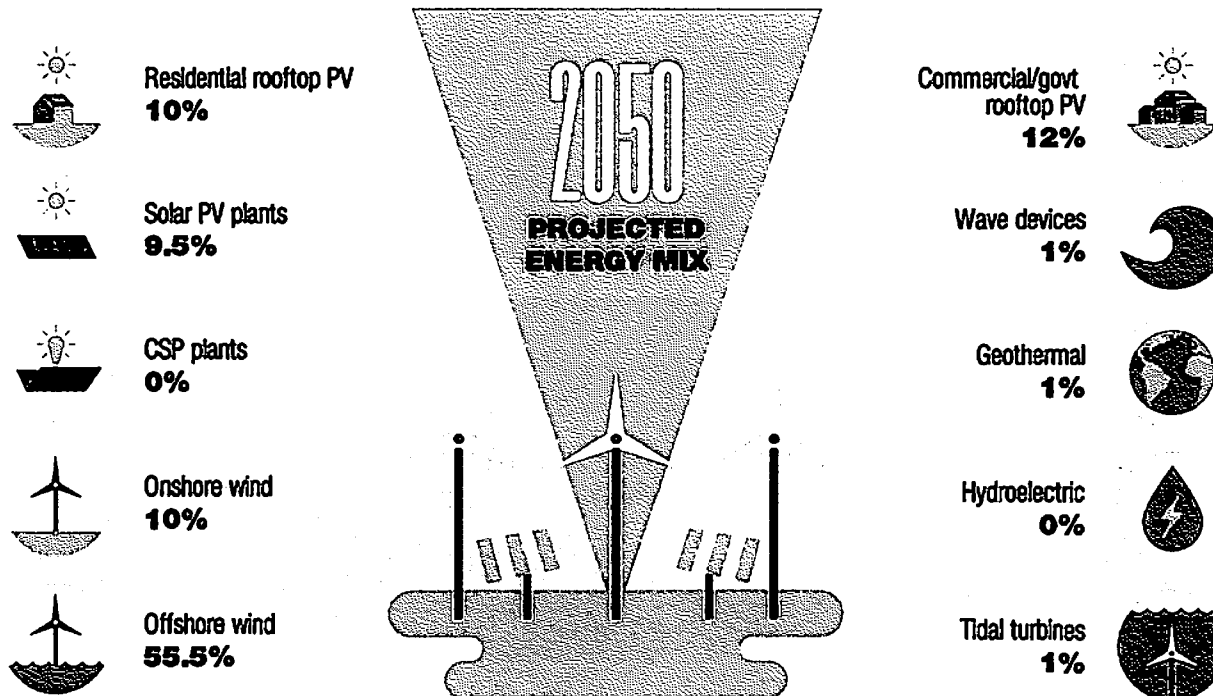
Shut
 Reduced operations
 Operational

Source: US DOE

US DOE data, Graph from NYC Climate Adaptation Plan



Clean Energy Alternatives

- Instead of seeking out dirtier forms of oil and building more risky pipelines, we should be investing in efficiency, modern transportation, and clean, safe energy like wind and solar that can power electric vehicles.



40-Year Jobs Created

Number of jobs where a person is employed for 40 consecutive years

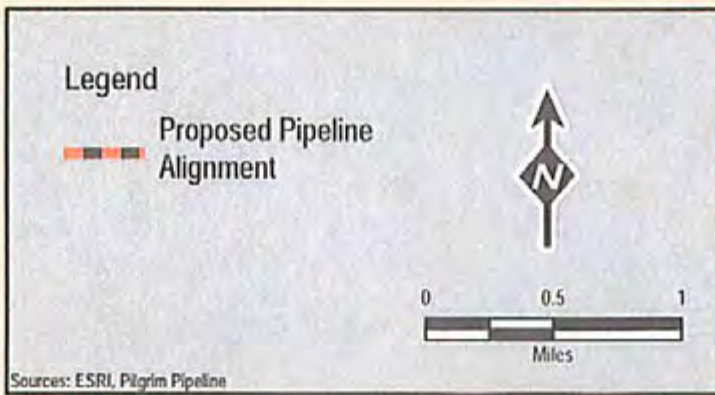
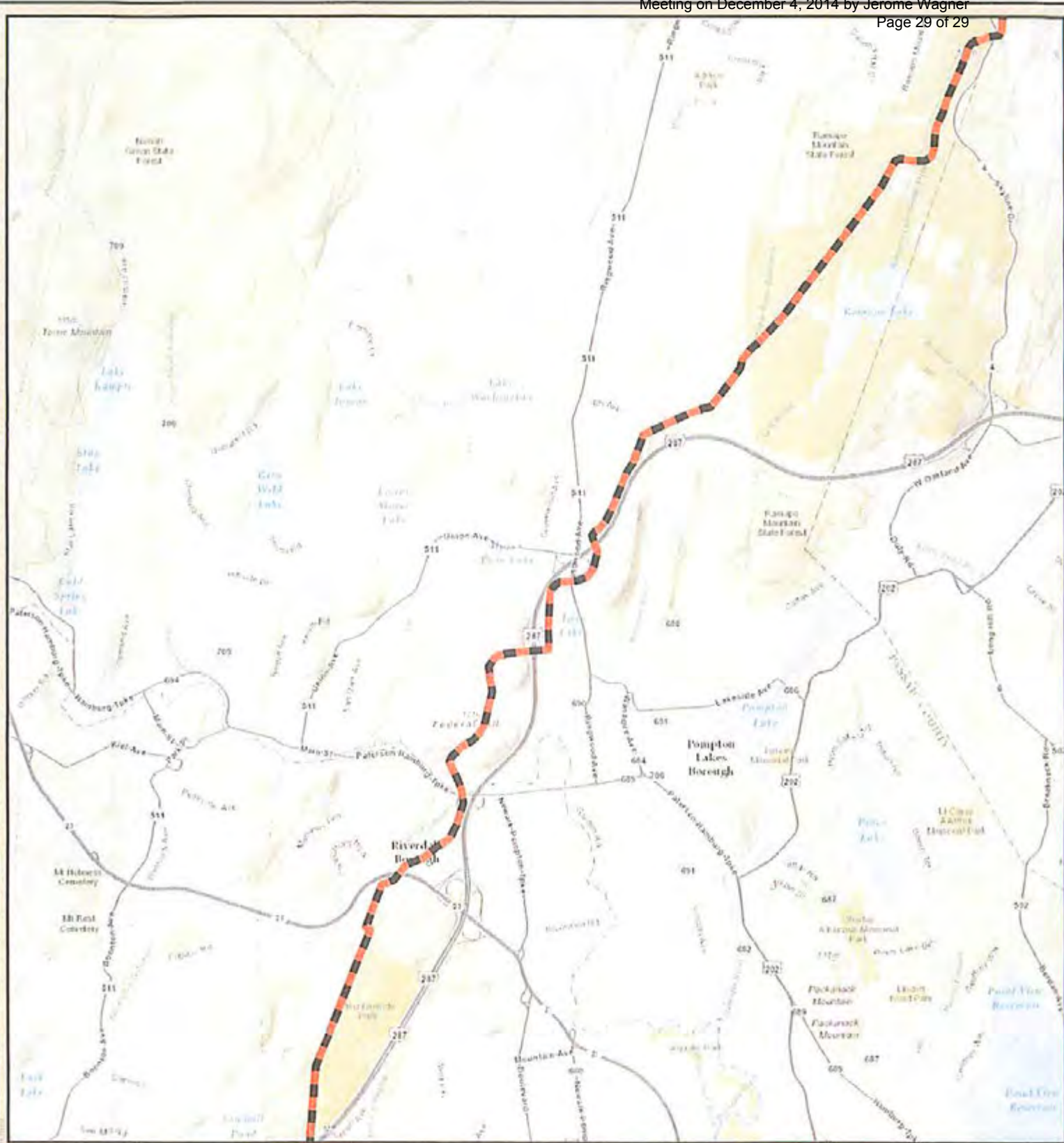
Construction Jobs:  **150,800**
 Operation Jobs:  **83,000**

Federal & State Approval Process

- Pilgrim has stated they will come in for permits in next 2 months
- FERC does not have jurisdiction over pipeline construction- falls to state agencies
- ACOE permits for water crossings
- DEP wetlands, flood hazard area, water discharge permits, and Highland Applicability Determination needed
- Highlands Council approval needed
- Green Acres diversion process and State House Commission approvals
- Local zoning and ordinances should apply

Act now to Stop the Pipeline

- Deny survey permission to the company or rescind permission if already granted
- Write to Governor Christie, DEP Commissioner Bob Martin, state legislators, and local mayor and council
- Urge your municipality to pass a resolution opposing the Pilgrim Pipeline project
- Follow the Coalition for the latest updates
 - www.StopPilgrimPipeline.com
 - www.facebook.com/StopPilgrimPipeline



PILGRIM PIPELINE HOLDINGS, LLC

Preliminary Route New Jersey

Map 2 of 11

Version Date: 3/26/2014

TRC 14 Gabriel Drive
Augusta, ME 04330

Sources: ESRI, Pilgrim Pipeline

Comments to Highlands Council – December 4, 2014

My name is Deborah Post, Highlands Act harmed property owner Chester Township.

Mr. Shope, Mr. Klumpp and I have been provided with 80 executed proxies from harmed landowners authorizing us as their spokespersons in connection with this Council's processes. I am submitting copies of the executed documents with my comments here today and direct that they be included in the Council's minutes. Please note 80 times 3 is 240 minutes.

The agenda for the impacted landowners stakeholder meeting scheduled for December 10, 2014 includes the monitoring program power point presentation which has been publicly available for months and which we have all heard several times. Discussion points include queries regarding how to improve communication and education as well as access to information. Does this Council think the impacted landowners are clueless, uneducated and can't read?

