



## State of New Jersey

Highlands Water Protection and Planning Council  
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[www.nj.gov/njhighlands](http://www.nj.gov/njhighlands)



CHRIS CHRISTIE  
*Governor*

JIM RILEE  
*Chairman*

KIM GUADAGNO  
*Lt. Governor*

MARGARET NORDSTROM  
*Executive Director*

### MEETING AGENDA Thursday, July 21, 2016 at 4pm

- CALL TO ORDER
- ROLL CALL
- OPEN PUBLIC MEETINGS ACT STATEMENT
- PLEDGE OF ALLEGIANCE
- APPROVAL OF MINUTES – April 21, 2016
- CHAIRMAN’S REPORT (and Council Member Reports)
- EXECUTIVE DIRECTOR’S REPORT
- COMMITTEE REPORTS:
  - PLAN CONFORMANCE**
    - CONSIDERATION OF RESOLUTION - Approval Of The Petition For Plan Conformance For The Borough Of Chester, Morris County (*voting matter with public comment*)
  - BUDGET & FINANCE COMMITTEE**
    - CONSIDERATION OF RESOLUTION - Approval To Extend The Fiscal Year Budgets 2016 At The Same Average Monthly Spending Level (*voting matter with public comment*)
  - REGIONAL MASTER PLAN UPDATE**
    - Presentation - Fiscal Impact Assessment – Phase III
- 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

## RESOLUTION 2016-6

### NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL APPROVAL OF THE PETITION FOR PLAN CONFORMANCE FOR THE BOROUGH OF CHESTER, MORRIS COUNTY

**WHEREAS**, the New Jersey Highlands Region (Highlands Region) is an area of over 859,358 acres that consists of 88 municipalities in parts of seven counties – Bergen, Hunterdon, Morris, Passaic, Somerset, Sussex and Warren; and

**WHEREAS**, the New Jersey Legislature found that the Highlands Region is an essential source of drinking water, providing clean and plentiful drinking water for one-half of the population of the State of New Jersey, and also contains other exceptional natural resources such as clean air, contiguous forest lands, agricultural lands, wetlands, pristine watersheds, and habitat for fauna and flora, as well as sites of historic significance and recreational opportunities; and

**WHEREAS**, the Legislature found that the Highlands Region also provides a desirable quality of life and place where people live and work, that it is important to ensure the economic viability of Highlands communities and that residential, commercial, and industrial development, redevelopment, and economic growth in certain appropriate areas of the Highlands are also in the best interests of all the citizens of the State, providing innumerable social, cultural, and economic benefits and opportunities; and

**WHEREAS**, the Legislature found that the Highlands Region contains agricultural lands in active production and that these lands are important resources of the State that should be preserved, that the agricultural industry in the Region is a vital component of the economy, welfare, and cultural landscape of the Garden State and that maintenance of agricultural production and a positive agricultural business climate should be encouraged to the maximum extent possible; and

**WHEREAS**, the Legislature found that the pace of development in the Highlands Region has dramatically increased, that the Region, because of its proximity to rapidly expanding suburban areas, is at serious risk of being fragmented and consumed by unplanned development and that the existing land use and environmental regulation system cannot protect the water and natural resources of the Highlands against the environmental impacts of sprawl development; and

**WHEREAS**, deeming protection of the Highlands Region an issue of State level importance, the Legislature enacted the Highlands Water Protection and Planning Act, N.J.S.A. 13:20-1 et seq. (Highlands Act), to establish a regional approach to land use planning for the Highlands Region; and

**WHEREAS**, the Highlands Act delineates two areas in the Highlands Region: a Preservation Area, containing approximately 415,000 acres, and a Planning Area, containing approximately 445,000 acres; and

**WHEREAS**, the Legislature created a public body corporate and politic with corporate succession known as the Highlands Water Protection and Planning Council (Highlands Council) to advance a new regional approach to land use planning and to prepare a Regional Master Plan to protect and enhance the significant values of the Highlands resources throughout the entire Highlands Region; and

**WHEREAS**, the Preservation Area is an area with exceptional natural resource value that should be subject to stringent water and natural resource protection standards, policies, planning and regulation; and

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### NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL APPROVAL OF THE PETITION FOR PLAN CONFORMANCE FOR THE BOROUGH OF CHESTER, MORRIS COUNTY

**WHEREAS**, the Planning Area is the area outside of the Preservation Area that should likewise be part of a comprehensive planning approach that serves to protect the water and other significant resources of the entire Highlands Region while also accommodating appropriate patterns of development, redevelopment and economic growth; and

**WHEREAS**, the Legislature found that such a new regional approach to land use planning shall be complemented by increased standards more protective of the environment established by the New Jersey Department of Environmental Protection (NJDEP) for development in the Preservation Area of the Highlands; and

**WHEREAS**, the Legislature found that this comprehensive approach should be guided, in heart, mind, and spirit, by an abiding and generously given commitment to protecting the incomparable water resources and natural beauty of the New Jersey Highlands so as to preserve them intact, in trust, forever for the pleasure, enjoyment, and use of future generations while also providing every conceivable opportunity for appropriate economic growth and development to advance the quality of life of the residents of the Highlands Region and the entire State; and

**WHEREAS**, Sections 8 and 10 of the Highlands Act mandate that the Highlands Council prepare and adopt the Regional Master Plan with the goal of protecting and enhancing the significant values of the resources in the Highlands Region; and

**WHEREAS**, Section 10 of the Highlands Act establishes goals for the Regional Master Plan for both the Preservation Area and Planning Area, including to protect, restore, and enhance the quality and quantity of the waters of the Highlands, to preserve environmentally sensitive lands, to preserve lands needed for recreation and conservation, to promote brownfield remediation and redevelopment, to preserve farmland, historic sites and other historic resources, to preserve outdoor recreation opportunities, to promote water resource conservation, and to promote compatible agricultural, horticultural, recreational, and cultural uses and opportunities; and

**WHEREAS**, the Highlands Act establishes development goals in the Preservation Area, to prohibit or limit, to the maximum extent possible, construction or development which is incompatible with the Preservation Area; and

**WHEREAS**, the Highlands Act establishes development goals in the Planning Area, to encourage, consistent with the State Development and Redevelopment Plan and smart growth strategies and principles, appropriate patterns of compatible residential, commercial, and industrial development, redevelopment, and economic growth, in or adjacent to areas already utilized for such purposes, and to discourage piecemeal, scattered, and inappropriate development, in order to accommodate local and regional growth and economic development in an orderly way while protecting the Highlands environment from individual and cumulative adverse impacts; and

**WHEREAS**, Sections 11 and 12 of the Highlands Act specifically require that the Regional Master Plan be comprised of (a) a Resource Assessment that seeks to determine the amount and type of human development and activity that can be sustained by the Highlands Region's ecosystem while maintaining the Region's overall ecological values; (b) a Financial Component that details the costs of implementing the Regional Master Plan, and details the sources of revenue for covering those costs; (c) a Local Participation Component that provides for the maximum feasible local

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government and public input; (d) a Coordination and Consistency Component that details the ways in which local, State, and federal programs and policies may be best coordinated to promote the goals, purposes, policies, and provisions of the Regional Master Plan; (e) a Transportation Component that provides a plan for transportation system preservation; (f) a Smart Growth Component that assesses opportunities for appropriate development, redevelopment, economic growth and a transfer of development rights program, and includes a Land Use Capability Map; (g) a Land Use Capability Map for the Preservation Area and a comprehensive statement of policies for the development and use of land in the Preservation Area; and (h) a statement of policies, including a preservation zone element that identifies zones within the Preservation Area where development shall not occur in order to protect water resources and environmentally sensitive lands and which shall be permanently preserved through use of a variety of tools, including but not limited to land acquisition and the transfer of development rights and minimum standards governing municipal and county master planning and development regulations; and

**WHEREAS**, after a careful analysis of the best available scientific and planning data and consultation with State, federal and local agencies pursuant to the Highlands Act, the Highlands Council adopted Resolution 2008-27 approving the Regional Master Plan on July 17, 2008 and, pursuant to the Highlands Act requirement for gubernatorial review, the Regional Master Plan thereafter became effective on September 8, 2008; and

**WHEREAS**, the Highlands Act creates a bifurcated system for municipal conformance with the Regional Master Plan – mandatory Plan Conformance for any portion of a municipality located wholly or partially in the Preservation Area and voluntary Plan Conformance for the municipalities with lands wholly in the Planning Area or for any portion of a municipality lying within the Planning Area; 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**, pursuant to Sections 14 and 15 of the Highlands Act, the Highlands Council shall approve, reject, or approve with conditions the revised plan and development regulations, as it deems appropriate, after public hearing, within 60 days after the date of submission thereof; 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

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### NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL APPROVAL OF THE PETITION FOR PLAN CONFORMANCE FOR THE BOROUGH OF CHESTER, MORRIS COUNTY

**WHEREAS**, the Highlands Council approval of Resolution 2008-27 adopting the Regional Master Plan included the adoption of the Highlands Plan Conformance Guidelines that outlines the procedures, schedule, planning assistance, and benefits available for the submission of a Petition for Plan Conformance; and

**WHEREAS**, the Plan Conformance Guidelines provides a process for Basic Plan Conformance requiring the submission of plans and regulations that are immediately necessary to ensure protection of the Highlands resources and resource areas with more complex tasks to be completed in accordance with an Implementation Plan and Schedule as a condition of Plan Conformance; 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 \$100,000 allocation for each individual municipality for Basic Plan Conformance; and

**WHEREAS**, the Bylaws of the Highlands Council authorizes the Executive Director, as chief administrative officer, to approve contracts and issue payments up to \$25,000; 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 plan Highlands element; (6) Highlands Area land use ordinance; and (7) municipal Petition for Plan Conformance; and

**WHEREAS**, Chester Borough is located entirely within the Highlands Region, and contains approximately 1,020 acres in the Planning Area; and

**WHEREAS**, on November 8, 2008, Chester Borough submitted a Petition for Plan Conformance including a resolution for all lands lying in the Planning Area; and

**WHEREAS**, on April 14, 2016, the Executive Director deemed the Petition for Plan Conformance administratively complete, and on the same day, posted the Petition documents on the Highlands Council website and thereafter commenced staff review of the Petition for consistency with the Regional Master Plan; and

**WHEREAS**, on May 26, 2016, the Executive Director provided Chester Borough with a Draft Consistency Review and Recommendations Report, which provides the staff's assessment of the

## RESOLUTION 2016-6

### NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL APPROVAL OF THE PETITION FOR PLAN CONFORMANCE FOR THE BOROUGH OF CHESTER, MORRIS COUNTY

Petition for Plan Conformance, the level of conformance with the Regional Master Plan, and recommendations for any further actions necessary for Plan Conformance; and

**WHEREAS**, the Executive Director provided Chester Borough with a deliberative municipal response period allowing Chester Borough to review and respond to the Draft Consistency Review and Recommendations Report; and

**WHEREAS**, on June 17, 2016, the Executive Director completed the Final Draft Consistency Review and Recommendations Report, and posted a Public Notice, the Final Draft Consistency Review and Recommendations Report, and the complete Petition documents on the Highlands Council website for a public review and comment period with written comments due on or before July 5, 2016; and

**WHEREAS**, the Highlands Implementation Plan and Schedule 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**, on July 13, 2016, the Executive Director posted the Final Consistency Review and Recommendations Report and Highlands Implementation Plan and Schedule on the Highlands Council website which responded to comments received during the public comment period; and

**WHEREAS**, on July 21, 2016, the Highlands Council held a public hearing on Chester Borough's Petition for Plan Conformance and provided an opportunity for public comment; and

**WHEREAS**, the Highlands Council accepts the recommendation of the Executive Director as stated in the Final Consistency Review and Recommendations Report; and

**WHEREAS**, according to the Highlands Act and the Plan Conformance Guidelines, Chester Borough's compliance with an approved Final Consistency Review and Recommendations Report, the Highlands Implementation Plan and Schedule, the Highlands Plan Conformance Guidelines and the Highlands Act shall maintain Chester Borough's status as conforming to the Regional Master Plan and all statutory benefits associated with Plan Conformance; and

**WHEREAS**, the Plan Conformance Guidelines recognize that conformance in the Planning Area is voluntary under the Highlands Act and provide that the period of an approval of a Petition for Plan Conformance shall be for a period of no more than six (6) years, or until six (6) months after the completion of a reexamination by Chester Borough of its master plan and development regulations as required by the Municipal Land Use Law, or until one (1) year after the Highlands Council adopts its six-year reexamination of the Regional Master Plan, whichever time period is the shorter; the six (6) month and one (1) year periods provided herein allowing time for the submittal and processing of petitions for a re-examination of Plan Conformance before the Highlands Council; and

**WHEREAS**, the Plan Conformance Guidelines provide that no amendment to any master plan or development regulations applicable to the development and use of land in Chester Borough shall be effective until Chester Borough has submitted such amendment to the Highlands Council and such amendment has been found by the Council to be in conformance with the Regional Master Plan, or

## RESOLUTION 2016-6

### NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL APPROVAL OF THE PETITION FOR PLAN CONFORMANCE FOR THE BOROUGH OF CHESTER, MORRIS COUNTY

the Executive Director has notified Chester Borough that such amendment does not affect the Highlands Council's prior finding of Plan Conformance; and

**WHEREAS**, the Plan Conformance Guidelines provide that following the receipt of any amendment to Chester Borough's master plan or development regulations, the Executive Director is required to determine whether or not the amendment raises a substantive issue with respect to the conformance of the municipal master plan or development regulations with the Regional Master Plan, and

**WHEREAS**, the Plan Conformance Guidelines provide that if the Executive Director determines no such substantive issue is raised with respect to an amendment, the Executive Director shall certify such fact and notify the Clerk of Chester Borough and the Highlands Council, and shall provide notice on the Highlands Council website, and such amendment shall thereupon take effect in accordance with its terms and applicable law; and

**WHEREAS**, the Plan Conformance Guidelines provide that if the Executive Director determines that an amendment raises a substantive issue with respect to the conformance of the municipal master plan or development regulations to the Regional Master Plan, the amended municipal master plan or development regulations shall be reviewed in accordance with the Plan Conformance Guidelines; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the Highlands Council hereby approves Chester Borough's Petition for Plan Conformance with conditions as set forth in the Final Consistency Review and Recommendations Report and the Highlands Implementation Plan and Schedule; and

**BE IT FURTHER RESOLVED**, that the Highlands Council hereby approves Chester Borough's Highlands Implementation Plan and Schedule including the reallocation of the existing Plan Conformance Grant and the allocation of additional grant funding to pay for the reasonable expenses incurred to complete the Plan Conformance conditions; and

**BE IT FURTHER RESOLVED**, that the Executive Director is authorized to make any amendments and publicly release the Final Consistency Review and Recommendations Report, Highlands Implementation Plan and Schedule, and amend the Plan Conformance Grant Agreement consistent with direction from the Highlands Council, to properly effectuate the intent of the Council and thereafter execute the Report and Schedule on behalf of the Council; and

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

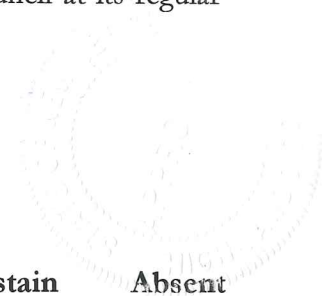
**RESOLUTION 2016-6**  
**NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL**  
**APPROVAL OF THE PETITION FOR PLAN CONFORMANCE FOR**  
**THE BOROUGH OF CHESTER, MORRIS COUNTY**

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

**CERTIFICATION**

I hereby certify that the foregoing Resolution was adopted by the Highlands Council at its regular meeting held on the 21<sup>st</sup> day of July, 2016.

