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JACK J. SCHRIER
Acting Chairman

EILEEN SWAN
Executive Director

MEETING AGENDA
Thursday, September 23, 2010 4:00 pm

1. CALL TO ORDER
2. ROLL CALL
3. OPEN PUBLIC MEETINGS ACT
4. PLEDGE OF ALLEGIANCE
5. APPROVAL OF MINUTES – August 19, 2010
6. ACTING-CHAIRMAN'S REPORT (and Council Member Reports)
7. EXECUTIVE DIRECTOR'S REPORT
 - a. Highlands TDR Program
 - b. Highlands Plan Conformance
 - c. RMP Updates
 - d. Highlands Project Review
8. PUBLIC HEARING AND CONSIDERATION OF RESOLUTION –
Petition for Plan Conformance submitted by Byram Township, Sussex County
(voting matter with public comment)
9. PUBLIC COMMENTS (*please note – the Council requests that public comments be limited to three (3) minutes per person. Questions raised in this period will not be responded to at this time but, where feasible, will be followed up by the Council and its staff.*)
10. EXECUTIVE SESSION (if deemed necessary)
11. ADJOURN

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
MINUTES OF THE MEETING OF SEPTEMBER 23, 2010

PRESENT

JACK SCHRIER) ACTING CHAIRMAN

KURT ALSTEDE) COUNCIL MEMBERS

BILL COGGER)

TRACY CARLUCCIO)

MICHAEL FRANCIS)

JANICE KOVACH)

MIMI LETTS)

CARL RICHKO)

VIA TELECONFERENCE

ROBERT HOLTAWAY)

GLEN VETRANO)

ABSENT

JAMES VISIOLI)

CALL TO ORDER

The Acting Chairman of the Council, Jack Schrier, called the 97th meeting of the New Jersey Highlands Water Protection and Planning Council to order at 4:09pm.

ROLL CALL

Roll call was taken. Mr. Visioli was absent. All other members were present.

OPEN PUBLIC MEETINGS ACT

Acting Chairman Schrier announced that the meeting was called in accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 and that the Highlands Council had sent written notice of the time, date, and location of this meeting to pertinent newspapers or circulation throughout the State and posted on the Highlands Council website.

PLEDGE OF ALLEGIANCE was then recited.

APPROVAL OF MINUTES OF AUGUST 19, 2010

Mr. Cogger introduced a motion to approve the minutes. Ms. Kovach seconded it. Mr. Visioli was absent. Mr. Vetrano abstained. All other members voted to approve. The minutes were APPROVED 9-0.

ACTING CHAIRMAN'S REPORT

Mr. Schrier reported that this is a very auspicious meeting because as the first reviewing of a conforming Petition for Plan Conformance it has significance that no previous meeting Highlands Council ever had. Mr. Schrier further stated that he was pleased to see so many members here today.

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EXECUTIVE DIRECTOR’S REPORT

Plan Conformance Update

Ms. Swan gave a brief update to the Council on Plan Conformance Petition reviews. To date, 61 Petitions for Plan Conformance have been submitted (57 Petitions from municipalities and 5 from counties). 45 Petitions (including 2 counties) have been deemed Administratively Complete and relevant documents have been posted to the Highlands Council website. Council staff has reviewed 32 full Petitions, thus far, and prepared Draft Consistency Review and Recommendations Reports (“Draft Consistency Reports”) for each. Of these, 12 have been completed and sent to the petitioning municipality or county (as listed below), while the remainder are under internal review:

Tewksbury Twp.	Bethlehem Twp.	Califon Borough
Clinton Town	Glen Gardner Borough	Lebanon Borough
Mount Olive Twp.	Rockaway Twp.	Byram Twp.
Mahwah Twp.	Chester Twp.	Passaic County

Ms. Swan noted that Passaic County would be the first of the counties to conform and recognized the work of Kathleen Caren who is one of the Passaic County planners who has been working closely with our staff. The public can follow the Plan Conformance process through our website. http://www.highlands.state.nj.us/njhighlands/planconformance/pc_tracking_sheet.pdf

Ms. Swan made note that Independence Township has been added since last meeting as a municipality that has submitted their petitioning resolution for the Preservation Area. Ms. Swan also added that a public notice was sent which extends the Highlands Development Credit Allocation Applications for a second round hardship through October 7, 2010. The notice may be found on the Highlands Council website.