The landowners have been immersed in the Highlands Act tragedy for over a decade and are more knowledgeable of the Act and this Council's processes than most in this room, some of whom don't even get the basics accurately.

The purpose of the monitoring program is to "develop factual foundations for potential amendments to the RMP". The hour and a half impacted stakeholders meeting intends to address anything but those factual foundations and is shaping up to be nothing more than a Kangaroo Meeting dominated by staff condescension. I'm disappointed but not surprised.

The stakeholder briefing book is almost a comical regurgitation of the RMP. I ask how many consultant hours this Council wasted on its preparation. Its cost might have compensated a harmed landowner.

I am attaching my formal objection to the impacted landowner stakeholder meeting agenda to my comments today along with the non-response I received which advises that the concerns will be discussed at the meeting itself, promising to divert yet more time from a stakeholder's meeting purported purpose.

I am advised that I am too hard on the staff, rather an ironical charge given that I'm the one who lost 18 buildable lots in Chester Township and they have cushy government pensions funded by my tax dollars. Please note that the staff didn't even bother to include the harmed landowners in the original stakeholder list requiring us to utilize several meetings of our 3 minute allotment in protest. Now the staff has prepared an agenda that defeats the purpose of the stakeholder meeting, turning it into a farce. The Authorities Report described the staff as wielding "punitive and malicious tools". The staff invented "blind to the line" to harm yet more landowners who had previously luckily been in the Planning Area. I have been following this Council since its inception and I have observed a staff determined and intent on insuring that the harmed landowners remain harmed. Just compensation has never been an item on the staff's to-do list.

Subj: Response to November 9th Correspondence
Date: 11/24/2014 12:15:45 P.M. Eastern Standard Time
From: Margaret.Nordstrom@highlands.nj.gov
To: DAPost2@aol.com
CC: brucejames@gmail.com, crichko@hotmail.com, jvisioli@dover.nj.us, jrilee@yahoo.com, Kurt@alstedefarms.com, mfranc1@optonline.net, mlf4032@gmail.com, dressier52@aol.com, msebetich@optonline.net, sebetichm@wpunj.edu, Packaging42@yahoo.com, rvohden@ptd.net, R.G.Walton@comcast.net, bob@holtaway.com, mayor@townofmorristown.org, tracy@delawareriverkeeper.org, Tyler.yingling@nj.gov

Dear Ms. Post,

This acknowledges receipt of your letter dated November 9, 2014 (attached), wherein you raised certain issues with respect to the agenda and allocation of time regarding the RMP Stakeholder meeting scheduled for December 10, 2014.

We understand that you will attend this meeting, and note that any concerns or questions that you have raised in your letter can be addressed at that time.

Sincerely,
Margaret Nordstrom

Margaret Nordstrom
Acting Executive Director

New Jersey Highlands Council
100 North Road (Route 513)
Chester, NJ 07930-2322
(908) 879-6737 ext. 101
(908) 879-4205 Fax

margaret.nordstrom@highlands.nj.gov
www.nj.gov/njhighlands/

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=

122 Oakdale Road
Chester, N.J. 07930

November 9, 2014

Highlands Council
100 North Road
Chester, N.J.

Dear Ms. Nordstrom:

I am in receipt of your correspondence dated October 28, 2014. I will attend the December 10, 2014 meeting.

However, the agenda for the meeting being proposed is not acceptable and does not conform to the monitoring program's purpose of the stakeholder meetings. Per the Council's own words, the intent of the monitoring program is "to develop a factual foundation for potential amendments to current or future iterations of the" Highlands Regional Master Plan. Each stakeholder meeting is to produce a summary report with findings in connection with the meeting's intent.

We demand that the impacted landowner stakeholder meeting be devoted solely to the above intent and that scarce time not be spent on side issues of no concern to us.

The hour and a half allotted for the meeting is inadequate. We strongly object to the agenda that will make us captive of repetitive power point presentations and be devoid of substantial input.

We need no "overview of the monitoring program process" as we have heard this presentation several times already and have reviewed the related posted materials.

Given the Council's refusal to identify the TACs, identification of potential TAC members is not possible.

How to improve outreach and education is the Council's responsibility, not ours, and is the subject of a separate meeting, if sincerely needed. (Some suggestions: stop denying opra requests for Council information, embrace transparency, stop interrupting harmed landowners mid-sentence, actually listen to landowner comments, allow reasonable time for reasonable communications, stop providing access preference to green organizations, stop personally attacking harmed landowners both publicly and privately, provide grant access to landowners to study their specific private property situations, open the doors, and be honest.) Landowners do not attend Council meetings because it is a painfully mortifying experience, not because they are

¹ On behalf of myself and approximately four score harmed landowners who have provided a proxy authorizing myself, Mr. Shope and Mr. Klumpp to represent them in the Council's processes.

ignorant of the Highlands Act. Few are in need of “education”. In fact, we landowners are more familiar with the Highlands Act and the Council’s history/process than many of the current Council members and staff.

The Council is well aware of what “relevant information” is available on its and other’s websites. Any agenda item on the topic of information access is a mockery as the Council is also well aware that my OPRA request for the list of stakeholders meetings and TAC meetings has been denied.

We intend to address factual issues in all chapters of the RMP and expect the landowner factual issues to be memorialized in the impacted landowner stakeholder meeting report to the Council. The meeting must honor the landowner stakeholder agenda which is per the stated intent of the monitoring program.

Respectfully submitted,



Deborah A. Post

cc:

Office of the Governor, Michael Simon
Highlands Council Chairperson Rilee
Members of the Highlands Council

HARMED LANDOWNER PETITION AND PROXY
(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930
David Shope, PO Box 651, Long Valley, New Jersey 08753
Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Doug & Don Williams

Address: 9 Flanders Drakestown Rd Flanders NJ

Municipality, Lot & Block of harmed private property: Mt Olive (Flanders) 5300 2nd 10
5002 3rd 10

Signature:  Date: Oct 20 14

Mail to any of us at the listed addresses above.

HARMED LANDOWNER PETITION AND PROXY

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Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930
David Shope, PO Box 651, Long Valley, New Jersey 08753
Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: William J. Mannon

Address: 33 River Road, Washington N.J. 07882

Municipality, Lot & Block of harmed private property: BK 58 LT 102
BK 59 LT 101

Signature: William J. Mannon Date: 14-

Mail to any of us at the listed addresses above.

... harmed by the Highlands Act other than by property value loss and wish that harm also

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Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: NORQUIST, DAVID + ALICIA

Address: 125 DEER PARK Rd.

Municipality, Lot & Block of harmed private property: Allamuchy, NJ

Signature: [Handwritten Signature] Date: 10/26/2014

Mail to any of us at the listed addresses above.

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Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: RICHARD & GRETCHEEN LONGO

Address: 646 POWERVILLE ROAD BOSTON TOWNSHIP (MORRIS COUNTY) N.J. 07005

Municipality, Lot & Block of harmed private property: BOSTON TOWNSHIP N.J. LOT 3 BLOCK 21101

Signature: [Handwritten Signature] Date: OCT 21, 2014

Mail to any of us at the listed addresses above.

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David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Kiumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: C. Donald Lord, Jr.
P.O. Box 310
Address: SOUTHPORT, CT. 06890

Municipality, Lot & Block of harmed private property: Mahwah, N.J. B. 25 L. 18.070

Signature:  Date: 10/7/14

Mail to any of us at the listed addresses above.

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David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: JOHN LUNGHI

Address: 12 HEATHER COUN, HACKETTSTOWN NJ 07840

Municipality, Lot & Block of harmed private property: MANSFIELD, B1104-L4

Signature: John Lunghi Date: 10-9-14

Mail to any of us at the listed addresses above.

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Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Interesse Enterprises Inc. % HING LLC

Address: 3 Alpine Dr, Denville NJ 07834
Mount Olive

Municipality, Lot & Block of harmed private property: B/ 800 . L15+16
B 5300 L. 38

Signature: *David Shope* Date: 10/6/14
President

Mail to any of us at the listed addresses above.

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Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: HAROLD MAC PEELE + REBA MAC PEELE

Address: 3 ALBERTA LN. P.O. BOX 23 LEANON NJ 07462

Municipality, Lot & Block of harmed private property: LEANON TWP. 17 - 143

Signature: Harold MacPeele Date: Nov 1, 2014

Mail to any of us at the listed addresses above.

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Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Vincent J. Matarazzo

Address: 58 Summit Rd. Califon NJ 07830

Municipality, Lot & Block of harmed private property: Teuckshoring 131K 1.5 Lot 17
+ 14.02

Signature: Vincent J. Matarazzo Date: 10/8/14

Mail to any of us at the listed addresses above.

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Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: George B. Melick

Address: Box 73 Oldwick NJ 08858

Municipality, Lot & Block of harmed private property: Lebanon Twp L 11 B 41

Signature: George B. Melick Date: 10/4/14

Mail to any of us at the listed addresses above

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Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Joseph R. Messina

Address: 54 SANDHILL RD.

Municipality, Lot & Block of harmed private property: BLAINSTOWN NJ 07825

Signature: Joseph R. Messina Date: 12/5/14

Mail to any of us at the listed addresses above

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Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

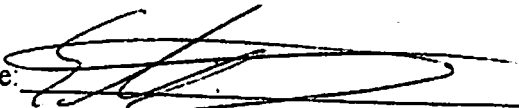
David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Eric and Marcie Metzler

Address: 24 Point Mountain Rd, Washington N.J. 07882

Municipality, Lot & Block of harmed private property: Lebanon Township, Block 56 Lot 10

Signature:  Date: 9/30/14

Mail to any of us at the listed addresses above.