Kurt W. Alstede, Vice Chair



**Vote on the Approval of  
The Resolution**

	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
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 2016-7

### NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL APPROVAL TO EXTEND THE FISCAL YEAR BUDGETS 2016 AT THE SAME AVERAGE MONTHLY SPENDING LEVEL

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

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

**WHEREAS**, to satisfy its duties, responsibilities and obligations under the Highlands Act, the Council desires to prepare general operating and grants budgets for Fiscal Year 2017; and

**WHEREAS**, the Budget and Finance Committee has reviewed the approved New Jersey State Budget for Fiscal Year 2017; and

**WHEREAS**, several material budget components for Fiscal Year 2017, while substantially complete, remain subject to final determination and, in an effort to avoid subsequent revisions, Highlands Council staff is requesting the extension of the current Fiscal Year 2016 operating and grants budgets until the Fiscal Year 2017 Budget is approved; and

**WHEREAS**, the Budget and Finance Committee recommends the approval of the extension of the approved general operating and grants budgets for Fiscal Year 2016; and

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

**NOW, THEREFORE, BE IT RESOLVED** that the Highlands Council hereby approves the extension of the approved Fiscal Year 2016 Budgets at the same average monthly spending level not to exceed 90 days.

#### CERTIFICATION

I hereby certify that the foregoing Resolution was adopted by the Highlands Council at its regular meeting held on the 21<sup>st</sup> day of July, 2016.

  
\_\_\_\_\_  
Kurt W. Alstede, Vice Chair

**RESOLUTION 2016-7**

**NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL  
 APPROVAL TO EXTEND THE FISCAL YEAR BUDGETS 2016  
 AT THE SAME AVERAGE MONTHLY SPENDING LEVEL**

<b>Vote on the Approval of The Resolution</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Councilmember Alstede	_____	_____	✓	_____	_____	_____
Councilmember 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	_____	_____	_____	_____	_____	✓



# New Jersey Highlands Council

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## Chester Borough

Chester Borough in Morris County has 1,020 acres in the Planning Area of the Highlands Region, where conformance is entirely voluntary. The municipality submitted a Petition for Plan Conformance for the entire municipality. This page contains links to documents related to the Borough's conformance with the Highlands Regional Master Plan.

**Note:** For faster downloads, right-click on a file and select "Save Link As..."/"Save Target As..." to save to your computer.

### Approved Petition for Plan Conformance

Chester Borough's Petition for Plan Conformance was approved by the Highlands Council on July 21, 2016.

#### Council Approved Documents

- All documents listed below as one compressed file: (to be posted)
- Individual files: (to be posted)

#### Materials from Public Hearing

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

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

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

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### Final Posting Prior to Public Hearing

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

- [Final Draft Consistency Review and Recommendations Report](#) (313 KB pdf)
- [Public Comments/Highlands Council Responses](#) (132 KB pdf)
- See additional Petition materials below.

### Petition Posting for Public Comment

A public comment period was held from June 17 through July 5, 2016 and announced by [public notice](#). Comments received and Highlands Council responses are included in the Final Draft Consistency Review and Recommendations Report in the section above. The documents below constitute the municipality's final submission to the Highlands Council and include the Final Draft Consistency Review and Recommendations Report prepared by Highlands Council staff for Highlands Council consideration of the full Petition.

- All documents listed below as one compressed file: [Petition Posting for Public Comment](#) (22.7 MB zip)
- Individual files:
  - [Final Draft Consistency Review and Recommendations Report](#) (268 KB pdf)
  - [Highlands Environmental Resource Inventory \(ERI\)](#) (454 KB pdf)
    - [ERI Figures](#) (17.5 MB pdf)
  - [Highlands Master Plan Element](#) (509 KB pdf)
    - [Highlands Master Plan Element Exhibits](#) (4.77 MB pdf)
  - [Highlands Land Use Ordinance](#) (793 KB pdf)
    - [Highlands Land Use Ordinance Exhibits](#) (7.61 MB pdf)
  - [Highlands Implementation Plan & Schedule](#) (163 KB pdf)

### Administratively Complete Petition for Plan Conformance

The following documents comprise all required components of the municipal Petition for Plan Conformance, which was deemed administratively complete by the Highlands Council. ([Administrative Completeness Letter](#)).

- All documents listed below as one compressed file: [Municipal Petition for Plan Conformance](#) (16 MB zip)
- Individual documents:
  - [Petition Reapplication Cover Letter](#) (1.24 MB pdf)
  - [Petition Submittal Checklist](#) (84 KB pdf)
  - [Planning Area Resolution](#) (847 KB pdf)
  - [Record of Public Involvement](#) (36 KB pdf)
  - [Current List of Planning/Regulatory Documents](#) (7 KB pdf)
  - Modules 1 and 2: See Highlands Municipal Build-Out Report below
  - Module 3:
    - [Chester Borough Housing Plan Element & Fair Share Plan](#) (193 pdf)
  - Module 4 [Highlands Environmental Resource Inventory \(ERI\)](#) (8.65 MB pdf)
  - Module 5 [Master Plan Highlands Element](#) (541 KB pdf)

- [Module 6 Highlands Planning Area Land Use Ordinance](#) (5 MB pdf)
- Module 7:
  - [Municipal Self-Assessment Report](#) (256 KB pdf)
  - [Implementation Plan and Schedule](#) (235 KB pdf)

### Supporting Documents

- Municipal Resolution: [Notice of Intent](#) (pdf)
- Municipal Resolution: [COAH extension](#) (pdf)
- [Highlands Municipal Build Out Report](#) (pdf)
  - [Supporting Documents](#) (37 MB zip)

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New Jersey Highlands Council  
100 North Road  
Chester, NJ 07930  
908-879-6737



# Highlands Council Meeting

Thursday, July 21, 2016



# Highlands Council Meeting

Thursday, July 21, 2016

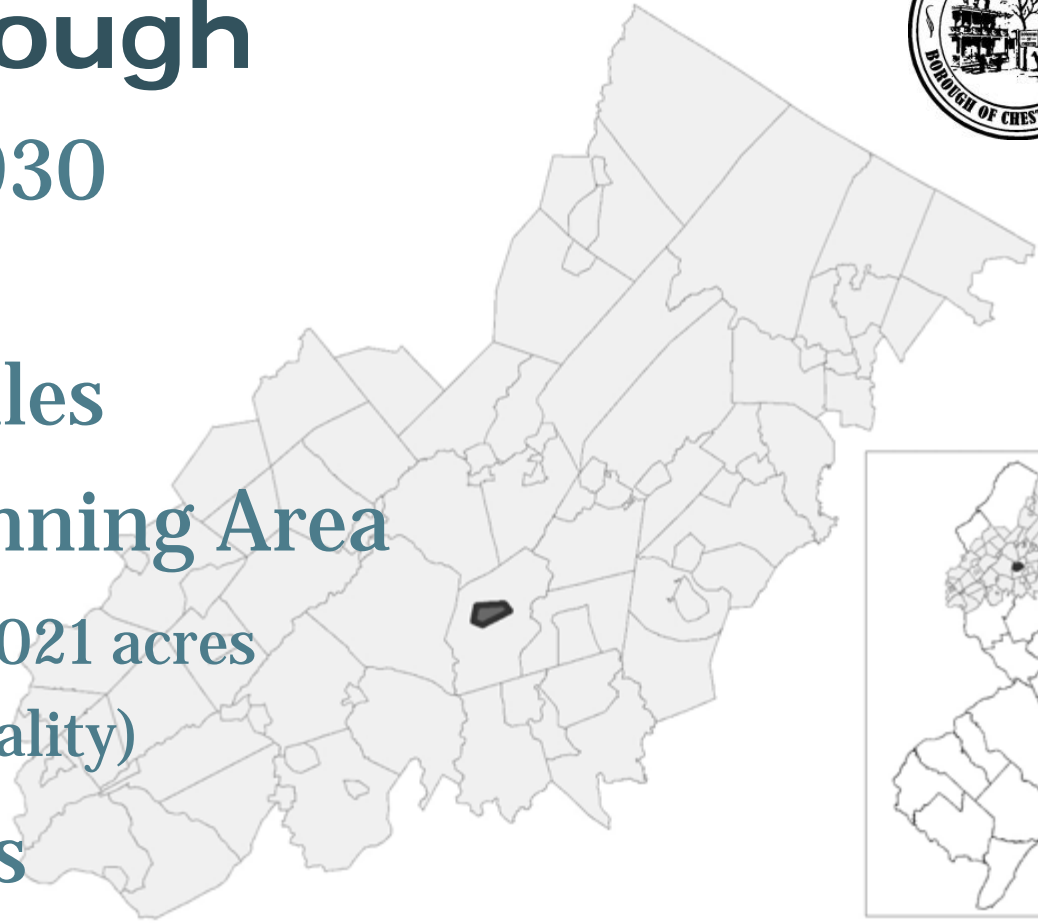
## Chester Borough Petition for Plan Conformance



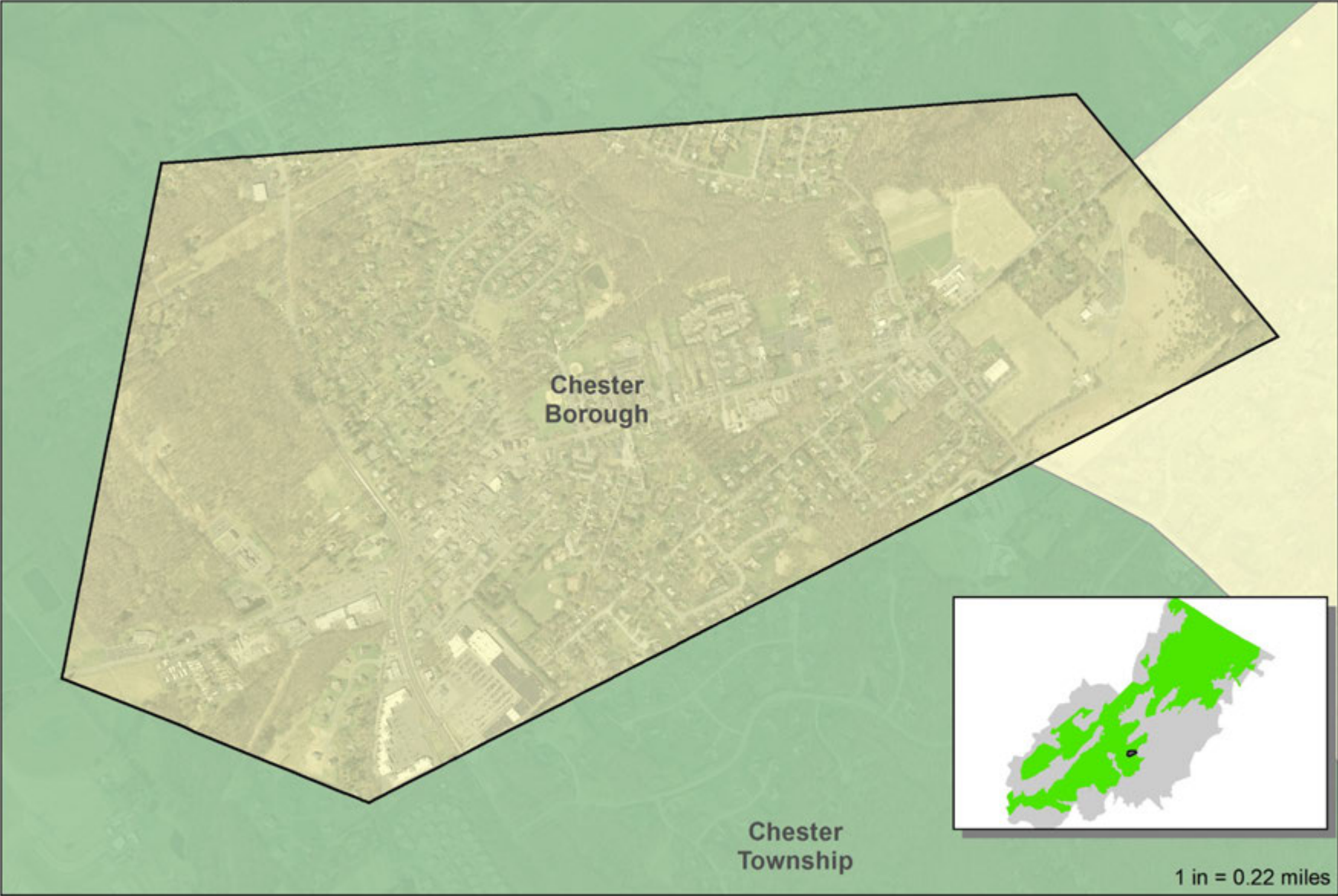





# Chester Borough

- Incorporated 1930
- 1,021 acres/  
1.596 square miles
- Petition for Planning Area
  - Planning Area - 1,021 acres  
(100% of municipality)
- Notable features
  - Larison's Turkey Farm
  - Bisected by Rt. 206 and 513