Plan Conformance Grant Program

The average amounts requested for reimbursement by municipalities that are participating in Plan Conformance grant activities are noted below. On average, reimbursement requests to date are within the base amounts established by the Highlands Council.

<u>Towns</u>	<u>Base Amount</u>	<u>Average</u>	<u>Number</u>
Module 1	\$15,000	\$13,509	63
Module 2	\$10,000	\$ 6,351	57
Module 3	\$ 7,500	\$10,999	41
Module 4	\$ 2,000	\$ 3,476	48
Module 5	\$ 2,500	\$ 5,851	42
Module 6	\$ 5,000	\$ 3,938	39
Module 7	\$ 8,000	\$ 6,202	34
Total	\$50,000	\$50,326	

Mr. Schrier continued with the meeting and stated that today is Council’s first Public Hearing and Consideration of Resolution regarding a Petition for Plan Conformance submitted by Byram Township, Sussex County.

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

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Mr. Schrier then read a letter addressed to him by former Highlands Council Chairman John Weingart congratulating the Council for the vote scheduled today to certify Byram Township as being in conformance with the Highlands Regional Master Plan. Mr. Schrier further noted a significant phrase from Mr. Weingart's letter which read "...that the Council is working with Byram to designate a center where economic development with appropriate environmental protections will result." Mr. Schrier stated that Mr. Weingart's letter is a wonderful foot on which to step forward on this hearing. Mr. Schrier noted that Mr. Weingart should be credited on this step as well and thanked everyone here today and in the past. Mr. Schrier stated that the Highlands Council has come a very long way with this process.

Mr. Schrier then recognized the Mayor of Byram Township, Mr. James Oscovitch. Mayor Oscovitch appreciated the opportunity to speak and wanted to give a history of their process. Mayor Oscovitch continued to say that despite over a dozen years of local planning for a designated center, the depth of the data available through the Highlands Council Regional Master Plan gave Byram a much more detailed look at the township's resources – something that they could not have done on their own. The Mayor stated that after Byram decided to opt-in, their in-house Planner, Chris Hellwig – who tragically succumbed to a brain tumor the day after the Highlands Council gave the preliminary nod to our plans in mid-April – and Paul Gleitz of Heyer-Gruel Associates spent a few months of intense collaboration with Highlands Council staff. The result was a revised Village Center plan that met both the town's needs for economic growth and affordable housing, and also satisfied requirements of the RMP. Mayor Oscovitch praised the assistance of the Highlands Council staff, noting that this would never have happened so quickly.

Mayor Oscovitch further stated the end result is that they now have perhaps the most valuable piece of property along Route 206 in Sussex County available for development, while protecting the sensitive environmental resources of the town. Had Byram not conformed to the RMP in the Planning Area portion of our town, renewal of the State-designated center would have been very difficult, if not impossible. By choosing to re-designate our Center through Highlands conformance process, Byram received staff assistance from the Highlands Council, and were able to fund the entire process through Highlands Grants. Mayor Oscovitch stated that it is a win-win for everyone.

Mayor Oscovitch then introduced the Byram representatives with him today: Doris Flynn, Township Clerk; Joe Sabatini, Township Manager; Tom Collins, Township Attorney; Paul Gleitz, Township Planner; and Byram Township Councilmembers Marie Raffay and Scott Olson.

Ms. Swan recognized the Highlands Council staff who have had an effect on the Byram Township process. Ms. Swan wanted to particularly thank Judy Thornton who is Byram Township's liaison. Ms. Swan thanked her for everything she has done and her labor.

Ms. Swan then proceeded with an overview on the process of Plan Conformance.

Highlands Plan Conformance Process

Ms. Swan noted that the Highlands Act requires that municipalities and counties submit to the Council such revisions to the municipal/county master plan and development regulations and other associated regulations "as may be necessary in order to conform them with the goals, requirements, and provisions of the regional master plan. After receiving and reviewing the revisions, the council

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shall approve, reject, or approve with conditions the revised plan and development regulations, as it deems appropriate.”