HARMED LANDOWNER PETITION AND PROXY

(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: DAVID NEWHOUSE

Address: 14 HUGHES LANE, BELVIDERE, N.J. 07823

Municipality, Lot & Block of harmed private property: LOT 38 BLOCK 16

Signature: David Newhouse Date: 10/7/14

Mail to any of us at the listed addresses above.

HARMED LANDOWNER PETITION AND PROXY

(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

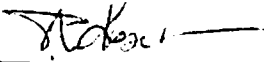
David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: PANTHER LAKE CHIMING RESORT

Address: 6 PANTHER LAKE ROAD, TINDOVER, NJ 09821

Municipality, Lot & Block of harmed private property: BLOCK 360
LOT NUMBERS: 24, 31, 31.07, 31.08, 31.09, 31.11

Signature:  Date: 10-8-14

Mail to any of us at the listed addresses above

HARMED LANDOWNER PETITION AND PROXY

(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Margarete M. Patrick a/k/a

Marguerite M. Patrick

Address: 397 Berkshire Valley Rd,

Jefferson Twp.

Municipality, Lot & Block of harmed private property: Bl. 252 L5.01 + 6

Signature: M. Patrick

Date: 10/9/14

Mail to any of us at the listed addresses above.

HARMED LANDOWNER PETITION AND PROXY

(may be terminated at any time by any party in writing)

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Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: ANTHONY E PATIRE & JOAN CHEN

Address: 7 BELMONT AVE, CLIFTON N.J. 07012

Municipality, Lot & Block of harmed private property: WEST ALFORD TOWNSHIP
BLOCK 06101 LOT 24

Signature: [Signature] Date: 9/24/14

HARMED LANDOWNER PETITION AND PROXY

(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Peacefully Valley LLC

Address: 134 Rt 46 Hackettstown, NJ 07840

Municipality, Lot & Block of harmed private property: BK 201 LT 33 BK 1701 LT 9

Signature: Avg. Member Date: 10/2/14

HARMED LANDOWNER PETITION AND PROXY
(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930
David Shope, PO Box 651, Long Valley, New Jersey 08753
Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: RONALD W. PETERSEN

Address: 213 MTN LK RD BELVIDERE N.J 07823

Municipality, Lot & Block of harmed private property: LIBERTY TWP BLK 48 LOTS 1, 2, 1
WHITE TWP BLK 17 LOTS 30
46
47

Signature:  Date: 10-1-14

HARMED LANDOWNER PETITION AND PROXY

(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

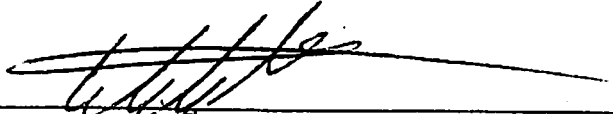
David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Wendel Henry Pfeifer

Address: 225 German Town Road West Milford 07480

Municipality, Lot & Block of harmed private property: Lot 01 - Block 14112

Signature:  Date: Oct. 08, 2014

HARMED LANDOWNER PETITION AND PROXY

(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name A. Pic Costa + Family

Address: 1775 Bloomfield Ave Fairfield NJ 07004

Municipality, Lot & Block of harmed private property: Morris County + Warren County

Signature: [Handwritten Signature] Date: Sept 29 / 14

HARMED LANDOWNER PETITION AND PROXY

(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: WILLIAM S. READ

Address: 95 HARTS LANE PORT MURRAY N.J
07865

Municipality, Lot & Block of harmed private property: 601.03/62.05
601.03/62.09

Signature: William S. Read Date: 10-22-2014

HARMED LANDOWNER PETITION AND PROXY

(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

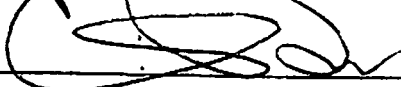
David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Chris Reiner

Address: 321 Amity Rd., Andover NJ 07821

Municipality, Lot & Block of harmed private property: Byram Twp., Lot 37, B. 336

Signature:  Date: 10-1-14

HARMED LANDOWNER PETITION AND PROXY
(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930
David Shope, PO Box 651, Long Valley, New Jersey 08753
Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: William Rymon

Address: P.O. Box 568 Broadway N.J. 08808

Municipality, Lot & Block of harmed private property: Wash Ing Warren Co. 0581 8.01A
26 1.02 1.03

Signature: [Handwritten Signature] Date: 10/8/14

HARMED LANDOWNER PETITION AND PROXY
(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930
David Shope, PO Box 651, Long Valley, New Jersey 08753
Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: John Aqa

Address: 185 West High St, Bound Brook, NJ 08807

Municipality, Lot & Block of harmed private property: Franklin, L 9, 10 B15

Signature: [Handwritten Signature] Date: 4/30/14

HARMED LANDOWNER PETITION AND PROXY
(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Christine E. Scheller

Address: physical address: Mine Hill Farm, 300 Schooley's Mtn. Rd.; mailing address: P.O. Box 176 Hackettstown, NJ 0784
Schooley's Mtn, NJ

Municipality, Lot & Block of harmed private property: Washington Twp. (Morris Cty.) Block 20, Lot 46 @ Farm.

Signature: Christ E. Scheller !!

Date: 10/13/14

HARMED LANDOWNER PETITION AND PROXY

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I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753


Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Alice Shane

Address: 30 Greenleaves Dr. Apt 313, Hadley MA 01035

Hampton Borough

Municipality, Lot & Block of harmed private property: Block 21, Lot 1

Signature:  Date: 10-1-14

Mail to any of us at the listed addresses above.

HARMED LANDOWNER PETITION AND PROXY

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I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: CHARLES W SHOPE

Address: 9 ESNA DRIVE HACKETTSTOWN N.J. 07840

Municipality, Lot & Block of harmed private property: 30 - 21 - 21 Q

Signature:  Date: 10-10-14

HARMED LANDOWNER PETITION AND PROXY
(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Carl Sigler

Address: 78 Millbrook Road Washington N.J

Municipality, Lot & Block of harmed private property: Franklin Twp B 9 1, 2 3

Signature: Carl Sigler Date: 10-22-14

HARMED LANDOWNER PETITION AND PROXY

(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

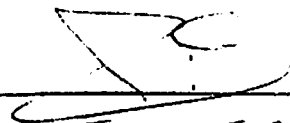
David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Califon Associates Inc

Address: 1687 County Route 565, Sussex, NJ 07461-4809

Municipality, Lot & Block of harmed private property: Vernon - Block 130 Lot 3.01

Signature:  Date: 10/6/14

HARMED LANDOWNER PETITION AND PROXY

(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Lisa Smith

Address: 9 ESNA DRIVE

Municipality, Lot & Block of harmed private property: Block 30 lot 21, 21G

Signature:  Date: 10-2-1962

HARMED LANDOWNER PETITION AND PROXY

(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Michael Stasak & Laurel Fox

Address: 376 River Rd, Carpentersville, NJ 08865

Municipality, Lot & Block of harmed private property: Pohatcong Twp., Warren Co
Block 98, Lots, 8, 29, 30 & 31, 7

Signature: Michael Stasak Date: October 11, 2014

HARMED LANDOWNER PETITION AND PROXY

(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: JOHN SHORRIS

Address: 76 West Valley Road Mt Long Valley, NJ
07853

Municipality, Lot & Block of harmed private property: 5401 Lot 16 Mount Olive

Signature: R. Flor Date: 10/8/14

Thank you all!!!

HARMED LANDOWNER PETITION AND PROXY

(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Gregory E Terhune

Address: 95 Bowers town Road, Washington NJ 07882

Municipality, Lot & Block of harmed private property: Washington township Block 5
Warren County Lot 21

Signature: Gregory E Terhune Date: 2014/10/04

HARMED LANDOWNER PETITION AND PROXY
(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: William C. Tinkle

Address: 700 Richline Hill Road Stewartsville NJ 08886

Municipality, Lot & Block of harmed private property: Greenwich Twp Block 2, Lot 202

Signature: Willis Allen Date: 10/6/14

HARMED LANDOWNER PETITION AND PROXY
(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930
David Shope, PO Box 651, Long Valley, New Jersey 08753
Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833


Print Name: JAMES C. TOTTEN

TOTTEN FAMILY FARM

Address: 442 WAUGHRIGHT ROAD

LONG VALLEY NJ 07105

Municipality, Lot & Block of harmed private property: 12 37.03

Signature:  Date: 10/6/17

HARMED LANDOWNER PETITION AND PROXY
(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: LeMad Corporation/Charles Urban

Address: PO Box 5041 Clinton NJ 08822

Municipality, Lot & Block of harmed private property: Block 608, LOT 6

Signature:  Date: _____

HARMED LANDOWNER PETITION AND PROXY
(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: George Vetter

Address: 182 Mountain Ave Warren N.J. 07059
no. 2#

Municipality, Lot & Block of harmed private property: 74, 53 Alexandria

Signature: George Vetter Date: 10/20/14

HARMED LANDOWNER PETITION AND PROXY

(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

- Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930
- David Shope, PO Box 651, Long Valley, New Jersey 08753
- Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Robert A. Vreeland

Address: 13 Barkman Way Chester NJ 07930

Municipality, Lot & Block of harmed private property: WASHINGTON TWP (LONG VALLEY)
Block 18, LOTS 1.09, 3, 8.11, 8.12, 8.13
8.14, 9.15, 22, 27, 29.05, 29, 29.01, Block 18.01, LOTS 1.01, 1.02, 1.03, 1.04, 1.05
1.06, 1.07, 1.08, 1.09