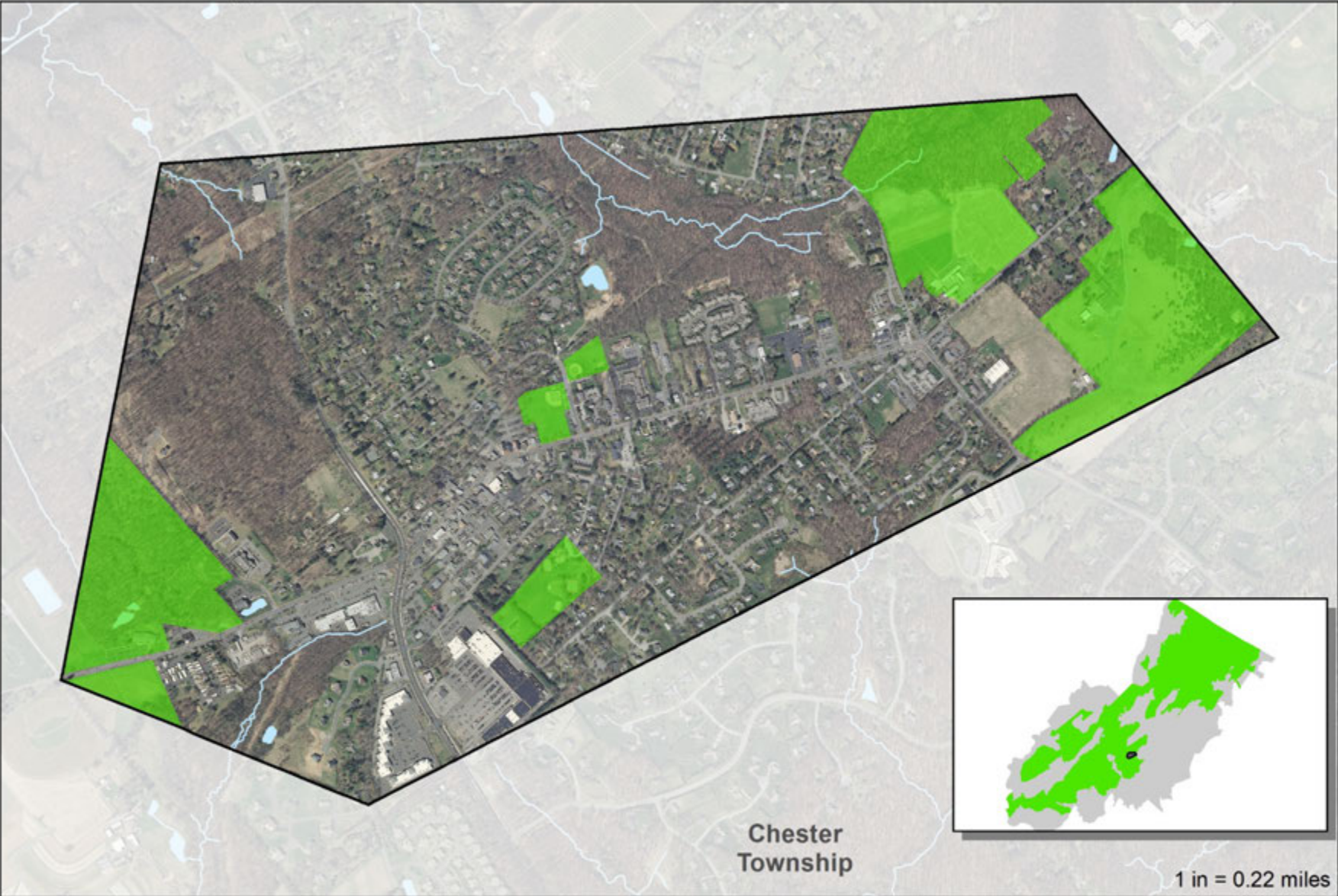


# Chester Borough - Preservation Area



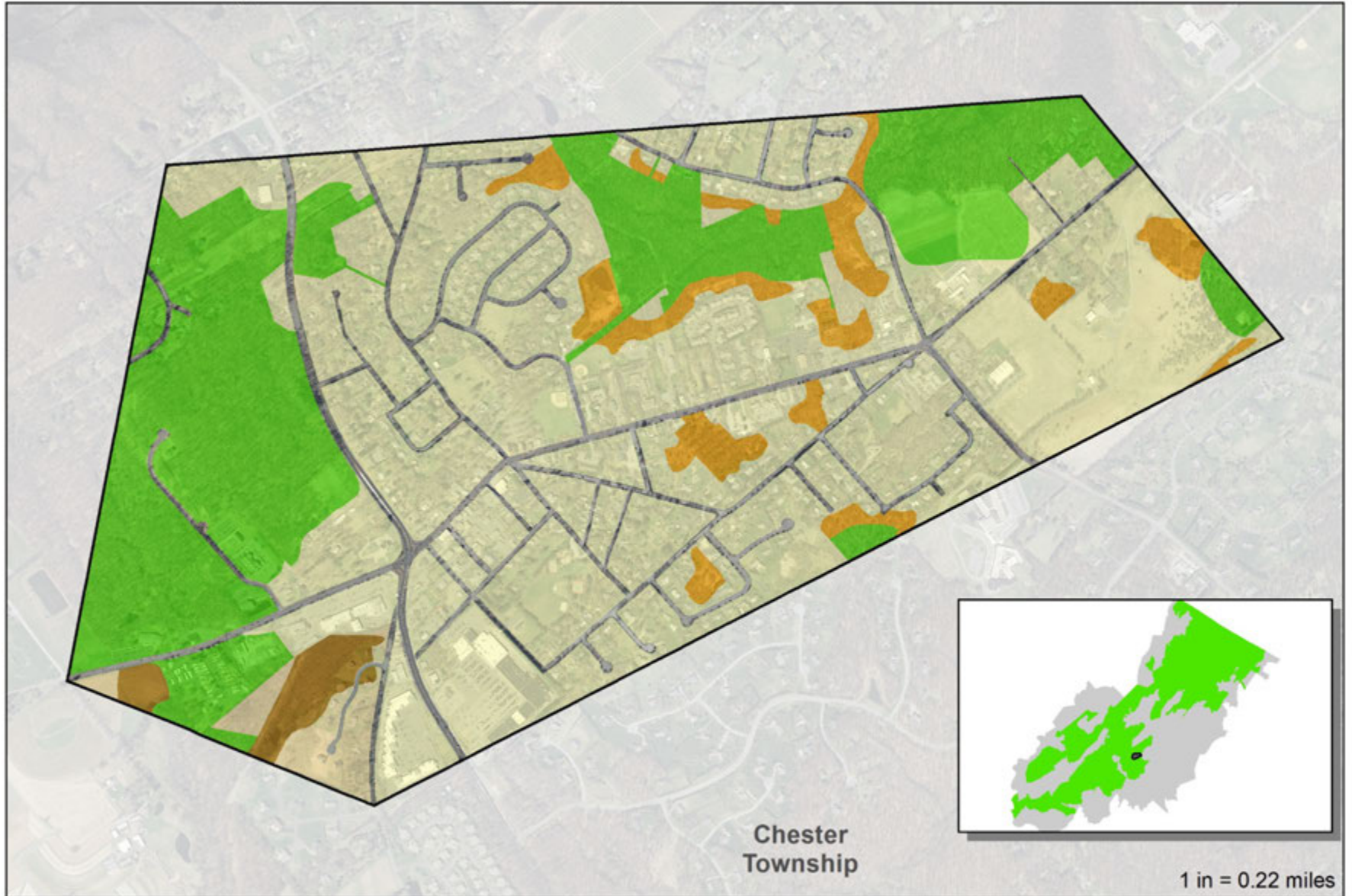
-  Municipal Boundaries
-  Highlands Planning Area
-  Highlands Preservation Area

# Chester Borough - Preserved Lands



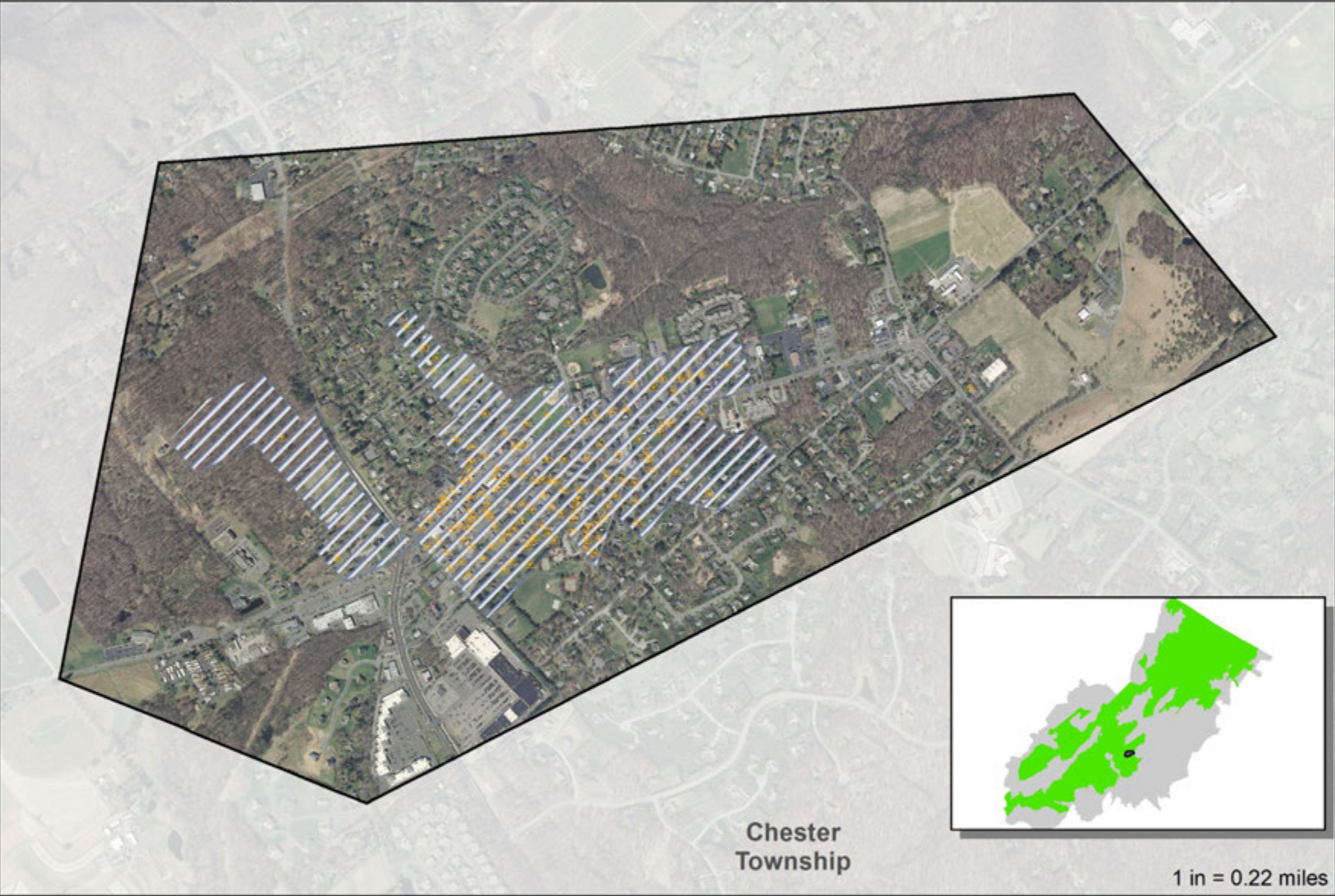
- Municipal Boundaries
- Preserved Lands
- Open Water

# Chester Borough - Land Use Capability Zones



- |                                                                                                                                     |                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
|  Municipal Boundaries                             |  Existing Community Environmentally Constrained Subzone |
|  Conservation Environmentally Constrained Subzone |  Existing Community Zone                                |
|  Conservation Zone                                |  Protection Zone                                        |

# Chester Borough - Historic, Cultural and Archeological Resources



-  Municipal Boundaries
-  Archaeological Grids
-  Historic Properties
-  Historic Districts



# Public Comment Summary

- Public Comment Period: June 17 – July 5, 2016
- 5 comments received
  - NJ Highlands Coalition
  - Nicholas Homyak
  - Henry Kent-Smith, Turkey Farm Acquisitions
  - Fair Share Housing Center
  - NJ Conservation Foundation
- Revised Final documents, including responses to comments, were posted to the Highlands Council website: July 13, 2016



# Implementation Funding

- Implementation Plan & Schedule includes funding to address:
  - Housing Element and Fair Share Plan
  - Sustainable Economic Development
  - Historic Preservation
  - Stormwater Management
  - Wastewater Management



# Staff Recommendation:

## Approve w/conditions

- Adoption of approved:
  - Planning Area Petition Ordinance
  - Checklist Ordinance
  - Highlands ERI
  - Master Plan Highlands Element
  - Highlands Land Use Ordinance (to replace interim Checklist Ordinance)
  - Housing Element and Fair Share Plan
  - Wastewater Management Plan
- Adherence to Implementation Plan & Schedule



# Chester Borough Petition for Plan Conformance



- DRAFT -  
- Confidential -

# FIA-PHASE 3 FISCAL AND FINANCIAL ANALYSIS

New Jersey Highlands Water Protection and Planning Council  
July 21, 2016

# AGENDA

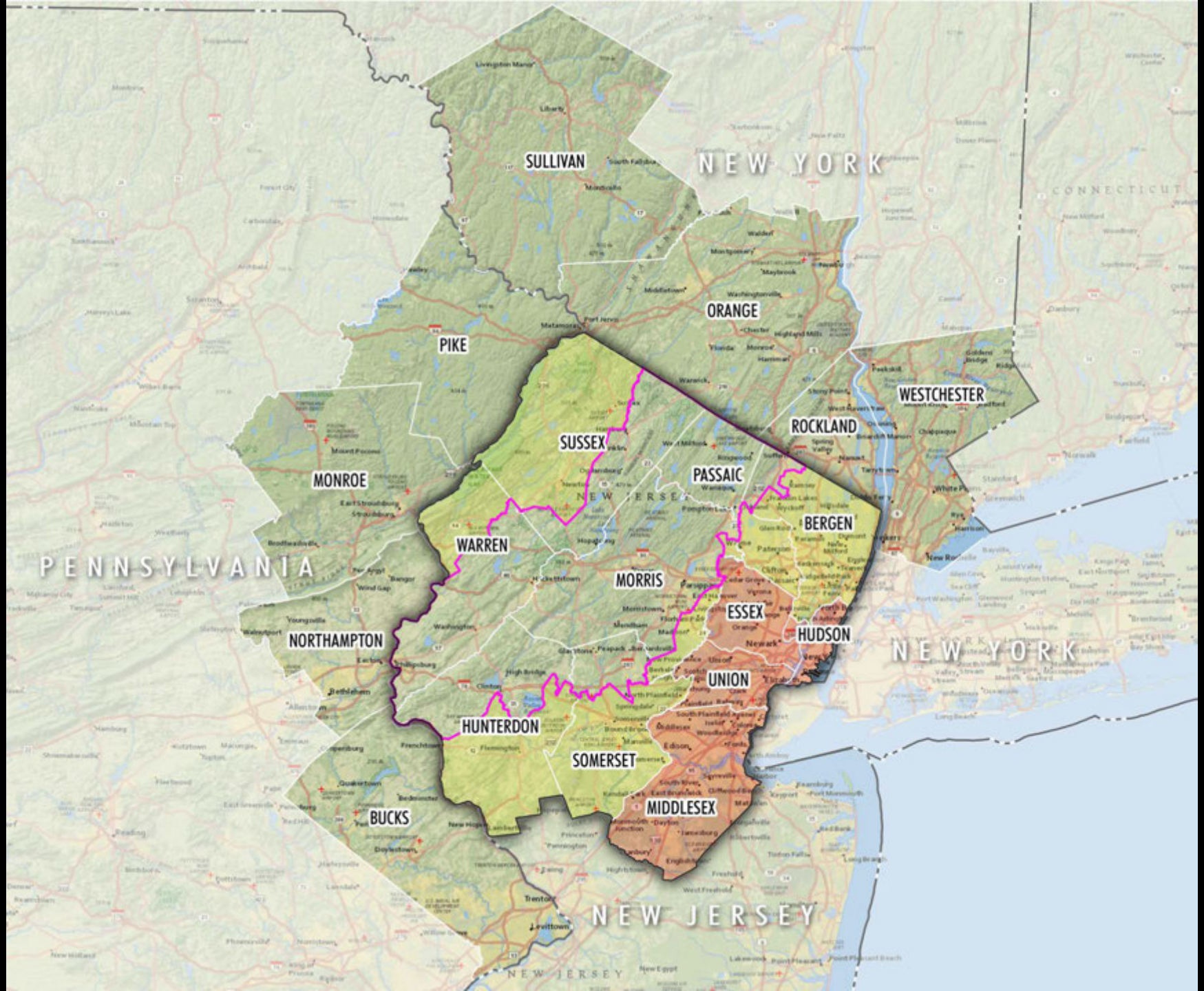
- **Statistical Significance**
  - + What does statistically significant mean?
- **Phase 1 and 2 Recap**
  - + What did previous phases conclude?

## Phase 3

- **Municipal Revenues**
  - + Equalized property values, assessed property values, and municipal property tax revenues
- **10-Year Cash Flow**

# FISCAL IMPACT ASSESSMENT

- **Phase 1: Regional Economic Evaluation**
- **Phase 2: Demographic and Real Estate Analysis**
- **Phase 3: Fiscal and Financial Analysis**
- **Final Fiscal Impact Assessment Report**