Ms. Swan then provided an overview of Petition decision-making process:

- Draft Report - After Petition documents are posted to the Highlands Council website, Council staff reviews the Petition and provide the municipality a Draft Consistency Review and Recommendations Report (“Draft Report”), along with mark-ups to all supporting documents.
- Municipal Response - The Municipality provides its response to the Draft Report and supporting materials and Highlands Council staff work with the municipality to finalize all materials.
- Public Comment - The Final Draft Report is posted to the Highlands Council website along with Notice of Public Comment Period and scheduled Public Hearing Date.
- Final Report - At the conclusion of the Public Comment Period, Council staff prepare the Final Report for consideration by the Highlands Council, incorporating the public comment/response and any final changes to the Report or Petition materials. The Final Report is posted to the Highlands Council website.

The Highlands Council will then determine:

1. Whether the Petition for Plan Conformance conforms with the goals, requirements, and provisions of the RMP and meets the requirements for Basic Plan Conformance;
2. Whether the Highlands Implementation Plan & Schedule is reasonable to ensure that the Municipality continues to work toward Full Plan Conformance (schedule subject to availability of Plan Conformance Grant funds);
3. Whether any provisions of the RMP should be waived as inappropriate to a specific Petition;
4. Delegation of Planning Area exemption reviews;
5. Allocation of remaining funds under the existing Plan Conformance Grant; and
6. Allocation of additional funds from the FY 2011 Grant Fund.

Ms. Swan then proceeded with the Byram Township process for Plan Conformance. Ms. Swan showed pictures of Byram Township so the Council could become more familiar with the township. Ms. Swan then acknowledged Christopher George Hellwig, Byram Township Planning Director. Council Staff members worked closely with Chris before his death this year. Ms. Swan then asked Mayor Oscovitch to say a few words about Chris. Mayor Oscovitch stressed dedication to his profession and his co-workers and this will never be forgotten. Mayor Oscovitch quoted what was in Chris’ obituary which read “given the heavy choice of curse the darkness or light a candle”. Mayor Oscovitch stated that Chris chose the latter. Mayor Oscovitch thanked Ms. Swan for acknowledging Chris. Ms. Swan then presented a gift certificate to Mayor Oscovitch to plant a tree on Chris’ behalf. Ms. Swan made note that this donation was not purchased by taxpayer dollars and is a gift from Highlands Council. Ms. Swan proceeded with her presentation.

Public Hearing and Consideration of Resolution– Petition for Plan Conformance by Byram Township, Sussex County

Ms. Swan quoted from the Byram Township Master Plan that “Byram Township, known as the ‘Township of Lakes,’ is located in northwestern New Jersey in the southeast corner of Sussex County, nestled in the heart of the New Jersey Highlands.”

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Ms. Swan then provided background statistics and information for Byram Township:

- Established: 1798
- Population (2008): 8,465
- Land Area: 22.7 sq. mi./14,505 Acres
- Forested Lands: 17.2 sq. mi./11,000 Acres – 75%
- Preserved Lands: 6.8 sq. mi./4,382 Acres – 30%
- Lakes & Ponds (25): 1.4 sq. mi./870 Acres – 6%
- Preservation Area Lands: 22.3 sq. mi./14,272 Acres – 98.4%
- Planning Area Lands: 0.36 sq. mi./233 Acres – 1.6%
 - Highlands Open Water Protection: 11.6 sq. mi./7,526 Acres – 52%
 - Lake Management Areas: 6.7 sq. mi./4,300 Acres – 30%
 - Severe Steep Slope Areas: 9 sq. mi./5,760 Acres – 40%
 - Forest Resource Areas: 22.2 sq. mi./14,236 Acres – 98%
 - Special Environmental Zone: 7.5 sq. mi./4,770 Acres – 33%
 - Conservation Priority Areas: 12 sq. mi./7,700 Acres – 53%
- Largest Lakes - Cranberry, Lackawanna, Mohawk (partly in Byram, mostly in Sparta Township), Waterloo, Kofferl, Wolf, Panther, Forest
- Major Rivers/Streams - Musconetcong River, Lubbers Run
- State Park - Allamuchy Mountain State Park (3,000+ Acres)
- Major Historic Sites - Waterloo Village, Morris Canal
- Theme Park - Wild West City