Signature: Robert A. Vreeland Date: 10-8-14

HARMED LANDOWNER PETITION AND PROXY

(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833


Print Name: CHRIS WADE

Address: 4 ALPAUGH FARM Rd LEBANON N.J

08833

Tele 908-303-9575

Municipality, Lot & Block of harmed private property: BLK 3 Lot 2 CALIFON

Signature:  Date: 10/17/14

HARMED LANDOWNER PETITION AND PROXY

(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Peter & Heather Wicki

Address: 50 Marble Hill Rd - Great Meadows, NJ 07838

Municipality, Lot & Block of harmed private property: Liberty Twp. Lot - 25.01 Plot No. 09

Signature: [Signature] Date: 10-17-14

HARMED LANDOWNER PETITION AND PROXY

(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Matthew Wood

Address: 333 County Route 579 Asbury, NJ 08802

Municipality, Lot & Block of harmed private property: _____

Signature: Matthew S Wood Date: 10/7/14

HARMED LANDOWNER PETITION AND PROXY

(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: CLARK ZAMPULLA

Address: 124 Union Valley Road Newfoundland NJ 07435
PO Box 377

West Milford Township

Municipality, Lot & Block of harmed private property: 14602 LOTS: 1,2,3,4,5,6

Signature: 

Date: 9-30-2014

HARMED LANDOWNER PETITION AND PROXY

(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930
David Shope, PO Box 651, Long Valley, New Jersey 08753
Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Bruce Zatzky

Address: 15 CHURCH ST VERNON NJ 07762

Municipality, Lot & Block of harmed private property: VERNON Block: 20 Lots: 22.05
22.08
22.11

Signature: [Signature] Date: 10-13-14

HARMED LANDOWNER PETITION AND PR
(may be terminated at any time by any party in writin

I appoint the following individuals as my spokespersons and proxy to repr Highlands landowner, before the New Jersey Highlands Council in connec Highlands Regional Master Plan, the just compensation due for the regula property on passage of the Highlands Act, all stakeholder meetings, and of the Highlands Clean Water and Preservation Act (the "Highlands Act"). I landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930
David Shope, PO Box 651, Long Valley, New Jersey 08753
Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Joanne Anderson

Address: 410 Little Brook Rd.

Municipality, Lot & Block of harmed private property: Lebanon Township - Block 449 Lot 46

Signature: Joanne Anderson Date: October 8, 2014

Mail to any of us at the listed above.

Thanks to the
3 of you -
This is great!
Joanne

HARMED LANDOWNER PETITION AND PROXY
(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930
David Shope, PO Box 651, Long Valley, New Jersey 08753
Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: _____



Mr. Louis Baduini
P.O. Box 427
Vienna NJ 07880-0427

Address: _____

Block 21 lots 011, 012, 013
002

Municipality, Lot & Block of harmed private property: _____

INDEPENDENCE TWP

Signature: _____

Date: _____

10-5-14

Mail to any of us at the listed addresses above.

HARMED LANDOWNER PETITION AND PROXY
(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Bonnie Begraft

Address: 1 Curtis Drive, Vernon, NJ, 07462

Municipality, Lot & Block of harmed private property: 192, 9 (Upper Plateau 48 acres)

Signature: [Handwritten Signature] Date: 9/29/14

Mail to any of us at the listed addresses above

HARMED LANDOWNER PETITION AND PROXY
(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930
David Shope, PO Box 651, Long Valley, New Jersey 08753
Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Donald Begraft

Address: 1 Curtis Drive, Vernon, N.J. 07462

Municipality, Lot & Block of harmed private property:

<u>Hidden Valley Ski Area + Tennis Club</u>			
<u>Block</u>	<u>Lot</u>	<u>Blk</u>	<u>Lot</u>
192.02	12	192.02	25
192.02	19	192.02	13
192.02	26	192.02	14
192.02	20.13	192.02	15
		192.02	16
		192.01	13

Signature: Donald Begraft, 9/30/14 Date: _____

Mail to any of us at the listed addresses above.

HARMED LANDOWNER PETITION AND PROXY
(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.


Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930
David Shope, PO Box 651, Long Valley, New Jersey 08753
Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Dr Michael Benetatos

Address: 1069 Ringwood Ave, Site 106, Haskell, NJ 07420

Municipality, Lot & Block of harmed private property: Ringwood NJ 311-15

Signature:  Date: 10-2-14

Mail to any of us at the listed addresses above.

HARMED LANDOWNER PETITION AND PROXY
(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930
David Shope, PO Box 651, Long Valley, New Jersey 08753
Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Robert E & Ruth M. Best

Address: 1 Rusling Road, Hackettstown, N.J. 07840

Municipality, Lot & Block of harmed private property: 1 - 68 Independence TWP

Signature: Robert E Best Date: 9/29/14

Mail to any of us at the listed addresses above.

HARMED LANDOWNER PETITION AND PROXY
(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930
David Shope, PO Box 651, Long Valley, New Jersey 08753
Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: JAMES & DORLA BROWN

Address: 115 DEER PK RD

Municipality, Lot & Block of harmed private property: ALLAMENNY L 26 B 901

Signature: Dorla Brown Date: Oct 4, 2014

Mail to any of us at the listed addresses above.

HARMED LANDOWNER PETITION AND PROXY

(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

- Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930
- David Shope, PO Box 651, Long Valley, New Jersey 08753
- Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: ROBERT A. CACCIARELLI

Address: 396 HOFFMAN RD. PORT MURRAY N.J. 07865

Municipality, Lot & Block of harmed private property: Murray B-0703.02
L-17.01

Signature: *Robert A. Cacciarelli* Date: Sept. 30-14

Mail to any of us at the listed addresses above.

HARMED LANDOWNER PETITION AND PROXY

(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833 ✓

Print Name: ANTHONY CAPPUCCIO

Address: 6 ORCHARD LANE, BERKELEY HEIGHTS, NEW JERSEY, 07722

Municipality, Lot & Block of harmed private property: LOT 61, 64, 12, 1201
BLOCK 13, LONGVALLEY, N.J.

Signature: [Handwritten Signature] Date: 9-29-2014

Mail to any of us at the listed addresses above.

HARMED LANDOWNER PETITION AND PROXY
(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930
David Shope, PO Box 651, Long Valley, New Jersey 08753
Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: EUGENE C. CLAEYSSENS

Address: 26 COLUMBUS RD, DEMAREST N.J 07627

Municipality, Lot & Block of harmed private property: LIBERTY TOWNSHIP
10-004, 11-043, 11-044

Signature: Eugene C. ClaeysSENS Date: 10/14/14

Mail to any of us at the listed addresses above.

HARMED LANDOWNER PETITION AND PROXY

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Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Guy A Collina

Address: 404 Jane Chapel Rd

Municipality, Lot & Block of harmed private property: Mansfield Twp Lot 3.02 Block 201

Signature: Guy A Collina Date: 10/11/2014

Mail to any of us at the listed addresses above.

HARMED LANDOWNER PETITION AND PROXY

(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name:

PETER J. COFRANESCO INK

Address:

786 WEST MT. RD SPARTA N.J. 07871

Municipality, Lot & Block of harmed private property:

SPARTA
78K. 18 LOT 3
23001 LOT 5
17001 LOT 7
23001 LOT 9
17001 LOT 9

Signature:

Deborah Cofrancesco

Date:

Oct 8 2014

Mail to any of us at the listed addresses above.

23001 - LOT 6
22001
5-4
5-4

HARMED LANDOWNER PETITION AND PROXY
(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:


Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930
David Shope, PO Box 651, Long Valley, New Jersey 08753
Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: GLENN COUGLE

Address: 7 BIRCH LANE HACKETTSTOWN N.J.,

07840.
Block / LOT
3012 / 10

Municipality, Lot & Block of harmed private property: HAMPTON - 3012 / 10

Signature:  Date: OCT 10 2014.

Mail to any of us at the listed addresses above.

HARMED LANDOWNER PETITION AND PROXY

(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

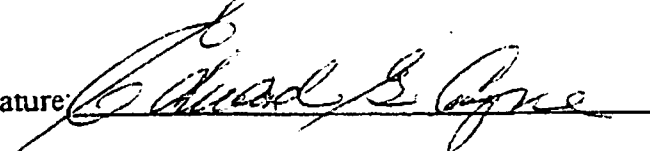
Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930
David Shope, PO Box 651, Long Valley, New Jersey 08753
Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: EDUARDO G. COYNE

Address: 1/2 COYNE ENTERPRISES INC
642 TOWNSBURY ROAD GREAT MEADOWS NJ
07822

Municipality, Lot & Block of harmed private property: LOT 40 Block 0101.02

Signature:  Date: 9/30/14

Mail to any of us at the listed addresses above.



HARMED LANDOWNER PETITION AND PROXY
(may be terminated at any time by any party in writing)

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Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Eric Creveling / Crevelings Sawmill

Address: 245 Millbrook Rd Washington NJ 07082

Municipality, Lot & Block of harmed private property: Hammont, Lot 11, B1K 18
Hammont, Lot 4, B1K 18

Signature: [Handwritten Signature] Date: 10/15/14

Mail to any of us at the listed addresses above.

HARMED LANDOWNER PETITION AND PROXY

(may be terminated at any time by any party in writing)

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Appointed individuals

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

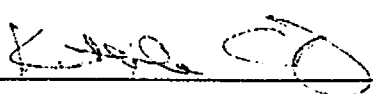
David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Kathleen Crowley

Address: 233 Millbrook Rd, Washington, NJ 07982

Municipality, Lot & Block of harmed private property: Franklin, Lot 13 Block 7

Signature:  Date: 10/15/14

Mail to any of us at the listed addresses above.

If you are harmed by the Highlands Act other than by property value loss and wish that harm also

HARMED LANDOWNER PETITION AND PROXY

(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Mollie Crowling

Address: 416 Millbrook Rd., Wash., N.J. 07882

Municipality, Lot & Block of harmed private property: White Top + Frankline tops

Signature: Mollie Crowling Date: 10-13-14

Mail to any of us at the listed addresses above.