SULLIVAN

NEW YORK

CONNECTICUT

ORANGE

PIKE

WESTCHESTER

ROCKLAND

SUSSEX

PASSAIC

MONROE

BERGEN

WARREN

MORRIS

HUDSON

PENNSYLVANIA

NORTHAMPTON

HUNTERDON

ESSEX

NEW YORK

SOMERSET

UNION

BUCKS

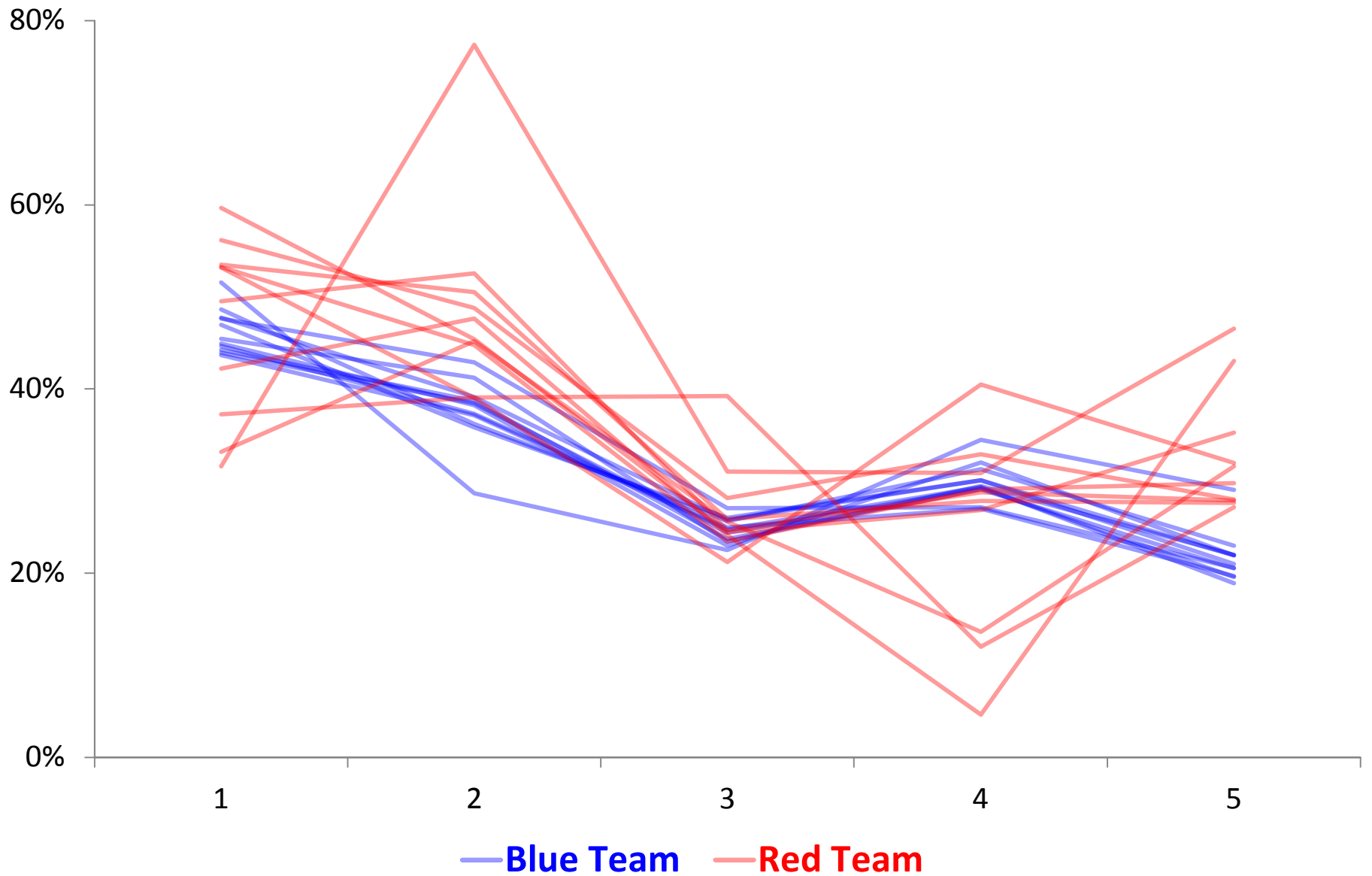
MIDDLESEX

NEW JERSEY

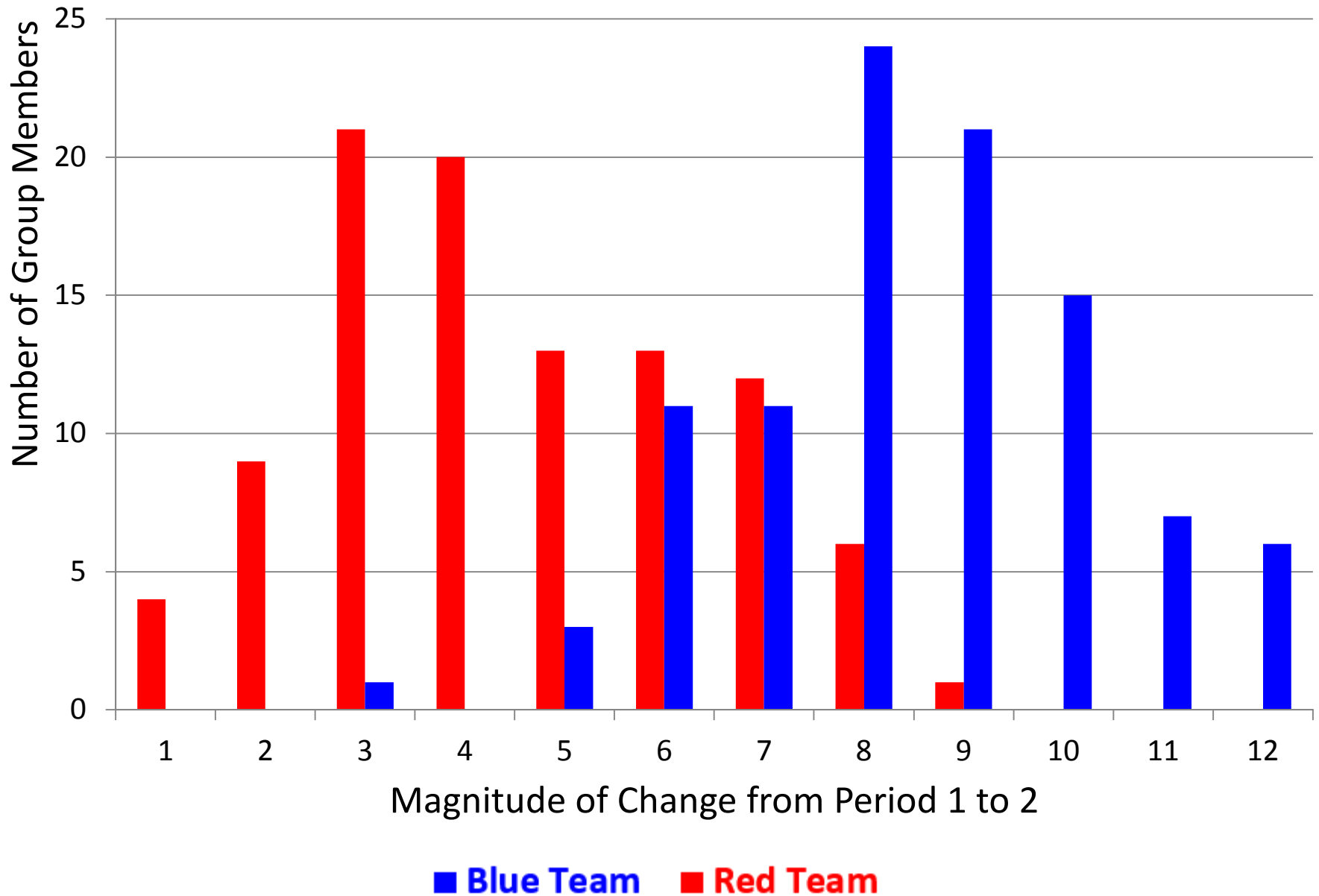
NEW JERSEY

# STATISTICAL SIGNIFICANCE

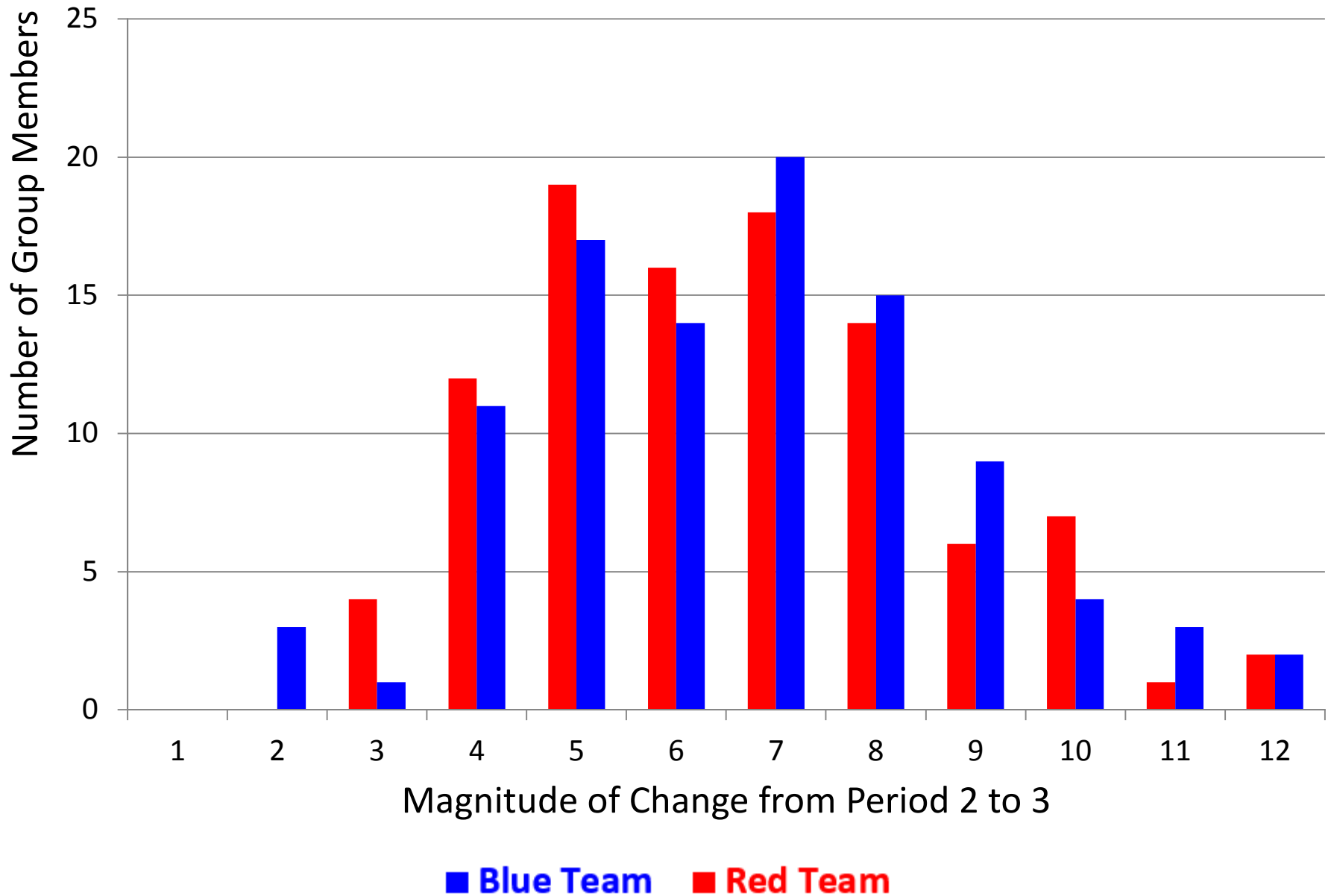
# EXAMPLE OF VARIABILITY IN THE DATA



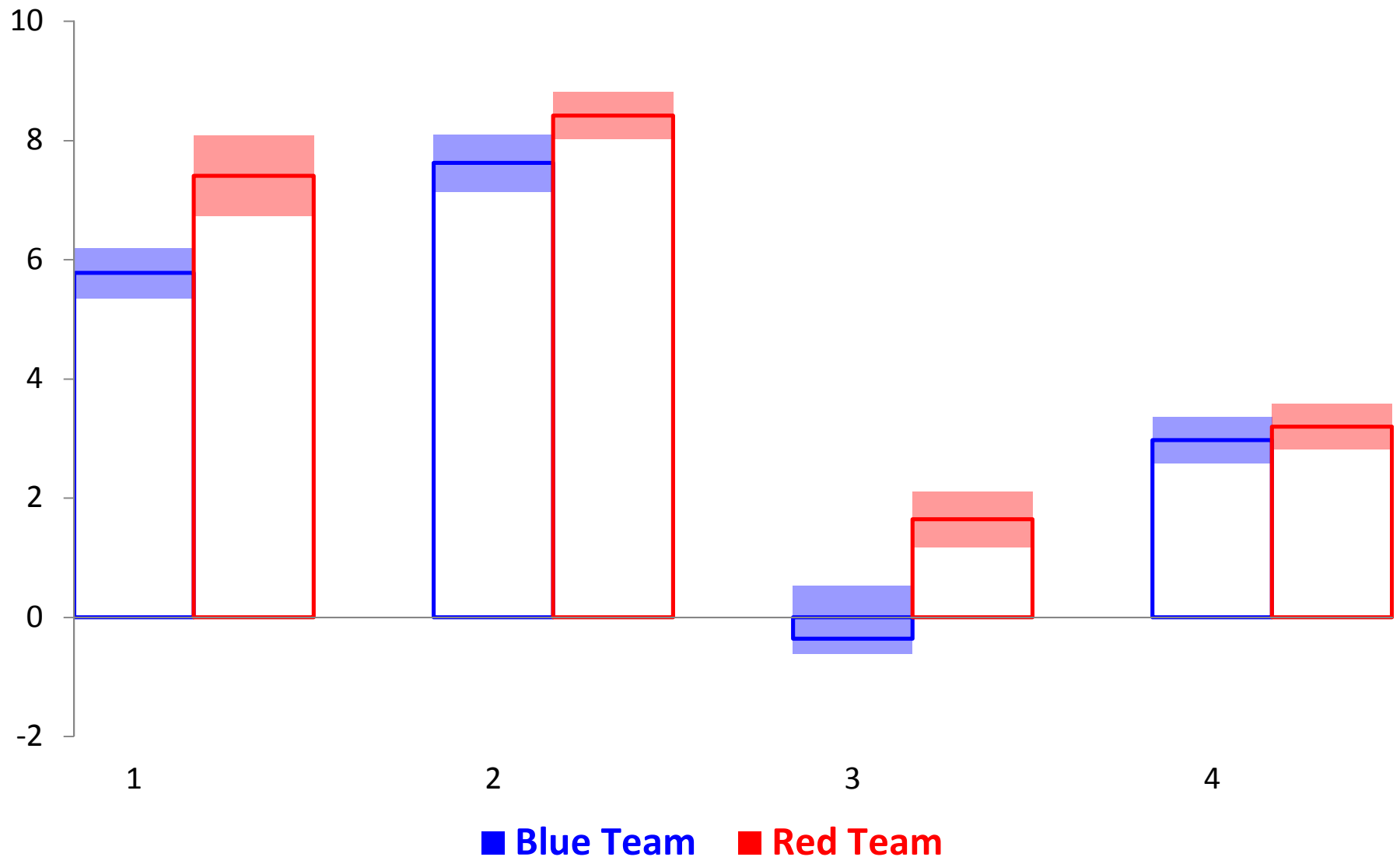
# FREQUENCY OF DATA



# FREQUENCY OF DATA



# 95% CONFIDENCE INTERVAL

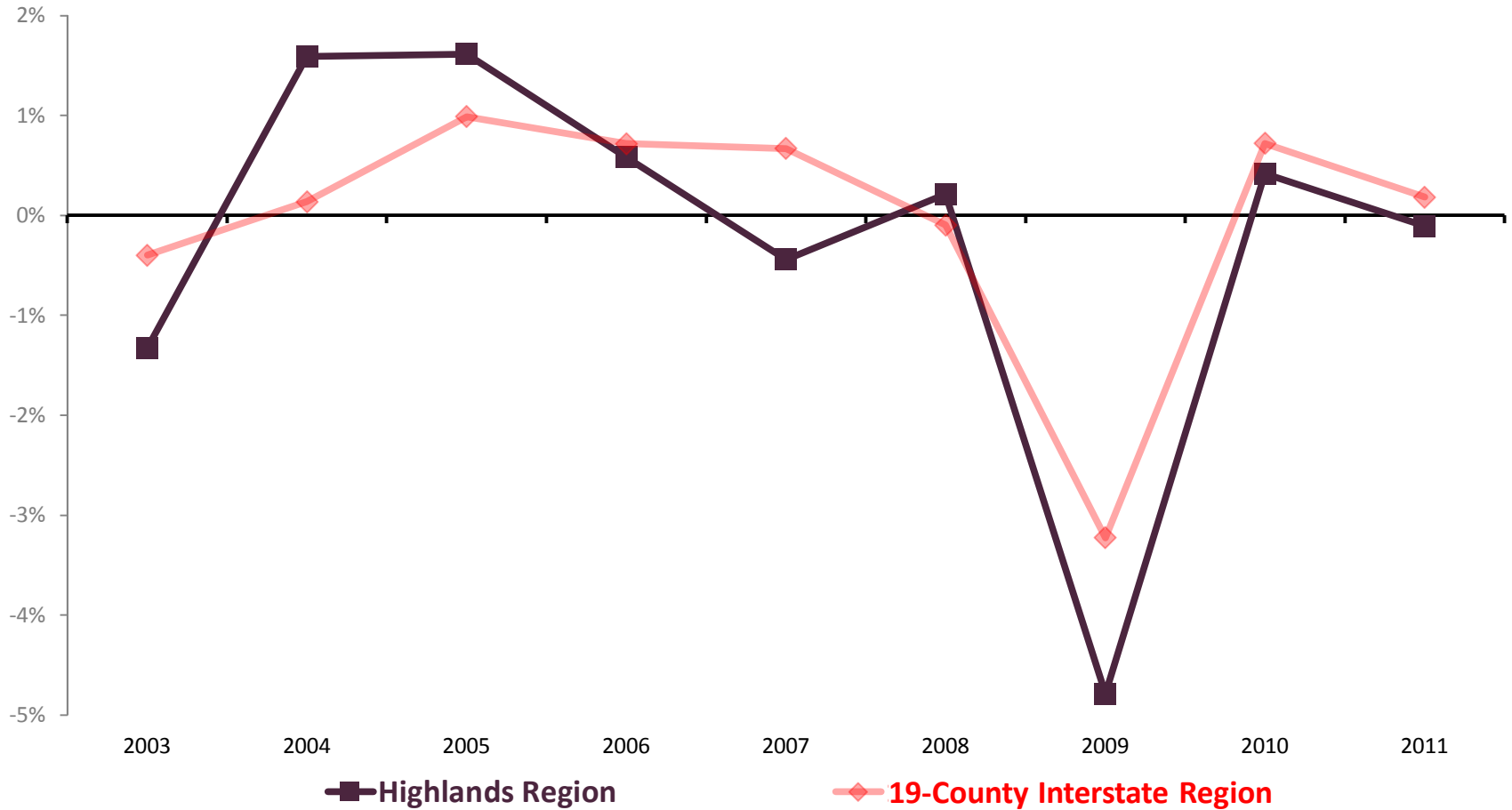


# PHASE 1 AND 2 RECAP

# NEW JERSEY AREA FINDINGS

- **The Highlands Region had a higher employment growth rate from 2004 to 2008, and less job loss from 2008 to 2013.**
- **Within the Highlands Region, the Preservation Area was the only area with negative job growth rate from 2004 to 2008; It also had the highest job loss rate from 2008 to 2013. The conforming Highlands Centers generated the highest employment growth rates from 2004 to 2008 and from 2008 to 2013.**