Byram Township Background Statistics – Land Use		
NJDEP Land Use/Land cover (2005/2007)	Acres	Percent
Residential(Single & Multi Family)	1,822	13%
Commercial (Retail)	111	1%
Industrial & Transportation & Utilities	252	2%
Agriculture (Crops & Plantations)	104	1%
Recreational lands (Public and Private)	245	2%
<i>Subtotal Developed Lands</i>	<i>2,534 (3.96 sq. mi.)</i>	<i>17%</i>
Mixed Forest	9,634	67%
Shrub & Scrub	309	2%
Mixed Wetlands	977	7%
Barren Lands	126	1%
Surface Waters (lakes, Ponds & Tributaries)	906	6%
<i>Subtotal Natural Lands (incl. Open Space)</i>	<i>11,952 (11.7 sq. mi.)</i>	<i>83%</i>

Ms. Swan then showed a movie flying over Byram Township and showing the extensive natural resources of the Township.

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Ms. Swan noted that Byram maintains an up-to-date comprehensive Master Plan (including all mandatory elements and numerous optional elements), and that Byram has a history of proactive engagement in community planning and conservation initiatives including:

- State Planning Commission Center Designation (Expired May 2010)
- Smart Growth Plan, Form-Based Code, Low Impact Development Report
- Trail & Bikeway Planning/Bicycle & Pedestrian Feasibility Study
- Lubber's Run Greenway Project (Preservation & Stream Corridor Protection Plan; Best Management Practices to Improve Water Quality)
- Preliminary Groundwater/Aquifer Assessment (Well Ordinance)
- Lakefront Redevelopment Plan (Water Quality Mgmt, Septic System Ord.)
- Forest Stewardship Plan
- Stormwater Management & Pollution Prevention Plans

Ms. Swan then provided an overview of the Petition for Plan Conformance and the administrative record for Byram:

12/08/09	Petition for Plan Conformance Submitted
02/04/10	Petition Deemed Administratively Complete
02/14/10	Petition Posted to Highlands Council Website
05/28/10	Draft Consistency Report Sent to Municipality
09/01/10	Final Draft Report Posted to Highlands Council Website
09/16/10	End of Public Comment Period (Start 9/2/10)
09/17/10	Final Report Posted to Highlands Council Website
09/23/10	Highlands Council Public Hearing

Ms. Swan noted that Byram Township had completed the following required Module submittals:

1. Current Municipal Conditions & Build-Out Analysis
2. Land Use and Resource Capacity Analysis
3. Housing Element & Fair Share Plan
4. Environmental Resource Inventory
5. Master Plan Highlands Element
6. Highlands Area Land Use Ordinance
7. Petitioning Resolution, Municipal Self-Assessment, Highlands Implementation Plan & Schedule. Optional submittal was the request for Highlands Village Center Designation

With respect to Modules 1 & 2, the analysis uses a Limiting Factor Analysis to examine Land-Based, Resource-Based, and Utility-Based Capacities. The Highlands Municipal Build-Out Report for Byram Township was completed by the Highlands Council in collaboration with the municipality prior to a finding of Administrative Completeness of the Petition. The Report is dated July 2009 and was posted to the Highlands Council website on September 22, 2009. The Staff RMP Consistency Finding is that Byram's Petition is consistent.

With respect to Module 3, Ms. Swan provided a summary of Byram Township Fair Share obligation and plan:

- Rehabilitation Share: 24 Units
- Prior Round Obligation: 33 Units
- Growth Share Obligation: 12 Units

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- Municipal Rehabilitation Program: 2-4 Units/Year, 10-Year Period
- Prior Round Site: Village Center Mixed-Use Inclusionary, Anticipated Credits – 35
- New Project Sites: Municipally-owned vacant parcels, single-family for sale units; Anticipated Credits – 8
- New Project Sites: Municipally-owned vacant parcel, 4-bedroom group home; Anticipated Credits – 5

The Staff RMP Consistency Finding is that Byram's Petition is consistent.