Mail 1.

HARMED LANDOWNER PETITION AND PROXY

(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: June Cummins

Address: 20 Marble Hill Road, Great Meadows, N.J. 07838

Municipality, Lot & Block of harmed private property: Liberty Township Block 6 - Lot 8
Block 9 - Lot 1

Signature: June Cummins Date: 9/30/14

Mail to any of us at the listed addresses above.

HARMED LANDOWNER PETITION AND PROXY

(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: BRENT DALEY MPLEK

Address: 67 BUCKHORN DR. WASHINGTON, NJ 07882

Municipality, Lot & Block of harmed private property: WHITE TWP ^{BLOCK 10 LOT 3} ~~BLOCK 13 LOT 2~~

Signature: Brent Dapple Date: 10/10/14

Mail to any of us at the listed addresses above.

HARMED LANDOWNER PETITION AND PROXY
(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

- Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930
- David Shope, PO Box 651, Long Valley, New Jersey 08753
- Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

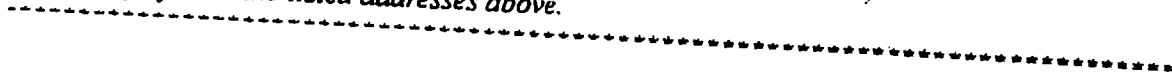
Print Name: Harold Danielson

Address: 30 Green leaves Dr. Apt 315, Hadley MA 01035

Municipality, Lot & Block of harmed private property: Hampton Borough Block 2, lot 1

Signature: [Handwritten Signature] Date: 10/01/2014

Mail to any of us at the listed addresses above.



HARMED LANDOWNER PETITION AND PROXY
(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

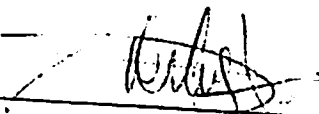
David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: NEVILLE L RAMIREZ

Address: 5 ESNA DRIVE HACKETTSTOWN NJ 07840

Municipality, Lot & Block of harmed private property: 6306.71

Signature: 

Date: 4 OCT 2014

Mail to any of us at the listed addresses above.

HARMED LANDOWNER PETITION AND PROXY
(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930
David Shope, PO Box 651, Long Valley, New Jersey 08753
Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Karen Driscoll Diorio

Address: 344 W. Lake Shore Dr. Highland Lakes, NJ. 07422
Blk 192, Lot 4 - 12 Breakneck Rd.
Blk 191, Lot 15-34 Highland Lakes Rd.

Municipality, Lot & Block of harmed private property:

Signature: Karen Driscoll Diorio

Date: 9/30/14

Mail to any of us at the listed addresses above

If you

HARMED LANDOWNER PETITION AND PROXY

(may be terminated at any time by any party in writing)

I appoint the following individuals as my spokespersons and proxy to represent me, a harmed Highlands landowner, before the New Jersey Highlands Council in connection with the Highlands Regional Master Plan, the just compensation due for the regulatory taking of private property on passage of the Highlands Act, all stakeholder meetings, and other matters related to the Highlands Clean Water and Preservation Act (the "Highlands Act"). I am a harmed Highlands landowner because my private property and/or business was adversely impacted by the Highlands Act causing me financial harm.

Appointed Individuals:

- Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930
- David Shope, PO Box 651, Long Valley, New Jersey 08753
- Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Ray DiRisio / Irma DiRisio

Address: 485 Jackson Valley Road Oxford NJ 07863

Municipality, Lot & Block of harmed private property: Mansfield Twp. Warren County

Signature: Raymond DiRisio Date: 11-7-14

Mail to any of us at the listed addresses above.

If you are harmed by...

HARMED LANDOWNER PETITION AND PROXY

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Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: DONALDSON FAMILY FARM L.P

Address: 212 AIRPORT RD HACKETTSTOWN NJ 07840

Municipality, Lot & Block of harmed private property:

LOT	BLOCK
281	110510
	110510

MAV'S FIELD TOWNSHIP

Signature: Laura A. Rouillon Date: 10-1-14

Mail to any of us at the listed addresses above.

If you are ha...

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- David Shope, PO Box 651, Long Valley, New Jersey 08753
- Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: ELVIRA & BARRY FARQUHAR

Address: 113 SKYLINE DRIVE, MORRISTOWN NJ 07960

Municipality, Lot & Block of harmed private property: CHESTER TSP; BLOCK 17; LOT 3
WASHINGTON TSP; BLOCK 37; LOT 16:02

Signature: Barry Farquhar
Barry Farquhar

Date: OCT 10, 2014

Mail to any of us at the listed addresses above.

If you are:

HARMED LANDOWNER PETITION AND PROXY
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- Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930
- David Shope, PO Box 651, Long Valley, New Jersey 08753
- Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Carol, John & Susan Fuller

Address: 178 Mt Bethel Rd., Port Murray, NJ 07865

Municipality, Lot & Block of harmed private property: Block 901, Lot 21.03

Signature: Carol Fuller Date: 10-2-2014

Mail to any of us at the listed addresses above.

If you are having trouble...

HARMED LANDOWNER PETITION AND PROXY

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Appointed Individuals:

Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

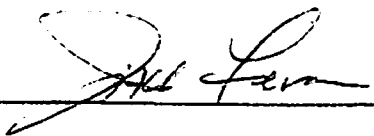
David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: JACK FERA

Address: 194 Washington Valley Rd. Morristown, NJ 07960

Municipality, Lot & Block of harmed private property: None personally

Signature:  Date: 10/3/14

Mail to any of us at the listed addresses above.

HARMED LANDOWNER PETITION AND PROXY
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Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: SYLVIA FERRARA

Address: 9 LARSON LANE MT. ARLINGTON N.J. 07856
MT. ARLINGTON BLOCK #65 LOT #1

Municipality, Lot & Block of harmed private property: ROXBURY BLOCK #13201 LOT #4

Signature: Sylvia Ferrara Date: OCTOBER 2, 2014

Mail to any of us at the listed addresses above.

HARMED LANDOWNER PETITION AND PROXY

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David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

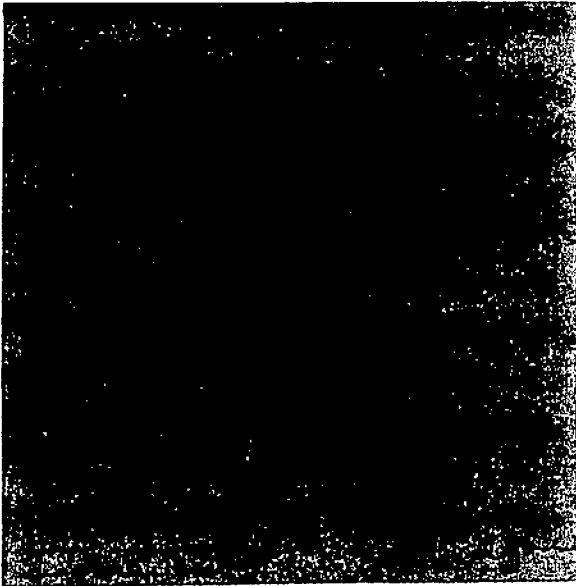
Print Name: Dominick Annunziata Gaslicchio

Address: 334 Mary St. Hackensack, N.J. 07601

Municipality, Lot & Block of harmed private property: Block - 62 Lot 1.15 71 Kean Tower Dr. Kean Twn

Signature: Dominick Gaslicchio Date: 10/4/14

Mail to any of us at the listed addresses above.



DOWNER PETITION AND PROXY

(dated at any time by any party in writing)

I appoint _____ as my spokespersons and proxy to represent me, a harmed New Jersey Highlands Council in connection with the _____ just compensation due for the regulatory taking of private _____ Act, all stakeholder meetings, and other matters related to _____ Conservation Act (the "Highlands Act"). I am a harmed Highlands _____ party and/or business was adversely impacted by the _____ harm.

Appointed Individuals:

- 1. Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930
- 2. David Shope, PO Box 651, Long Valley, New Jersey 08753
- 3. Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: ED GAGNE

Address: 301 NEWPORT ROAD

Municipality, Lot & Block of harmed private property: GLEN GARDNER NJ, 08826

Signature: Ed Gagne Date: 9/30/2014

Mail to any of us at the listed addresses above.

HARMED LANDOWNER PETITION AND PROXY
(may be terminated at any time by any party in writing)

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Appointed Individuals:

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David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

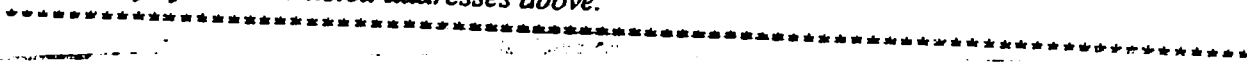
Print Name: WILLIAM GIBSON

Address: 208 MOUNTAIN VIEW ROAD

Municipality, Lot & Block of harmed private property: LOT 48 BLOCK 16
FRANKLIN TWP, WARREN CO

Signature: William H. Gibson Date: 9/29/14

Mail to any of us at the listed addresses above.



HARMED LANDOWNER PETITION AND PROXY

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David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Robert M. Giordano

Address: 66 Petersburg Rd, Hackettstown, N.J. 07840

Municipality, Lot & Block of harmed private property: Independence Twp. BK 09-LOT 48

Signature: [Handwritten Signature] Date: 9/20/14

Mail to any of us at the listed addresses above.

If you are harmed by the Highlands Act, please contact us at the following address: *****

HARMED LANDOWNER PETITION AND PROXY

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Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930
David Shope, PO Box 651, Long Valley, New Jersey 08753
Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Adam M Greene - cell # 973-919-6909

Address: c/o Trend Motors Ltd
201 Rt 46 Rockaway NJ 07866 Blk # Lot # 9 02

2 Properties → 1 Kardan Hackettstown LLC - 17 Acres cu
2 Kardan Randolph LLC - 11 Acres R+46
Municipality, Lot & Block of harmed private property: cu R+10
I own 100% of both LLC's Blk # 49 Lot # 13

Signature: [Signature] Date: 10/14/14
agreen@trendmotors.com

Mail to any of us at the listed addresses above.