# ANNUAL RATE OF EMPLOYMENT CHANGE



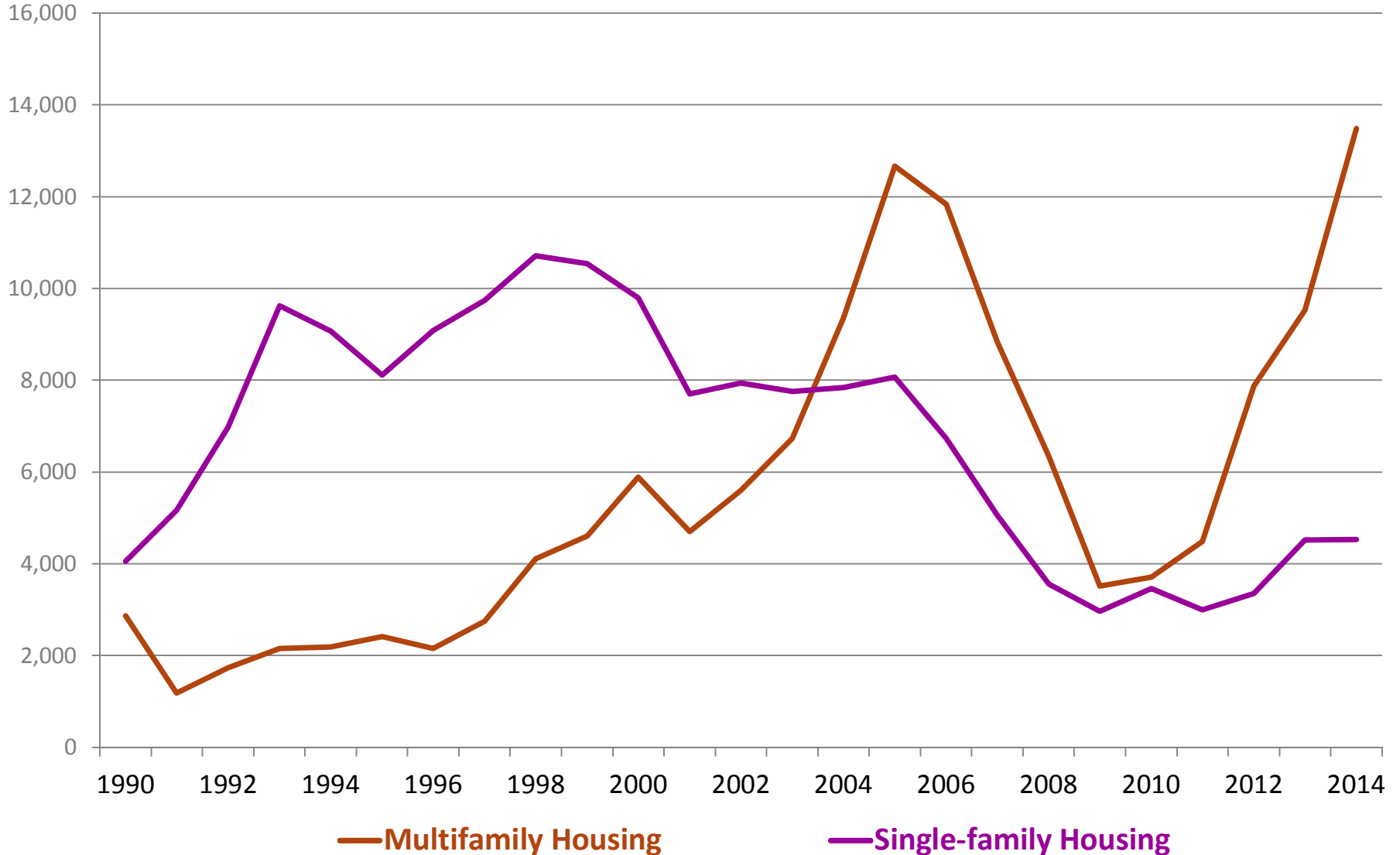
Data Source: These findings were based on analysis of employment data from the US Census Bureau's LEHD Program.

## OVERALL PHASE 1 FINDINGS

**Based on the data available at this point in time, the employment analysis revealed no statistically significant basis to conclude that the Act or the RMP had a positive or negative impact on economic growth in the Highlands Region.**

# RESIDENTIAL BUILDING PERMITS

## Building Permits by Type of Housing, Northern New Jersey



# HOUSING CONSTRUCTION FINDINGS

- **In each of the three New Jersey comparison regions, the number of building permits issued for single-family housing has been declining since 1998/2000.**
- **In Northern New Jersey, especially in the areas east of the Highlands Region, growth in housing construction has been in multifamily housing, which accounted for 75 percent of Northern New Jersey building permits in 2014.**
- **The Highlands Region is not benefitting from the regional market demand for multifamily housing.**

# DEMOGRAPHIC FINDINGS

- **Generally, the Highlands Region municipalities are following similar demographic trends to the municipalities in the comparison regions.**
  - + Households: number, size, and type
  - + Population: number, age, race/ethnicity
  - + Other: education, income
- **However, where the Highlands Region is different is:**
  - + It is getting older, faster
  - + There are fewer children
  - + Households are getting smaller

## OVERALL PHASE 2 FINDINGS

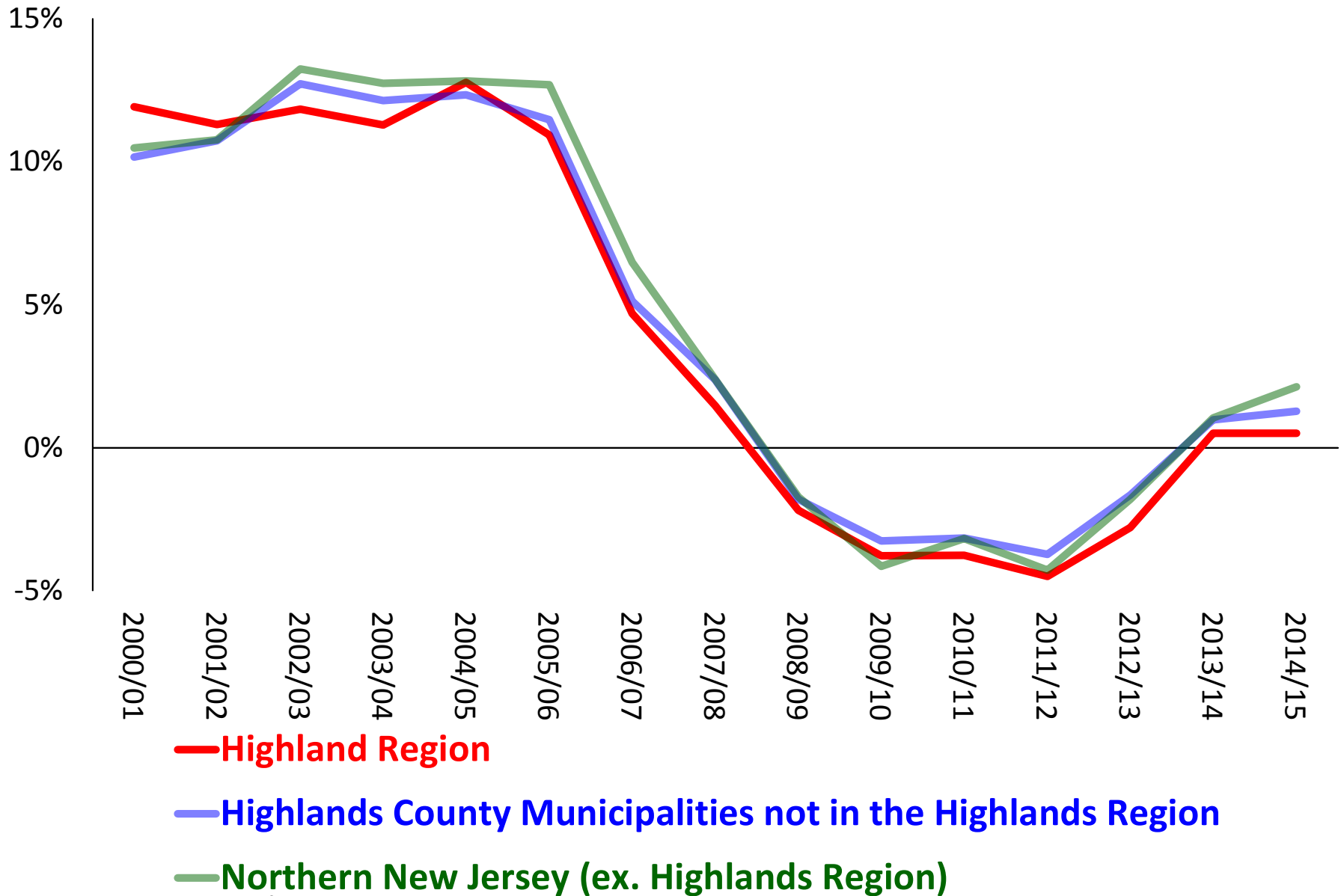
- **The analysis finds that any differences at this point in time between the Highlands Region and the other comparison areas in New Jersey for average sales values for residential, commercial, industrial, farmland, and vacant property are not statistically significant.**
- **However, there could be a difference in the sales value per acre for vacant land, and the Council should continue to track and monitor this issue.**

Phase 3  
**MUNICIPAL REVENUES**

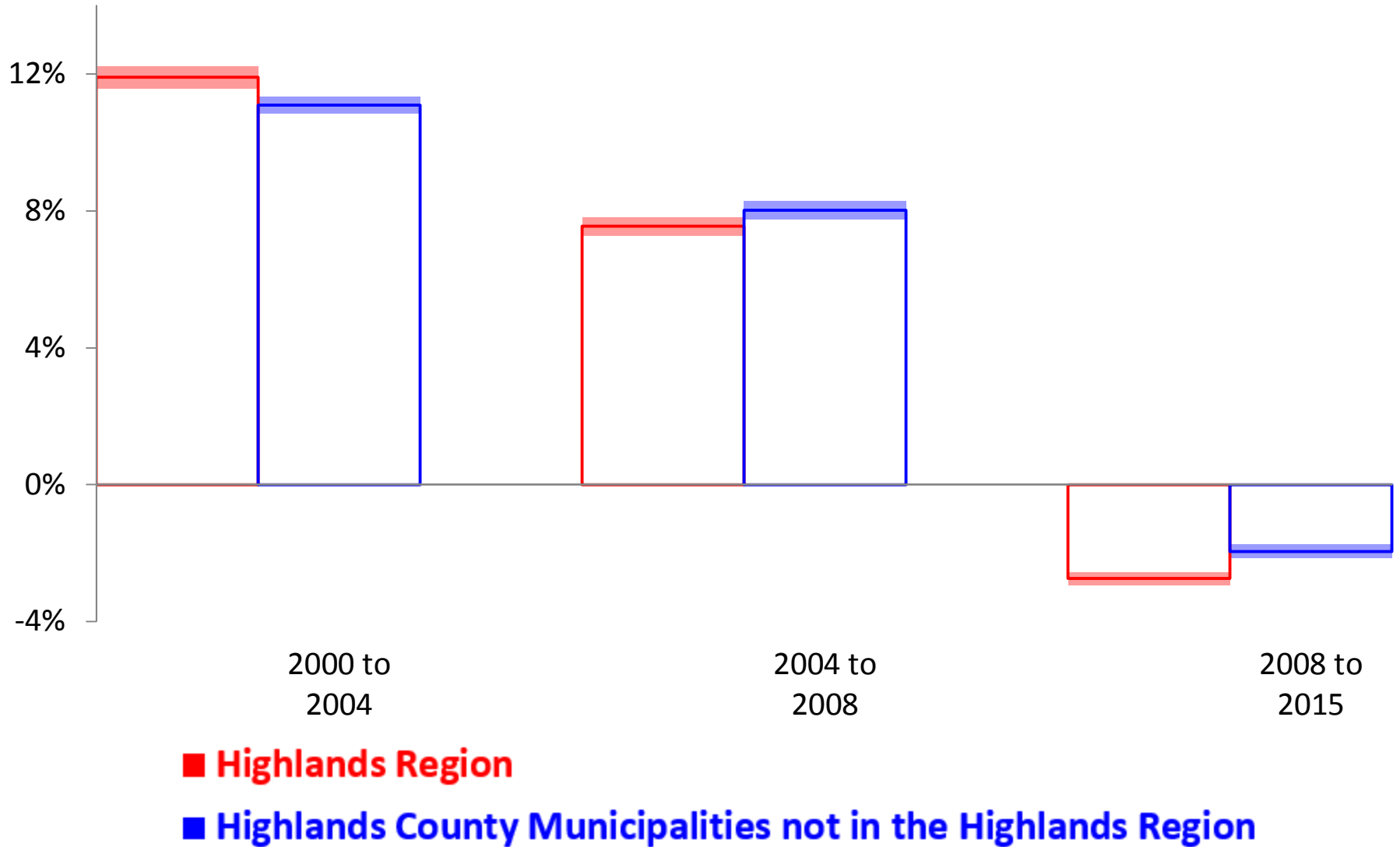
# FISCAL ANALYSIS

- **Equalized Property Value**
  - + An estimate of total market value
- **Real Property Assessed Value**
  - + The basis for property taxes
- **Property Tax Revenue**
  - + The primary source of funds for locally-provided public facilities and services