With respect to the Environmental Resource Inventory, Module 4, Ms. Swan noted the following:

- Describes & Illustrates Highlands Resources, Resource Areas, and Special Protection Areas in the Municipality
- Byram Township Submittal Based on Highlands Council Model Environmental Resource Inventory
 - All Applicable Narrative Portions Retained
 - All Applicable Exhibits Included

The Staff RMP Consistency Finding is that Byram's Petition is consistent.

With respect to the Master Plan Highlands Element, Module 5, Ms. Swan noted the following:

- The Highlands Element establishes Municipal Highlands Area, Highlands Zones & Sub-Zones, Highlands Resource Areas, Special Protection Areas
- Sets forth Goals, Policies, Objectives forming the basis for municipal Land Use Regulation, with respect to each
- Initiates/Supplements Additional Municipal Master Plan Elements toward comprehensive planning (e.g., Land Preservation/Stewardship Plan, Utility Services Plan)
- Byram Township Submittal Based on Highlands Council Model
 - All Applicable Narrative Portions Retained
 - All Applicable Exhibits Provided
- Special Note: Byram Township to provide revisions for Highlands Council approval to incorporate all relevant language establishing Byram's Highlands Village Center (pending approval), and providing the basis for regulatory provisions that will govern it.

The Staff RMP Consistency Finding is that Byram's Petition is consistent.

For the Highlands Area Land Use Ordinance, Module 6, Ms. Swan noted:

- The Ordinance establishes Municipal Highlands Areas, Zones & Sub-Zones, Resource Areas, and Special Protection Areas as Overlays to Municipal Zoning
- Sets forth RMP-consistent regulations with respect to each of the above, and to Highlands Resources generally.
- Provides administrative and procedural requirements essential to municipal implementation and enforcement.
- Byram Township Submittal Based on Highlands Council Model
 - All Applicable Narrative Portions Retained
 - All Applicable Exhibits Provided – Note: To be replaced with Updated Highlands Council Parcel-Based Exhibits

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- Special Note: Byram Township to provide revisions for Highlands Council approval to incorporate regulatory provisions applicable to a Highlands Village Center, consistent with the details of (pending) Highlands Council approval of request for Center designation.

The Staff RMP Consistency Finding is that Byram's Petition is consistent.

For the Municipal Petition for Plan Conformance, Module 7, Ms. Swan noted that it:

- Consists of all Petition Supporting Materials: Petitioning Resolution/Ordinance, Self-Assessment Report, List of Current Planning Documents, Highlands Implementation Plan & Schedule
- Byram Submittals Based on Highlands Council Models
 - Resolutions (#1-Preservation Area, #2-Planning Area) Complete
 - Self-Assessment Report Accurate & Complete
 - Requested Planning Documents Submitted to Highlands Council
 - Highlands Implementation Plan & Schedule revised to incorporate all applicable steps re Highlands Village Center

Highlands Center Designation – Byram Township Supplemental Petition Request - The Township of Byram also proposes designation of its Planning Area lands (1.4% of the municipality) as a Highlands Center. As discussed in detail during the Highlands Council's April 2010 meeting, the 197-acre Byram Township Highlands Center would consist of the following acreages, approximately, and the features below:

- Center Development/Redevelopment: 141.4 acres
 - Include the Village Center: 31.1 acres
- Highlands Environmental Resource Sites: 55.6 acres
- *Route 206 Streetscape Improvement Program* – Street lighting, street tree plantings, sidewalks, pedestrian crosswalks
- *Architectural Design Standards* – Applicable to all Development & Redevelopment Projects; Architectural Review Board
- *Lubbers Run Greenway Project* – Protection & Stream Corridor Restoration
- *Walking/Bicycle Trail Component* – Linking Historic Sites/Districts, Lubbers Run Greenway, Community Facilities, and Village Center Retail & Residential Areas
- *Village Center Mixed-Use Core Development Area*
 - Village Green & Civic Spaces, Commercial Space, Apartments over Retail, Townhomes, 2- to 4-Family Homes, 1-Family Homes
 - 26 Low/Moderate-Income Units (Mix of Rental and For Sale) Deed-Restricted to Address Affordable Housing Obligation
 - Sewer Service by Musconetcong Sewerage Authority (Contractual Agreement for 40,000 gallons per day)
 - Development to Comply with Form-Based Code, Architectural Design Standards, and Low Impact Development Guidelines (Goal: LEED Certification)

The compact design of the Core Development Area allows for preservation of 25-27 contiguous acres of: High Integrity Forest, Prime Ground Water Recharge Area, and Critical Habitat. All immediately adjacent to Lubbers Run (on the south) and surrounding Highlands Open Water Buffers and Special Environmental Zone lands bordering on the east.