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Deborah Post, 122 Oakdale Road, Chester, New Jersey 07930

David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: MERVYN V T. HAINES JR.

Address: P.O. Box 64, SCHOOLEY'S MT. N.J. 07870-0064

Municipality, Lot & Block of harmed private property: _____

Signature: _____ Date: _____

Mail to any of us at the listed addresses above.

HARMED LANDOWNER PETITION AND PROXY

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David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: Margaret Hajdu

Address: 63 Person Rd, Bloomsbury, NJ 09804

Municipality, Lot & Block of harmed private property: Burden Township, Lot 26, 19, Block 1

Signature: Margaret Hajdu Date: Sept. 29, 2014

HARMED LANDOWNER PETITION AND PROXY

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David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

William and Eike Hendershot
Print Name: _____

Address: 16 Brookside LA, Hampton N.J.

Municipality, Lot & Block of harmed private property: BETHLEHEM TWP
Block 44 Lot 29

Signature: [Signature] Date: 10/12/14

HARMED LANDOWNER PETITION AND PROXY

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David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name:

Cecelia ILLING

Address:

153 Old Turnpike Rd, Port Murray, NJ 07865

Municipality, Lot & Block of harmed private property:

Washington Twp Morris County
Block 46 Lot 15

Signature:

Cecelia Illing

Date:

10-1-14

HARMED LANDOWNER PETITION AND PROXY

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David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: JOHN C. KASHTARIAN

Address: KASHT'S FARM 181 PETERSBURG ROAD
HACKETTSTOWN, N.J. 07840, WARREN COUNTY
Municipality, Lot & Block of harmed private property: INDEPENDENCE TOWNSHIP

Signature: John C. Kashtarian Date: Oct 29 - 2014

100% DISABLED KOREAN WAR VETERAN.
Mail to any of us at the listed address

HARMED LANDOWNER PETITION AND PROXY

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David Shope, PO Box 651, Long Valley, New Jersey 08753

Hank Klumpp, 24 Longview Road, Lebanon, New Jersey 08833

Print Name: STEVEN C LINZ

Address: 680 FRANKLIN LAKES RD
FRANKLIN LAKES NJ 07417

Municipality, Lot & Block of harmed private property: Lot 15, Block 3 + Lot 36 Block 9

Signature: [Handwritten Signature] Date: OCT 23, 2014

Mail to any of us at the listed addresses above.

You are viewing an archived document from the New Jersey State Library. Comments submitted at Highlands Council Meeting on December 4, 2014 by Hank Klumpp
I am Hank Klumpp. I own 20 acres in the Highlands Preservation Area.

① I will ask you once again the same question I have asked every month for going on eleven years. Where is the scientific study that put my property into the preservation area? Let's face it - we all know it was political - never scientific. Please prove me wrong by showing me the study I have been asking for.

Everyone in this room knows that a dedicated funding source is needed and that the Act should never have been signed without just compensation in place for those losing their property values. Equity is gone!

②

I am sure many of you are tired of hearing me month after month - but you are probably the same people who are not being affected by the robbery and being asked to consider accepting pennies on the dollar. You hear me once a month - but I live the injustice every day.

Santa

Elves

The Highlands Council

Flying Reindeer

I believe in all of these but one -

Can you guess which one?

(I'll repeat them) ?
Can you guess which one?

③

Thank you!
Hank Klumpp

24 Longview Road
Lebanon, N.J. 08833



CHRIS CHRISTIE
Governor

KIM GUADAGNO
L. 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

MARGARET NORDSTROM
Executive Director

MEMORANDUM

To: Land Owner Equity and Land Preservation Committee
From: Margaret Nordstrom, Executive Director
Subject: Committee Meeting Minutes – October 23, 2014
Date: November 13, 2014

A Land Owner Equity and Land Preservation Committee meeting was held on Thursday, October 23, 2014 at the Highlands Council office in Chester. Committee Members present: Committee Chair Walton; and Committee Members present via phone: Council Chair Rilee, Members Dressler, Francis, and Visioli.

Staff Members present: Margaret Nordstrom, Andrew Davis, Chris Danis, James Humphries, Kim Ball Kaiser, and Annette Tagliareni.

New Jersey Builder's Association (NJBA) members present: Stephen Shaw, David Fisher (NJBA President; Planner & K. Hovnanian.); George Vallone (NJBA Vice President & Hoboken Brownstone Company); and Elizabeth George-Cheniara, Esq.

Also present via phone: Tyler Yingling, Assistant Counsel, Governor's Authorities Unit

Committee Chair Walton opened the meeting at 3:04pm and welcomed the New Jersey Builder representatives to the meeting.

Mr. Shaw began the discussion that the New Jersey Builders Association (NJBA) hopes to assist with the work of the Highlands TDR Program. Ms. Shaw added that the program has to work for the private sector and building community.

Mr. Fisher referred the committee members to the National Association of Home Builders (NAHB) memorandum dated July 29, 2014 regarding transfer of development rights in the Highlands. Mr. Fisher pointed out the factors that determine a good program from a bad program. Mr. Fisher referred to Maryland's Transfer of Development Rights Programs which created incentives for builders, which included density bonuses and expedited approvals. Mr. Shaw stated that a free market base is what builders are about and should be in play to accomplish TDRs.

Mr. Fisher noted that unlike the Pinelands Commission, the Highlands did not create growth zones.

Committee Chair Walton commented on Council's current credit values and the need for reassessment.

Mr. Vallone commented that the building boom is on the gold coast where all municipalities share common characteristics and the need for infrastructures. Mr. Vallone added that an effort should be made with mayors in targeted areas. Committee Chair Walton asked why a mayor would want to work with the Highlands. Mr. Vallone responded to get funding for a duality vision; improve infrastructure and buy in the Highlands.

Ms. Nordstrom noted that Vernon Township wants to put a program in place and the mayor has a vision. Mr. Vallone raised doubts about builders' desires to develop in such areas, which are not along the train lines/transit-served areas. He suggested that staff consider assessing municipalities and areas that are 45 minutes from Manhattan for possible receiving areas, and then to engage in discussion with local officials. Staff suggested coordination with Department of Transportation and NJ Transit.

There was then a discussion about the cost of Highlands Development Credits (HDCs) and what determines a credit for residential and commercial units/properties. Mr. Vallone stated he believed that the (HDC Bank) initial purchase program is hindering the creation of a market for credits and that the Highlands Council should end the practice of purchasing of credits and allow the free market to take over. It was suggested that Council use its website as a market place to sell credits.

NJBA members left the meeting at 4:00pm

Land Owner Equity and Land Preservation Program

At the next Council meeting on December 4, Committee Chair Walton will report out on the committee's recommendation regarding the Land Owner Equity and Land Preservation Program. Ms. Nordstrom will provide a presentation on this program to Council for discussion. Chief Counsel Davis gave an overview of the process for Council's review and adoption of the program. Committee Chair Walton added that Council Members should be provided with a final draft program for their review well in advance of the December meeting.

Water Fee

Committee Chair reported that water use data in the region is not available. Ms. Danis referred the committee to an excerpt from Highlands Water Resource Volume II - Water Use and Availability Technical Report (page 98-99) from 2003 which gave data on Highlands water uses by use type. Ms. Danis noted that Highlands staff can update this information utilizing additional technical consultants, but that it, may require Highlands Council consideration in order to authorize staff and technical resources to conduct and update further study on this topic.

Mr. Humphries gave an update on the TDR Receiving Area Feasibility grants.

Ms. Nordstrom gave an update on the potential open space projects in the Highlands Region.

The Committee adjourned at 4:15pm.



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

MARGARET NORDSTROM
Executive Director

MEMORANDUM

To: Plan Conformance Committee
From: Margaret Nordstrom *MAL* Executive Director
Subject: Committee Meeting Minutes– November 7, 2014
Date: November 20, 2014

A Plan Conformance Committee meeting was held on Friday, November 7, 2014 at 3:30pm at the Highlands office in Chester. Committee Members present: Member Vohden; Committee Members present via phone: Council Chair Rilee, Members Dressler and Tfank.

Staff Members present: Margaret Nordstrom, Chris Danis, James Humphries, Chris Ross, Keri Bencoter, and Annette Tagliareni.

Also present: Tyler Yingling, Assistant Counsel, Governor's Authorities Unit.

The first item on the agenda for discussion was staff's recommendations for the use of the Checklist Ordinance approach for one municipality. The overall basis for this recommendation is the extremely limited development potential of the town. The proposed municipality is:

- Franklin Township (Warren County) – 3 parcel/448 acres (Preservation Area)

The analysis for the Township was distributed to committee members. Ms. Nordstrom gave an overview on the analysis employed in reaching the recommendation for the use of the Checklist Ordinance approach for Franklin Township. The parcels are all Q-farm parcels based on the MOD IV tax record and are eligible for farmland preservation. Each parcel is currently in agricultural use but also contains significant forestlands.

After discussion, Member Vohden made a motion on staff's recommendation for a Checklist Ordinance approach in the Township of Franklin (Warren County). Member Tfank seconded the motion and all were in favor.

Committee Member Richko will announce at the Council's December 4th meeting that the Township of Franklin is recommended by Highlands staff for a Checklist Ordinance approach. Highlands staff

November 20, 2014

Page 2

will provide a presentation to Council and the presentation and supporting materials will be posted on the Council's website after the December 4th meeting.