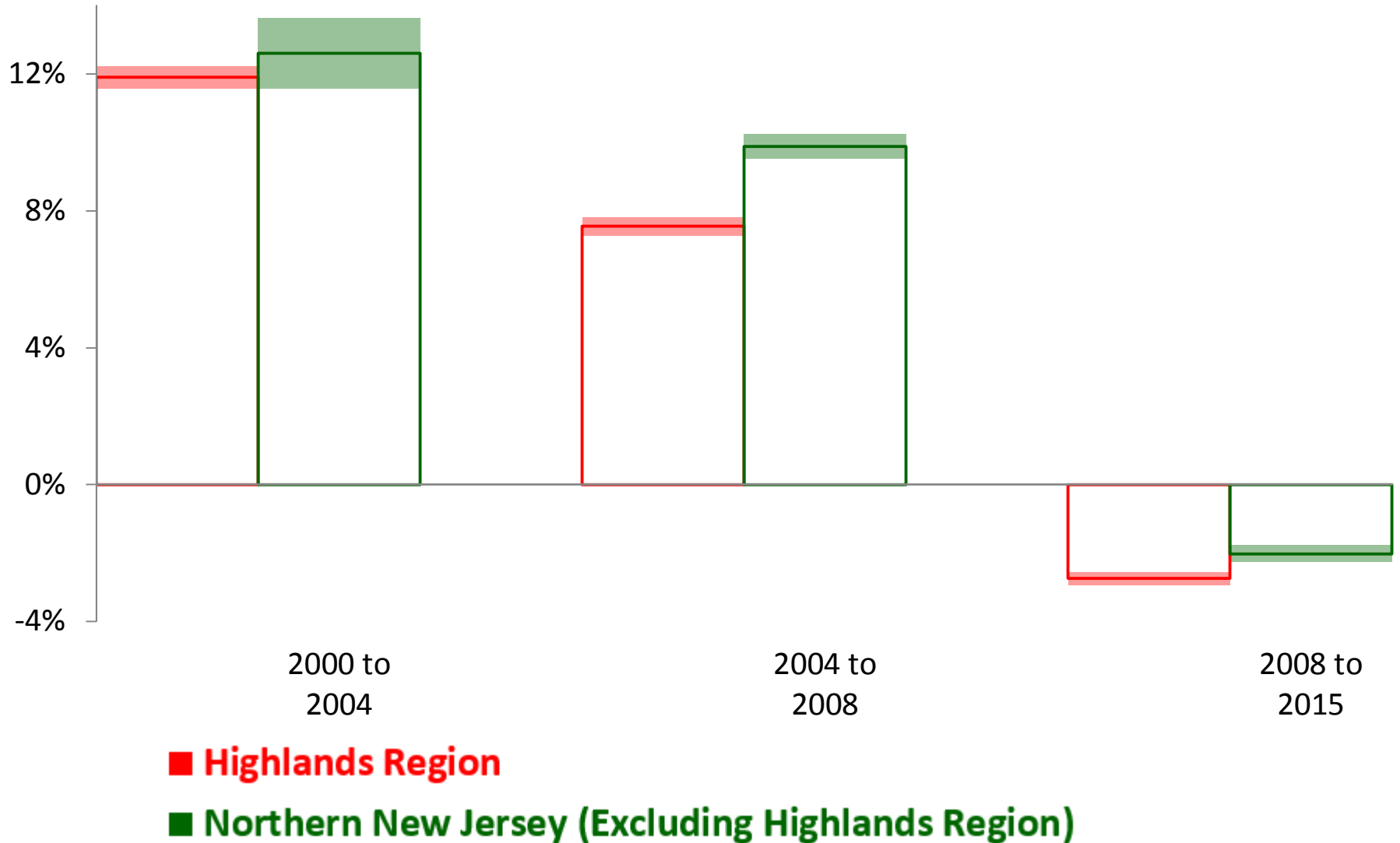
# CHANGE IN TOTAL EQUALIZED VALUE



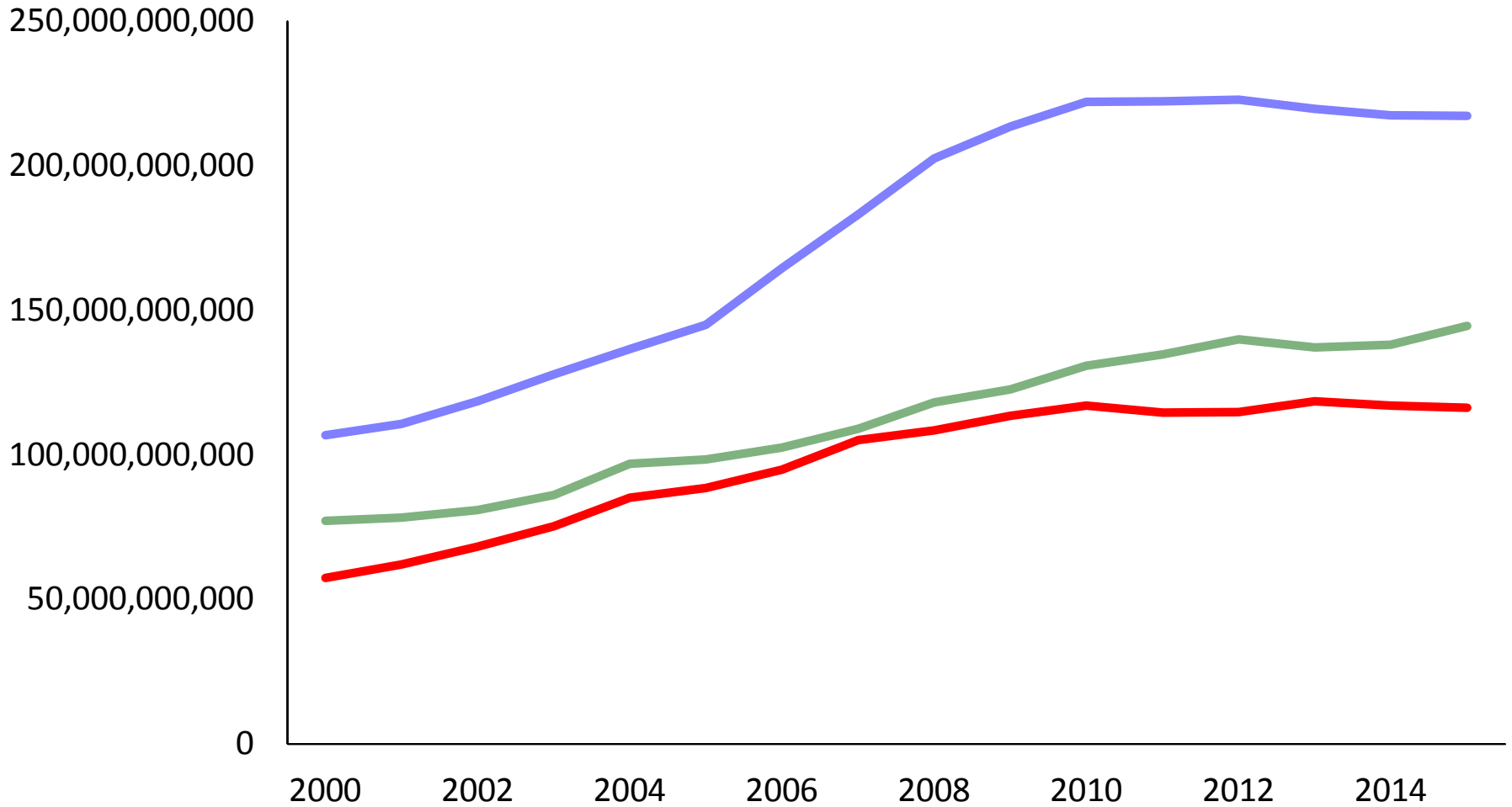
# AVERAGE MUNICIPAL CHANGE IN EQUALIZED VALUE



# AVERAGE MUNICIPAL CHANGE IN EQUALIZED VALUE



# TOTAL REAL PROPERTY ASSESSED VALUE



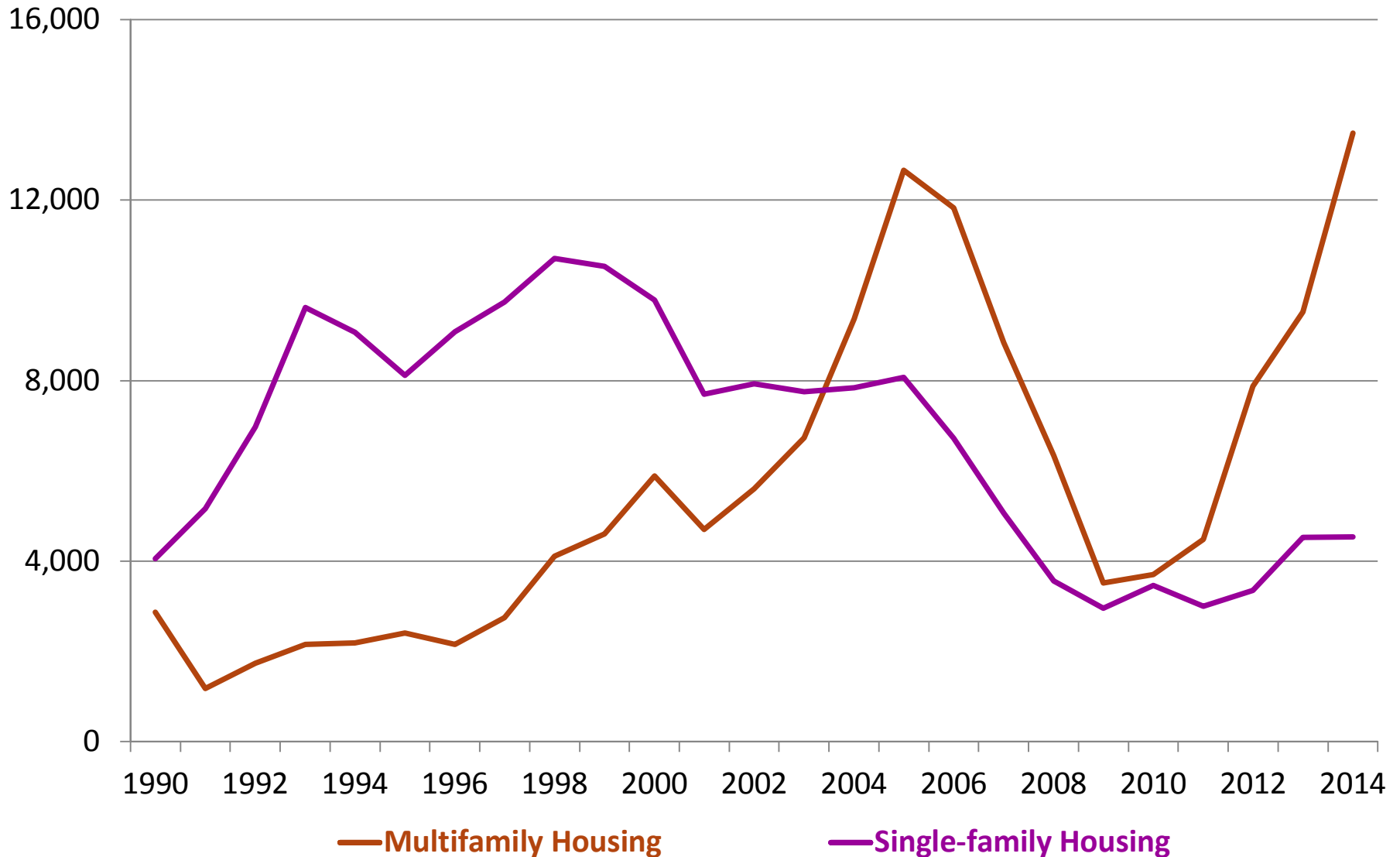
— Highlands Region

— Highlands County Municipalities not in the Highlands Region

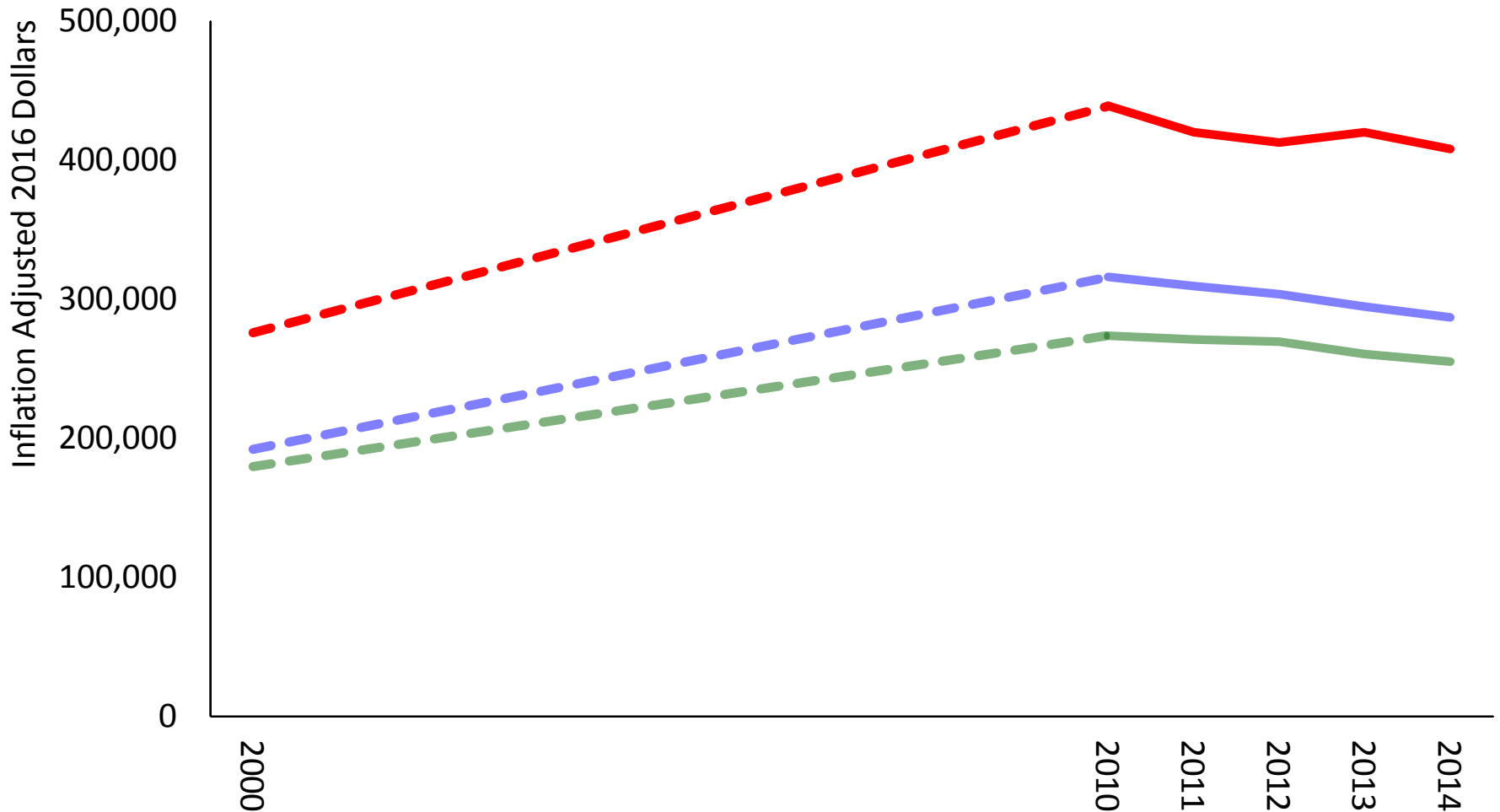
— Northern New Jersey (ex. Highlands Counties)