At the January 22, 2015 meeting, Council will consider a resolution to approve these Minutes of the Plan Conformance Committee.

The second item on the agenda for discussion was a proposed Highlands Redevelopment Area Designation in Oakland Borough. Based on a field survey conducted on October 27, 2014 and further analysis by the Highlands Council staff it was determined that an area of "shot rock" shown on the plans as impervious surface was not actually impervious surface and the area proposed for redevelopment was not previously developed or disturbed land. Therefore, the application was determined to have fallen short of the impervious cover and redevelopment area standards required for designation as a Highlands Redevelopment Area. Highlands staff explained the administrative history of the proposed project and noted that it will likely be on Council's December 4th agenda.

The Plan Conformance Committee adjourned at 4:07pm.



Highlands Council Meeting

Thursday, December 4, 2014

Plan Conformance Committee Report



Review of Franklin Township Build out Report

Franklin Township, Warren County*

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

Block	Lot	Total Acres	Notes
9	11	99.1	Q Farm Parcel; partially forested
9	23	166.7	Q Farm Parcel; partially forested
8	10	182.2	Q Farm Parcel; mostly forested

* Please note all three parcels are listed in the Franklin Township 2008 Comprehensive Farmland Preservation Plan as SADC eligible for preservation.



Review of Franklin Township Final Draft Consistency Report

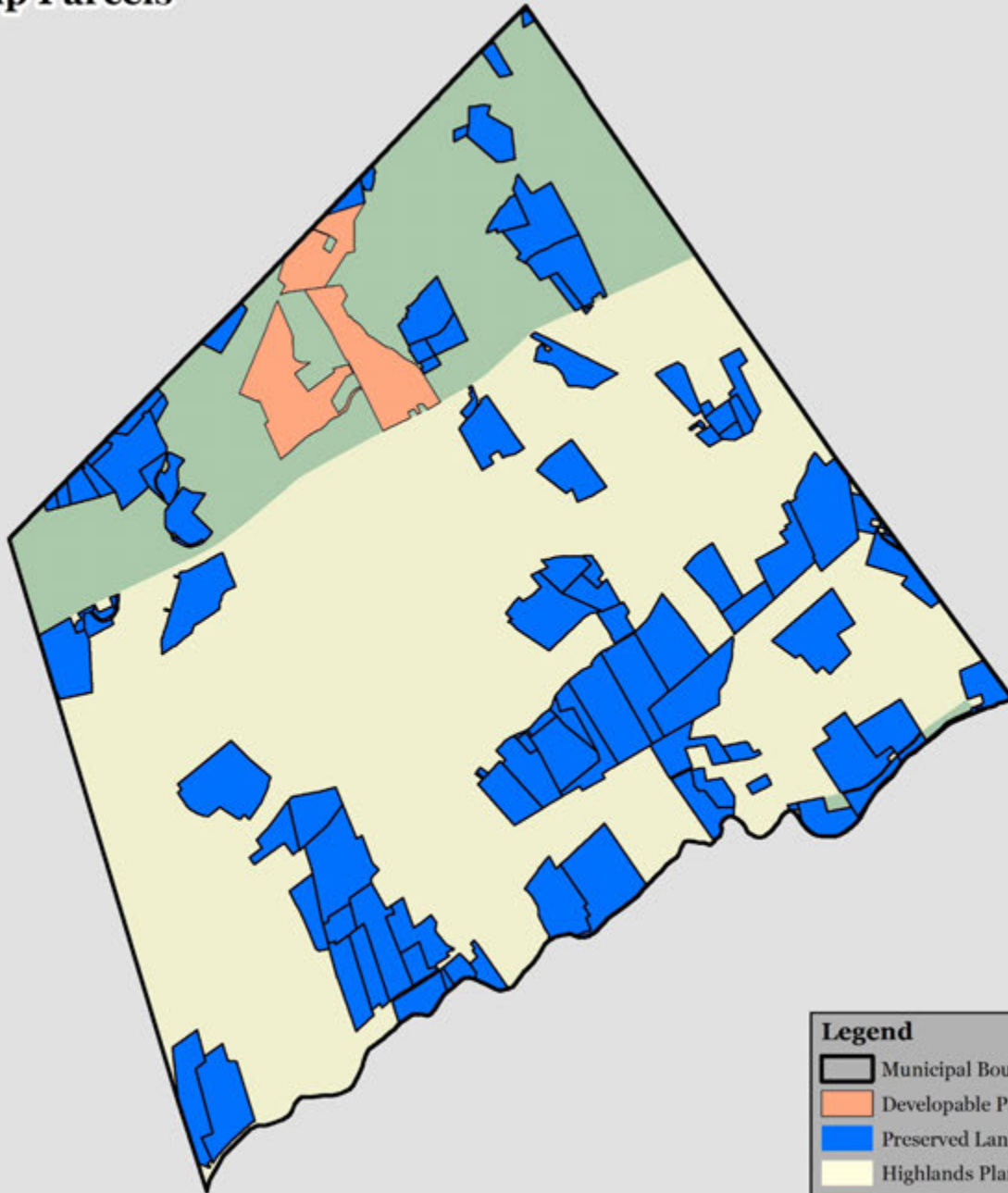
Franklin Township, Warren County Analysis of lands subject to Highlands Ordinance

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	3/448 acres

Franklin Township Parcels



1 inch = 5,346 feet



Legend

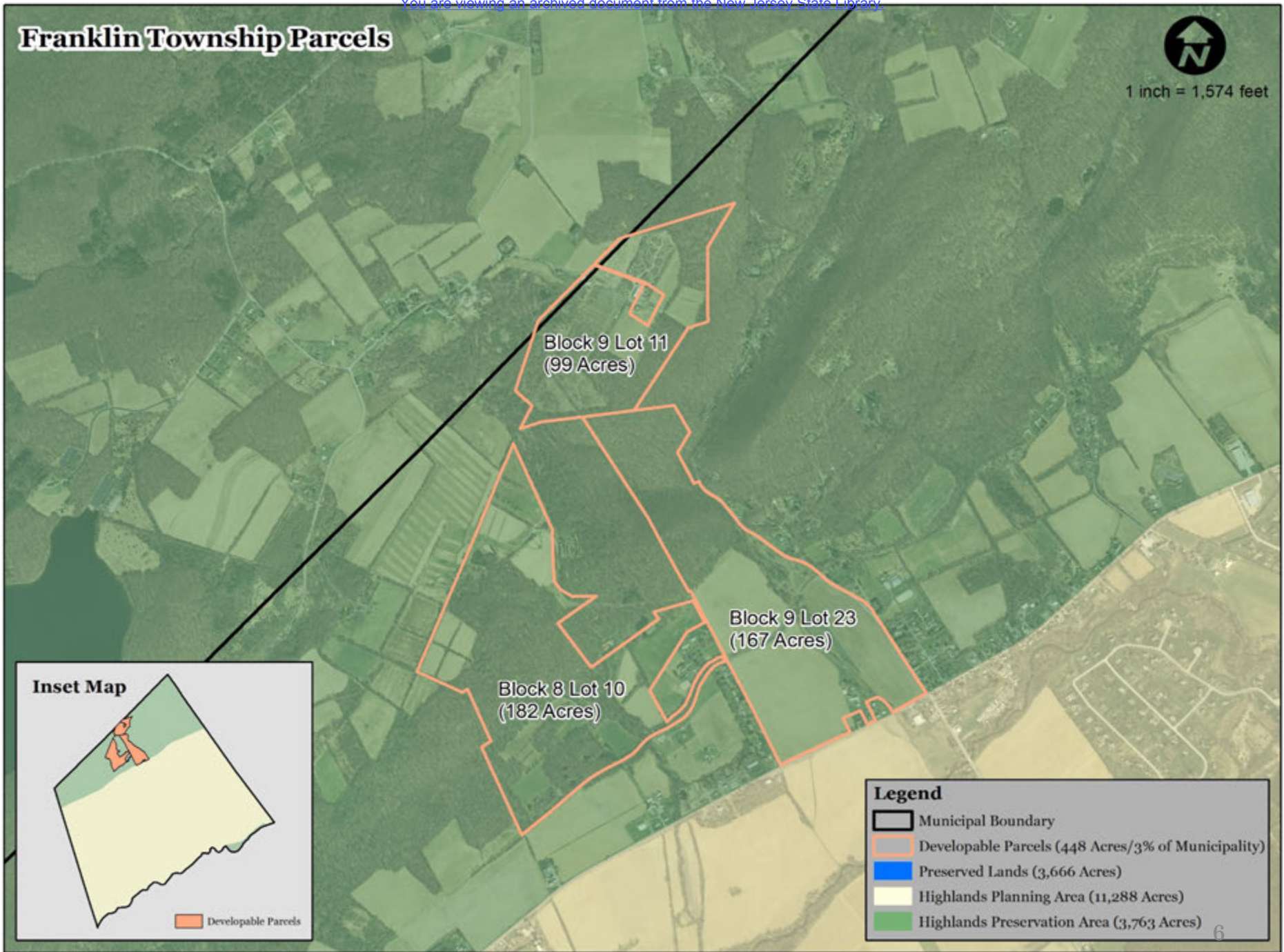
- Municipal Boundary
- Developable Parcels (448 Acres/3% of Municipality)
- Preserved Lands (3,666 Acres)
- Highlands Planning Area (11,288 Acres)
- Highlands Preservation Area (3,763 Acres)

5

Franklin Township Parcels



1 inch = 1,574 feet



Inset Map



Developable Parcels

Legend

- Municipal Boundary
- Developable Parcels (448 Acres/3% of Municipality)
- Preserved Lands (3,666 Acres)
- Highlands Planning Area (11,288 Acres)
- Highlands Preservation Area (3,763 Acres)