# RESIDENTIAL BUILDING PERMITS

## Building Permits by Type of Housing, Northern New Jersey



# REAL PER HOUSEHOLD ASSESSED VALUE



— Highlands Region

— Highlands County Municipalities Not in the Highlands Region

— Northern New Jersey

# CHANGE IN REAL PROPERTY ASSESSED VALUE



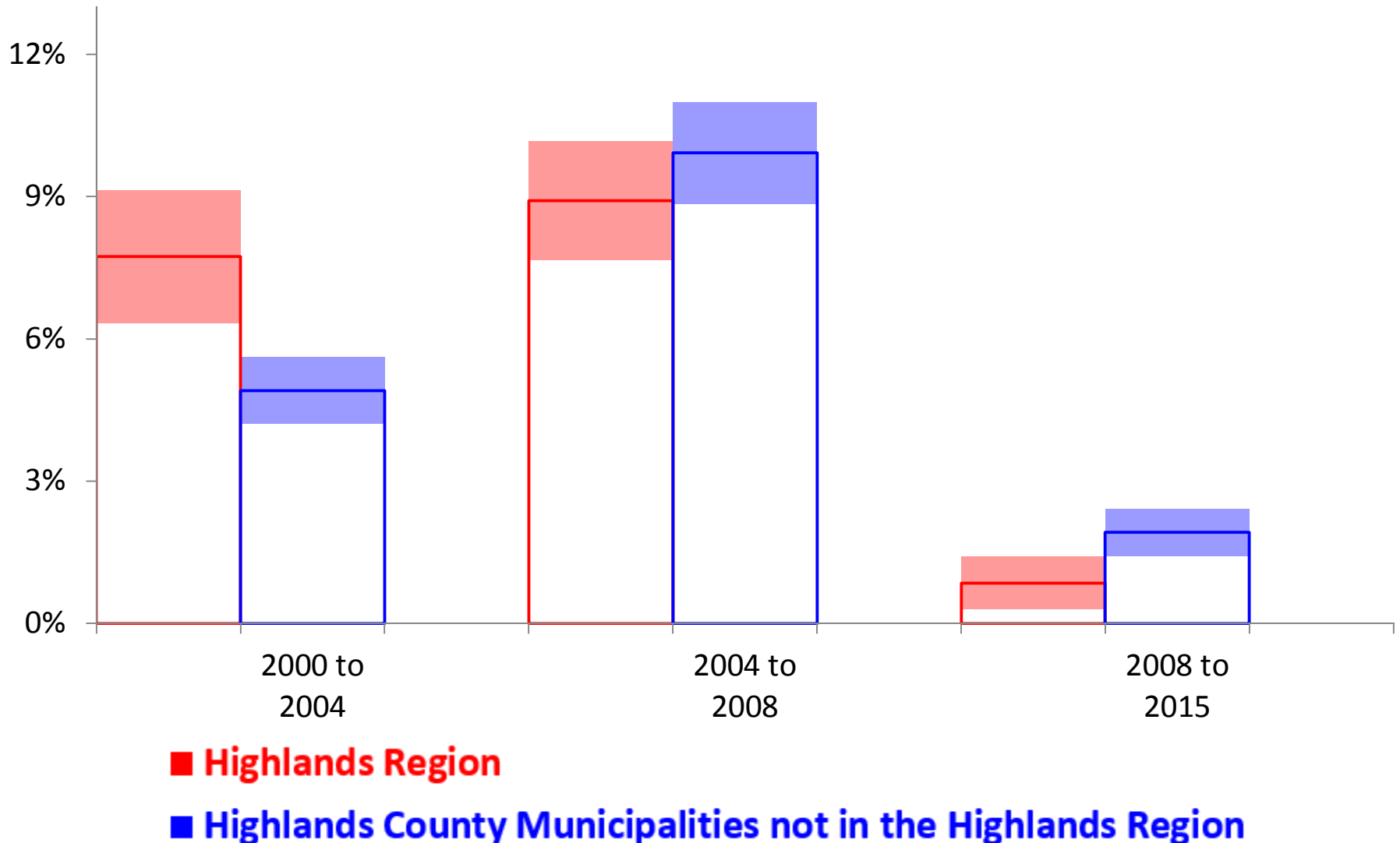
— Highland Region

— Highlands County Municipalities not in the Highlands Region

— Northern New Jersey (ex. Highlands Region)

# CHANGE IN REAL PROPERTY ASSESSED VALUE

Annualized Rate of Change, Average for Municipalities in Each Region



# CHANGE IN REAL PROPERTY ASSESSED VALUE

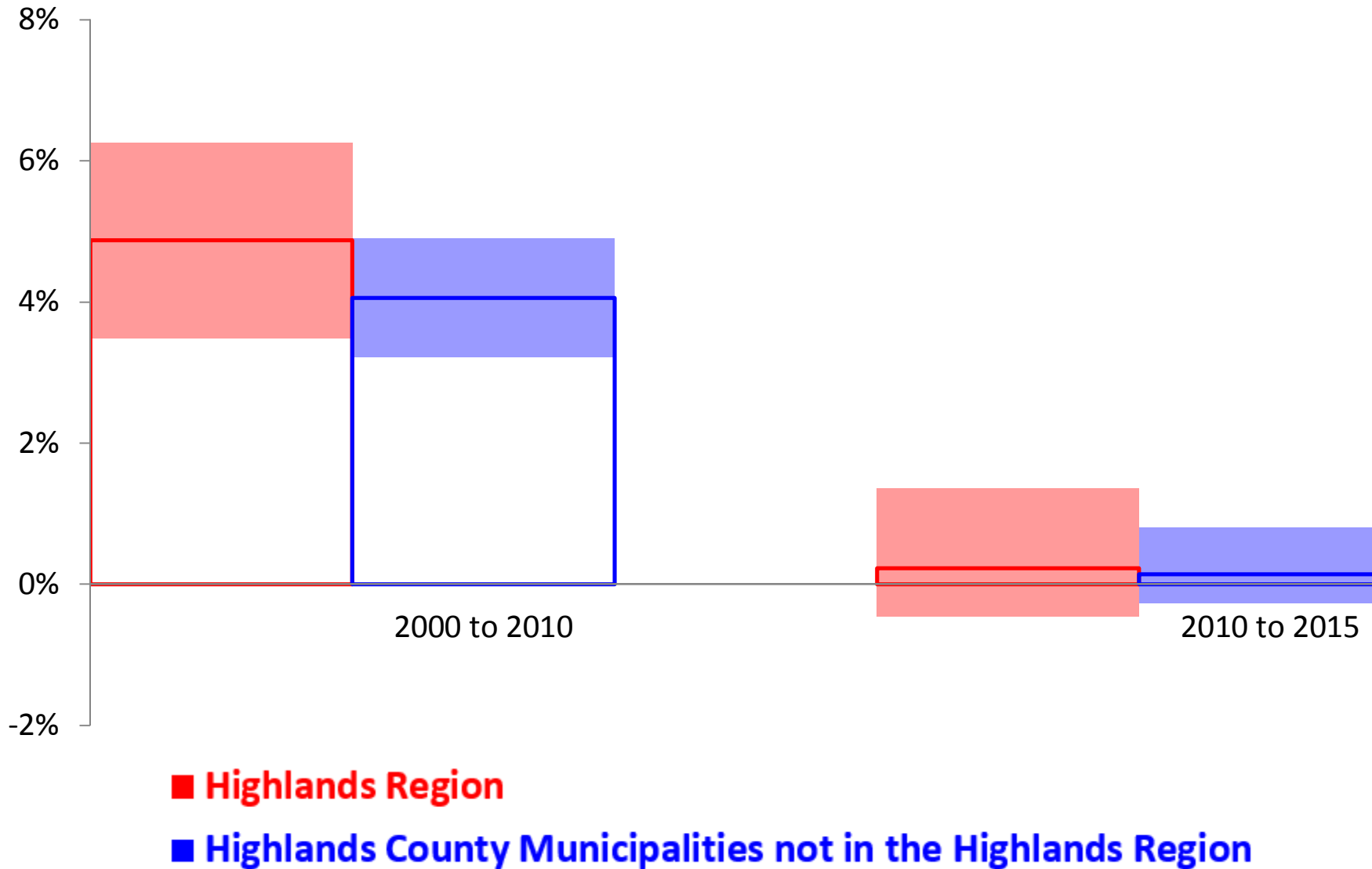
Annualized Rate of Change, Average for Municipalities in Each Region



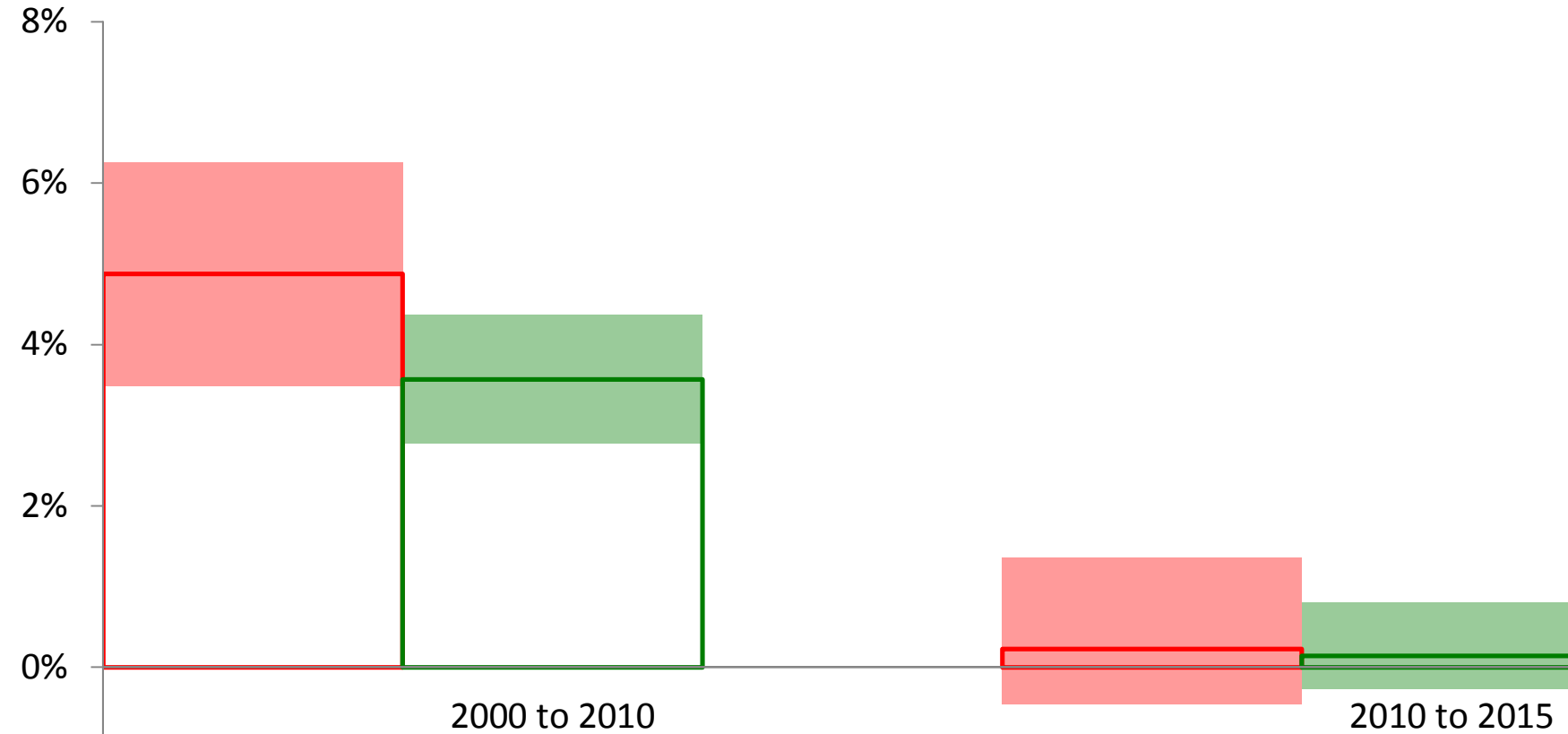
# PROPERTY TAX REVENUE

- **Tax rate applied to assessed value**
- **Tax rate adjusted to generate budget revenue needs, less other revenue sources**
- **Annual budget increase limited to 2%**
- **Analysis uses inflation-adjusted per household property tax revenues**
- **Availability of household data limits the time periods that can be analyzed**

# CHANGE IN PROPERTY TAX REVENUE



# CHANGE IN PROPERTY TAX REVENUE

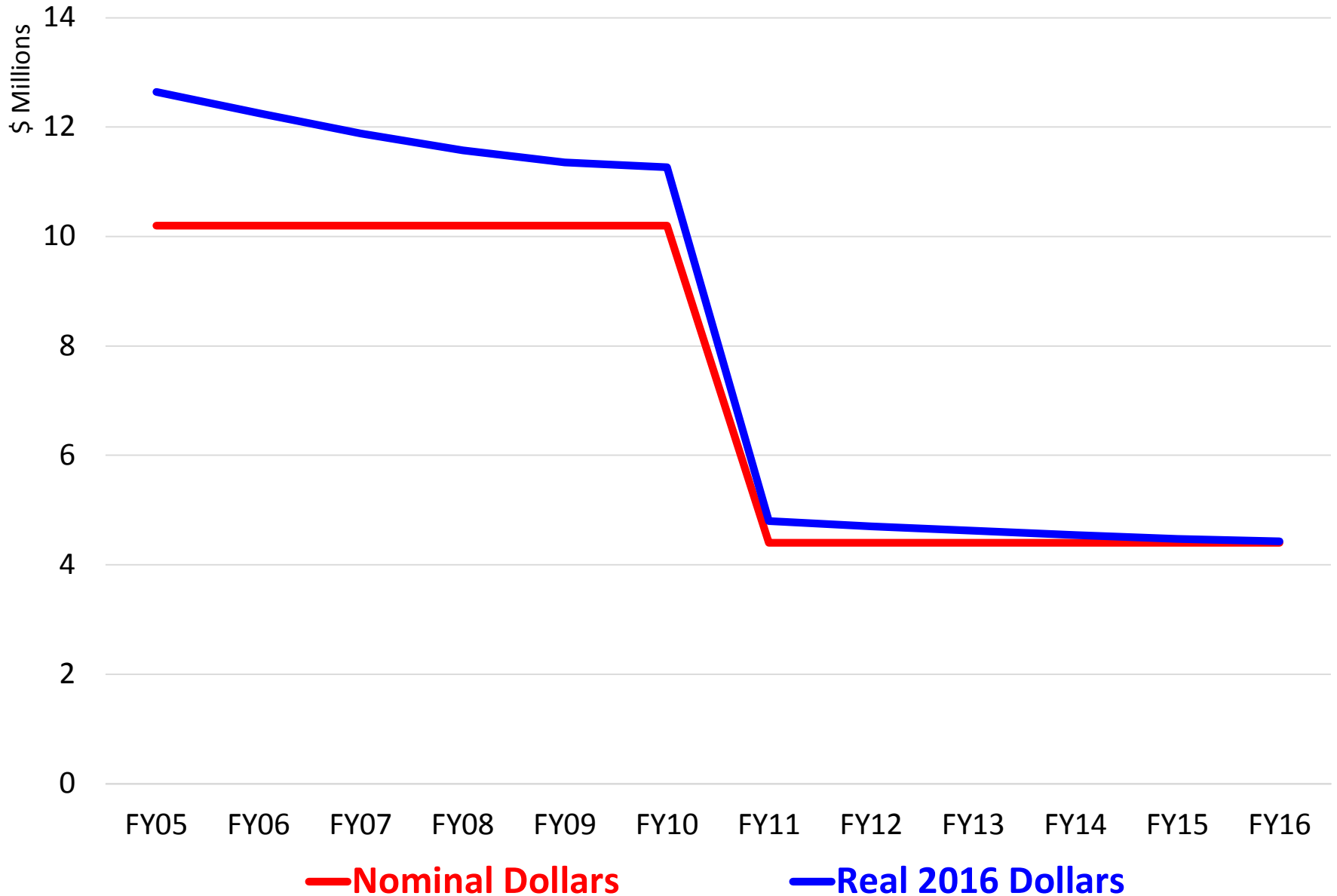


■ **Highlands Region**

■ **Northern New Jersey (Excluding Highlands Region)**

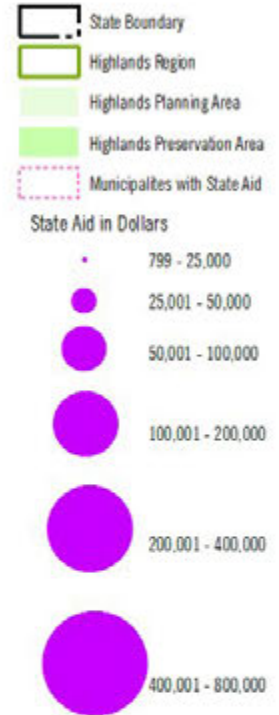
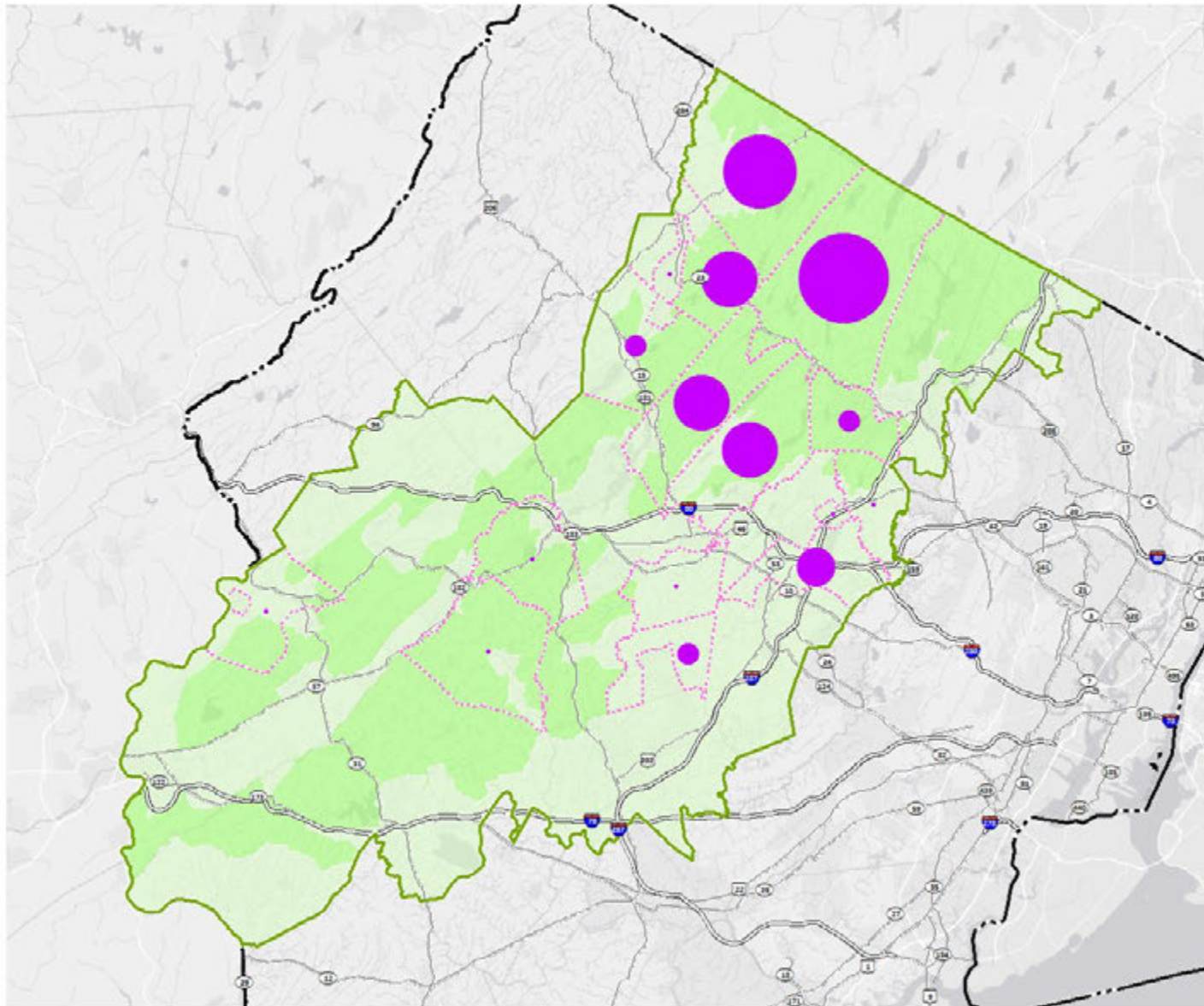
**Phase 3**  
**10-YEAR CASH FLOW**

# HIGHLANDS PROTECTION FUND



Data Source: Budget of the State of New Jersey data, provided by the NJ Highlands Council.

# WATERSHED MORATORIUM OFFSET AID



39 Municipalities not in the Highlands Region receive 17% of the funds



# Phase 3 FINDINGS

# EQUALIZED PROPERTY VALUES | MARKET VALUE

**2000–2004 The analysis finds the Highlands Region had**

- **No statistically significant difference with the two comparison regions**

**2004–2008 The analysis finds the Highlands Region had**

- **No statistically significant difference with the Highlands county municipalities not in the Highlands Region**
- **A statistically significant lower growth rate than Northern New Jersey**

**2008–2015 The analysis finds the Highlands Region had:**

- **A statistically significant lower rate of growth than the two comparison regions**

## REAL PROPERTY ASSESSED VALUE

- **2000–2004** The analysis finds that the Highlands Region had a statistically significant higher rate of growth in assessed values than the two comparison regions
- **2004–2008** The analysis finds that the Highlands Region had no statistically significant difference in the rate of growth than the two comparison regions
- **2008–2015** The analysis finds that the Highlands Region had a lower rate of growth than the two comparison regions. Only the difference between the Highlands Region and Northern New Jersey was statistically significant

# PROPERTY TAX REVENUES

**2000–2010 and 2010–2015** The analysis finds that the Highlands Region municipalities had no statistically significant difference in the rate of change in property tax revenues than the two comparison regions.

## NEXT STEPS

- **Continue to monitor differences in equalized property values in Highlands and Non-Highlands municipalities**
- **As a secondary indicator, monitor real property assessed values and property tax revenues**



CHRIS CHRISTIE  
*Governor*

KIM GUADAGNO  
*Lt. Governor*

## State of New Jersey

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JIM RILEE  
*Chairman*

MARGARET NORDSTROM  
*Executive Director*

### MEMORANDUM

**To:** Plan Conformance Committee  
**From:** Margaret Nordstrom, *MN* Executive Director  
**Subject:** Committee Meeting Minutes– July 7, 2016  
**Date:** July 14, 2016

A Plan Conformance Committee meeting was held on Thursday, July 7, 2016 at the Highlands Council office in Chester. Council Chairman Rilee (via phone) and Committee Members Vohden, and Tfank (via phone) were in attendance.

Staff Members present: Margaret Nordstrom, John Maher, Corey Piasecki, Drew Siglin, and Annette Tagliareni.

Also present: Lisa LeBoeuf, Assistant Counsel, Governor's Authorities Unit

#### Chester Borough Petition for Plan Conformance:

Staff gave an overview of Chester Borough's Petition for Plan Conformance in the Planning Area via a draft PowerPoint presentation. Staff noted that the Borough petitioned a Notice of Intent in 2008, but due to the length of time between the Borough's initial resolution and submission of draft documents Council staff advised them to submit a new resolution affirming their intent. This resolution was passed on October 20, 2015.

A public comment period was held from June 17 through July 5, 2016, and staff noted that five (5) public comments were received regarding Chester Borough's Petition. A comment response document will be posted to Council's website prior to the public hearing.

Staff also noted that the Borough undertook a TDR Feasibility Study in 2009 and the study determined that it would not be feasible for the Borough to be a TDR receiving area due to its wastewater capacity issues, and the fact that affordable housing cannot count towards TDRs.

There was continued discussion regarding the wastewater capacity, as well as septic/cesspool issues facing Chester Borough. Staff noted that they have been working with other municipalities and NJDEP on these same types of issues and a meeting is scheduled on July 13<sup>th</sup> with NJDEP representatives to discuss innovative alternative solutions for Chester Borough.

Committee Member Vohden asked staff where Chester Borough goes from here. Staff gave an overview of the steps Chester Borough will have to undergo if Council approves this Petition. All the steps are noted in the Borough's Implementation and Planning Schedule and Consistency Review and Recommendations Report.

Ms. Nordstrom noted that Council will consider a resolution for Chester Borough's Petition for Plan Conformance at its July 21<sup>st</sup> meeting and asked for a motion from the Committee to proceed.

*Committee Member Tjank made a motion. Member Vohden seconded it. All were in favor.*

*The meeting was adjourned at 2:26pm.*



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JIM RILEE  
*Chairman*

MARGARET NORDSTROM  
*Executive Director*

## MEMORANDUM

**To:** Roxbury Water Quality Committee  
**From:** Margaret Nordstrom, Executive Director  
**Subject:** Committee Meeting Minutes – June 16, 2016  
**Date:** July 1, 2016

A Roxbury Water Quality Committee meeting was held on Thursday, June 16, 2016 at the Highlands Council office in Chester. Committee Members present: Committee Chair Dressler and Committee Member Francis.

Staff Members present: Margaret Nordstrom, John Maher, Maryjude Haddock-Weiler, Chris Ross, and Annette Tagliareni.

Also present: Lisa LeBoeuf, Assistant Counsel, Governor's Authorities Unit

NJDEP Representative: Dean Bryson and Leslie McGeorge

Roxbury Township Representative: Richard Blood

Raritan Headwaters Association: Angela Gorczyca

*Committee Chair Dressler opened the meeting at 2:36pm.*

Committee Chair Dressler reported that several meetings have been held and we are here to review any new data updates.

### NJDEP

DEP representatives provided a Benthic Macroinvertebrate Monitoring report dated May 24, 2016 of Ledgewood Brook and summarized the results. When comparing the results from 2007 and 2016, at stations DR-LB1 (downstream of Ledgewood Pond) and DR-LB2 (upstream of Ledgewood

Pond), there was a slight decline in the High Gradient Macroinvertebrate Index (HGMI) at DR-LBI; and a slight increase in HGMI score at DR-LB2. In addition to the benthic macroinvertebrate samples, a habitat assessment was conducted, field parameters were performed (pH, water temperature, specific conductivity, dissolved oxygen, and turbidity), and grab samples for nutrients (phosphorus and nitrogen) were collected. No chemical testing was performed. There was discussion about the possibility of undertaking a fish survey which would determine presence or absence of species.

### Roxbury

Rick Blood, Public Works Director for Roxbury Township, reported that DEP has resolved issues and complaints associated with the landfill are minimal. He explained that the Township currently offers well testing for residences upon request.

The Township is working on a scope of work for a stream corridor study and plans to hire a consultant to undertake the study (through RFP process), via grant funding provided by the Highlands Council. This study will identify existing data gaps and will include chemical and surface water analysis.

### Raritan Headwaters Association (RHA)

Angela Gorczyca of RHA provided the same results from their 2015 Stream Monitoring Report: Conference Summary which the committee received at its January 13, 2016 meeting. RHA will have new results in September and will compare their data with DEP. RHA will test the same sites as last year.

Committee Chair Dressler asked DEP Representatives if monitoring well testing for chemicals may be collected by the Department. Ms. George responded that she will bring this request back to the Department. Ms. Nordstrom added that she will request information on monitoring well date by the Department during Highlands staff meeting with Ray Cantor next week. Mr. Blood also added that he will forward to Ms. Nordstrom the latest groundwater monitoring well data from the Department tested in April 2015 and November 2015.

*The committee adjourned at 3:34pm.*



**CHRIS CHRISTIE**  
*Governor*

**KIM GUADAGNO**  
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**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 – February 18, 2016  
**Date:** March 8, 2016

A Land Owner Equity and Land Preservation Committee meeting was held on Thursday, February 18, 2016 at the Highlands Council office in Chester. Committee Members present: Committee Chair Walton, Chairman Rilee (via phone), Committee Members Dressler, Francis, and Visioli.

Staff Members present: Margaret Nordstrom, John Maher, Chris Danis, Jim Hutzelmann, James Humphries, and Annette Tagliareni

Also present: Lisa LeBoeuf, Assistant Counsel, Governor's Authorities Unit, and Matt Kelly, DAG.

Committee Chair Walton opened the meeting at 2:40pm.

#### Update on Highlands Water Usage

Committee members discussed, in conceptual terms, several aspects of how any future water user fee might work in practice, including how funds generated from such fee might be disbursed to landowners in the Highlands Region who lost development rights; and how amounts paid to an affected landowners might follow the formula used by the Highlands TDR program to value TDR credits.

*Member Dressler was present at 2:45pm.*

Staff provided the committee members with information regarding Highlands water usage in the Highlands region and rough estimates of what the potential impacts might be on a single family household's yearly water bill to generate funds to address the landowner equity issue.

At the Committee's request, staff will provide some samples of properties in the Highlands region for the members to review and to see how different properties in the region are valued under the TDR program.

#### Report Out to Council

The Council will consider a resolution to authorize the publication of the open space program in the NJ Register.

#### Next HDC Bank Meeting

Highlands staff will schedule a special HDC Bank meeting the end of March to begin the open space program.

*The Committee adjourned at 3:37pm.*



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*Governor*

KIM GUADAGNO  
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JIM RILEE  
*Chairman*

MARGARET NORDSTROM  
*Executive Director*

### MEMORANDUM

**To:** Landowner Equity and Land Preservation Committee  
**From:** Margaret Nordstrom, Executive Director  
**Subject:** Committee Meeting Minutes – May 10, 2016  
**Date:** May 16, 2016

A Landowner Equity and Land Preservation Committee meeting was held on Tuesday, May 10, 2016 at the Highlands Council office in Chester. Committee Members present: Committee Chair Walton, Chairman Rilee (via phone), Committee Members Dressler and Francis.

Staff Members present: Margaret Nordstrom, John Maher, Chris Danis, Kim Ball Kaiser, Jim Hutzelmann, Carole Ann Dicton, and Annette Tagliareni

Also present: Lisa LeBoeuf, Assistant Counsel, Governor's Authorities Unit.

Committee Chair Walton opened the meeting at 2:05pm.

#### Update on Highlands Water Usage

Committee members discussed, in conceptual terms, several scenarios to implement a water fee in the Highlands Region based on current and proposed Highlands Development Credit (HDC) values. After the discussion, Highlands staff was asked to prepare and provide to the committee at its next meeting, the following:

- A legal opinion on whether a water use fee can be imposed on only purveyors of Highlands sourced water or if such a fee must be imposed Statewide; and
- Clarification regarding what the Highlands Act and RMP policy implications may be regarding a change to the current HDC value of \$16,000/per credit based on a voluntary receiving area market driven rate.

### HDC Allocations

As requested by the Committee at its February 18, 2016 meeting, Highlands staff reviewed two prior issued HDC Allocations to demonstrate the staff HDC process to the committee how show how different properties in the Region are valued under the TDR program.

### HDC Purchase Program Update

Highlands staff reported that the Council has received approximately 18 applications to date for the pending HDC Purchase Program. Most of the applications received are from landowners who were previously issued HDCs. The deadline for this program is July 8, 2016

### Open Space Matching Grant Program Update

Highlands staff reported that a public notice will be sent for the Open Space Matching Grant Program next week. Letters will be sent to municipalities, counties, and non-profits.

### HDC Bank Meeting

Highlands staff provided the committee with the draft agenda for the next HDC Bank meeting scheduled on August 4, 2016 at 4:00pm.

### Next Committee Meeting

The committee scheduled its next meeting for Tuesday, May 31, 2016 at 2:00pm.

*The Committee adjourned at 3:10pm.*



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*Chairman*

**MARGARET NORDSTROM**  
*Executive Director*

### MEMORANDUM

**To:** Landowner Equity and Land Preservation Committee  
**From:** Margaret Nordstrom, Executive Director  
**Subject:** Committee Meeting Minutes – May 31, 2016  
**Date:** June 9, 2016

A Landowner Equity and Land Preservation Committee meeting was held on Tuesday, May 31, 2016 at the Highlands Council office in Chester. Committee Members present: Committee Chair Walton, and Committee Members Dressler, Francis, and Visioli.

Staff Members present: Margaret Nordstrom, John Maher, James Humphries, Kim Ball Kaiser, Jim Hutzemann, Carole Ann Diction, and Annette Tagliareni

Also present by phone: Lisa LeBoeuf, Assistant Counsel, Governor's Authorities Unit.

Committee Chair Walton opened the meeting at 2:06pm.

#### Update on Highlands Water User Fee – Legal Opinion

Chief Counsel Maher provided answers to the two questions raised at the Committee's May 10<sup>th</sup> meeting.

#### **A legal opinion on whether a water use fee can be imposed on only purveyors of Highlands sourced water or if such a fee must be imposed Statewide.**

Mr. Maher stated that he has resolved his initial concern that a water user fee might need to be imposed on a statewide basis, and is now satisfied that such a fee may be imposed on only purveyors of Highlands-sourced water, provided the fee is reasonable and non-discriminatory.

**Clarification regarding what the Highlands Act and RMP policy implications may be regarding a change to the current HDC value of \$16,000/per credit based on a voluntary receiving area market driven rate.**

On the question of increasing the price offered by the HDC Bank to purchase HDCs from the initial value set by the HDC Bank of \$16,000, Mr. Maher stated that in his opinion attempting to substantially increase the price would violate the Highlands Act and the State TDR Act; and that, even if it were permitted, such a change would require a new technical report and an amendment of the RMP, adopted by the Council after at least five public hearings throughout the Highlands Region and at least one public hearing in Trenton.

The Committee then discussed the contents of any proposed resolution supporting a water user fee that it may recommend for consideration by the Council. Chairman Walton stated that he would discuss with Council Chairman Rilee the Committee's request that staff draft a proposed resolution for the Committee's review.

*The meeting was adjourned at 2:50pm.*