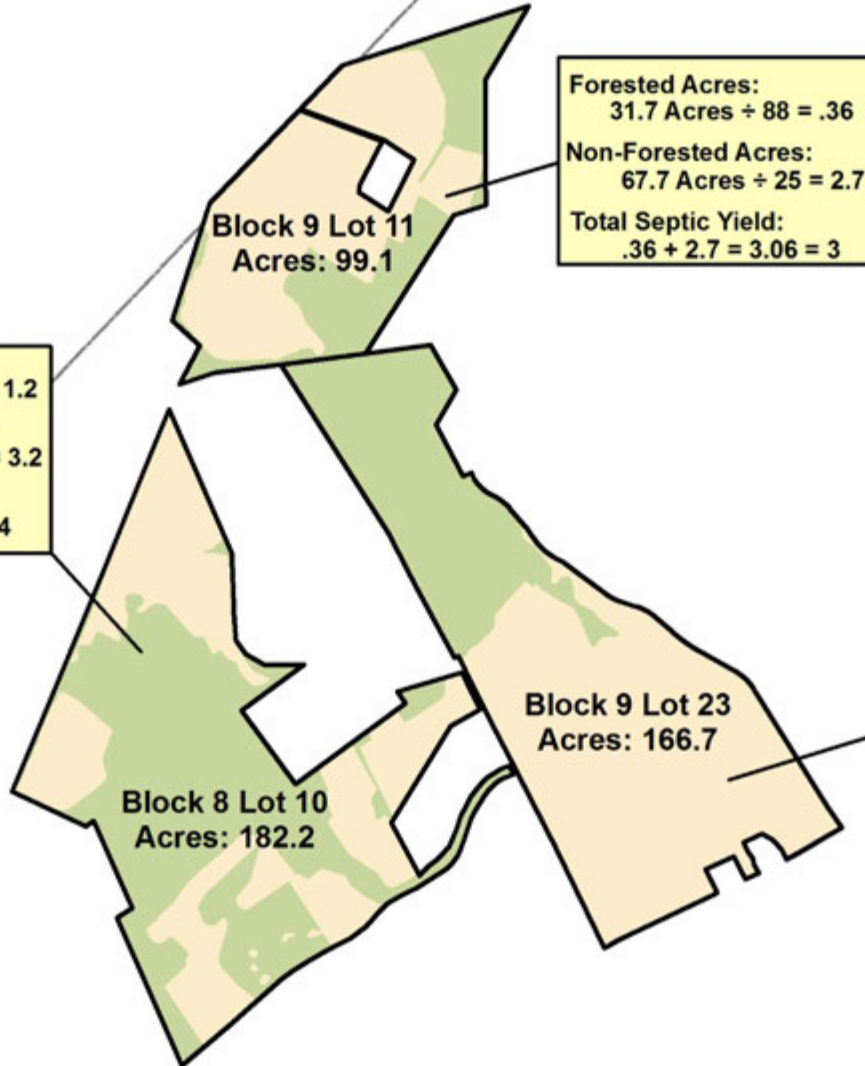
Franklin Township

25/88 Septic Density Yield



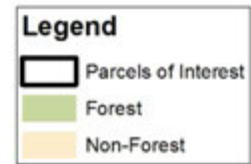
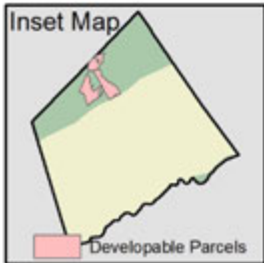
1:17,728

Forested Acres:
101.7 Acres ÷ 88 = 1.2
Non-Forested Acres:
80.6 Acres ÷ 25 = 3.2
Total Septic Yield:
1.2 + 3.2 = 4.4 = 4



Forested Acres:
31.7 Acres ÷ 88 = .36
Non-Forested Acres:
67.7 Acres ÷ 25 = 2.7
Total Septic Yield:
.36 + 2.7 = 3.06 = 3

Forested Acres:
54.4 Acres ÷ 88 = .62
Non-Forested Acres:
112.3 Acres ÷ 25 = 4.5
Total Septic Yield:
.62 + 4.5 = 5.12 = 5





Highlands Council Meeting

Thursday, December 4, 2014



Highlands Council Meeting

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Plan Conformance Committee Report



Consideration of Highlands Redevelopment Area Designation

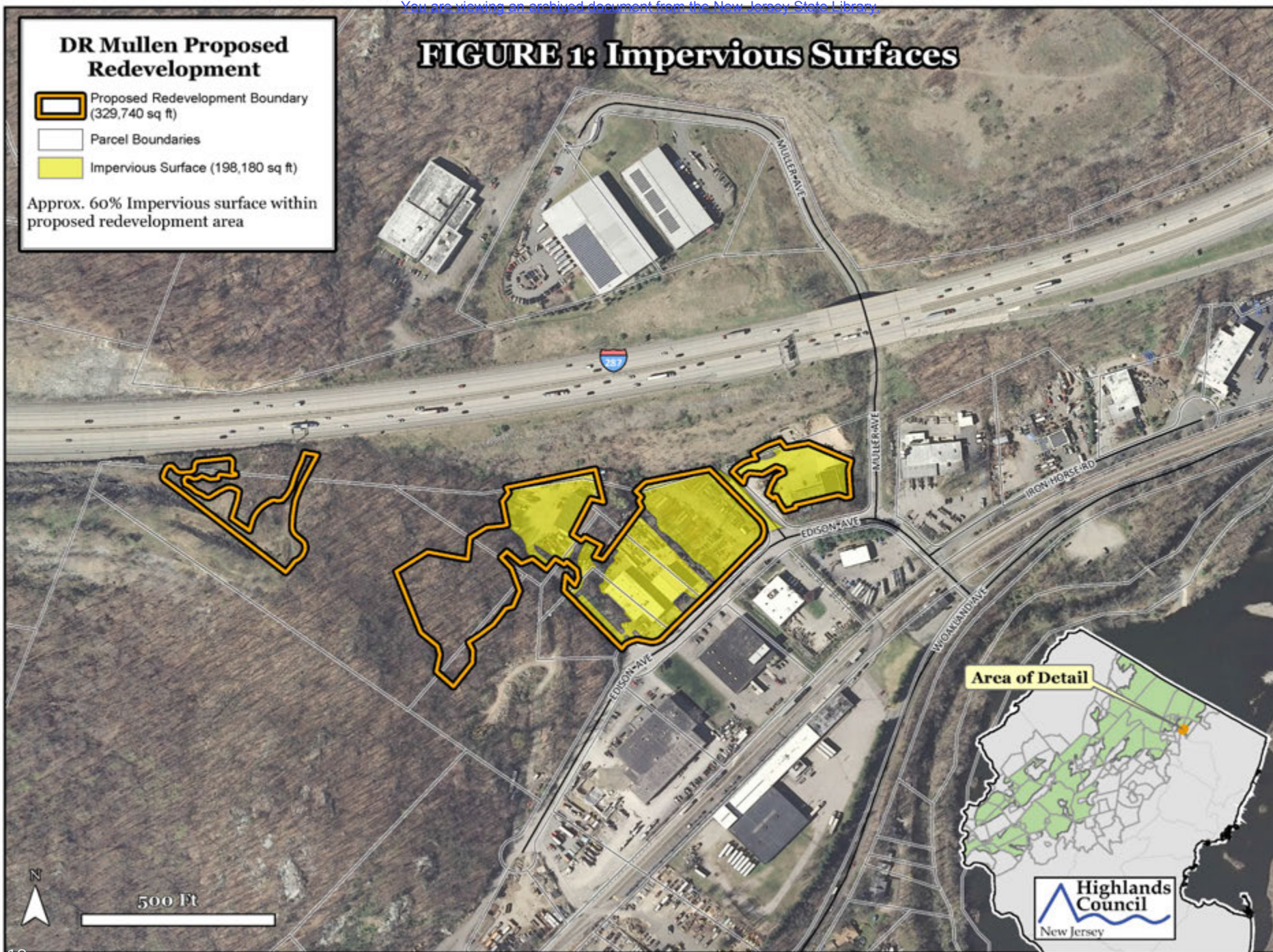
- Applicant: D.R. Mullen Construction
- Proposed project: Creation of a new outdoor storage area and a new 650 linear foot driveway
 - Borough of Oakland, Bergen County. Block 201, Lots 1 Through 6; Block 202, Lot 2.
- Application deemed complete 10/10/14.
- Proposed plan delineates two distinct areas that represent the proposed Highlands Redevelopment Area.
- One area identified as “shot rock” included in calculation of impervious surface (to meet 70% requirement of Preservation Area Rules).
- Site visit 10/27/14: Staff determined “shot rock” area does not meet the definition of impervious surface as found in the Highlands Act.
- Impervious surface recalculation does not meet 70% requirement.
- Field survey also indicated proposed project would not result in redevelopment of previously developed areas, but rather, would result in new development in previously undisturbed areas.

DR Mullen Proposed Redevelopment

-  Proposed Redevelopment Boundary (329,740 sq ft)
-  Parcel Boundaries
-  Impervious Surface (198,180 sq ft)

Approx. 60% Impervious surface within proposed redevelopment area

FIGURE 1: Impervious Surfaces





Looking west towards I-287, "shot rock" area.



Looking north down "shot rock" area towards I-287.



Looking west towards I-287, "shot rock" area.



Ground detail of "shot rock" area.



Ground detail of "shot rock" area.



Ground and soil detail of "shot rock" area.



Looking east from proposed roadway, towards area proposed for detention basin.



Area proposed for clearing and development as a storage yard.



Looking south from area proposed for new access road.



Looking west towards area proposed for new roadway.



Rock outcrop adjacent to "shot rock" area.



Rock outcrop adjacent to "shot rock" area.



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