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In recognition of the May 2010 expiration of Byram's State Plan Center designation, 10 years of sound local planning and community support, sewer contracts and COAH needs, the Highlands Center designation request was evaluated by Council staff.

The Staff reviewed Highlands resources, surrounding land uses, and supporting documents. Discussions with the municipal officials and its professionals resulted in a consensus based plan that supports resource protection, is within sewer allocations and meets local housing, civic and economic development needs.

Site concepts included the recognition of the surrounding developed areas, accessibility to supporting transportation infrastructure, the approved DOT project area, steep slope areas, Highlands Open Water buffers, Lubbers Run, prime ground water recharge areas, and critical habitat. The conceptual site layouts were designed to maximize contiguous areas of Highlands resources and ground water recharge, protect Lubbers Run and Highlands Open Water buffers and minimize disturbance of severe slope areas.

Ms. Swan then summarized the Staff Recommendation for Byram Township's Petition that it be approved with the following conditions:

- Adoption of Ordinance Petitioning for Planning Area
- Adoption of Interim Checklist Ordinance – Development Applications referred to Highlands Council for RMP Consistency Determination prior to local determination of completeness pending adoption of all Master Plan/Ordinance provisions
- Adoption of Completed, Final Environmental Resource Inventory
- Development, Highlands Council Approval, & Adoption of Final Highlands Element & Land Use Ordinance
- Adoption of Updated Zoning Map
- Compliance with Fair Housing Act (COAH Certification)
- Update/Development & Implementation of:
 - Wastewater Management Plan (NJDEP Requirement)
 - Water Use & Conservation Management Plan – Phase I Village Center; Phase II Municipal-Wide
 - Stream Corridor Protection & Restoration Plan
 - Forest Stewardship Plan, Lake Restoration Management Plan
 - Habitat Conservation & Management Plan
 - Land Preservation & Stewardship Program
 - Septic System Management/Maintenance Plan

Council Comments

Mr Schrier thanks Ms. Swan for the thorough presentation and recommendation. He asked whether Council members had any questions or comments and there were no Council comments at this time. Mr. Schrier then asked for public comment on Byram's Petition.

Public Comments

James Kelsey of Independence Township asked how many acres for Byram Township's center are in the Planning or Preservation Area. Mr. Schrier responded to say that all the acres for the Highlands Center are in the Planning Area.

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David Shope owns a farm in the Preservation Area. He did not hear any comments or concerns from the large landowners of Byram Township. Mr. Shope asked Council to seek large landowners of Byram Township to see what they think about the Center. Mr. Shope feels that the Center is to make other people potentially rich.

Helen Heinrich, New Jersey Farmers Bureau - Ms. Heinrich congratulated everyone on their efforts with Byram Township. Ms. Heinrich asked why TDR was not mentioned or considered in the presentation. Ms. Heinrich is sure it probably came up in the planning and there are probably reasons. Ms. Heinrich would like to know the reasons and feels that TDR should be part of the process where appropriate.

Monique Purcell, Department of Agriculture - Ms. Purcell congratulated Ms. Swan, Mr. Borden, Highlands Staff, Council and Byram Township for being the first township to be in Conformance with the Regional Master Plan. Ms. Purcell stated that it is refreshing to see a plan that actual is doing what it is meant to do, plan and protect. Ms. Purcell stated that it is a wonderful start and thanks Ms. Swan for protecting the right-to-farm ordinance so that agricultural land use is protected.

David Peifer, Highlands Project Director for the Association of New Jersey Environmental Commissions - Mr. Peifer is in favor of the Petition. He stated that Ms. Swan has well documented the history of involvement with planning in Byram. Mr. Peifer thanked the environmental commission and planning board and stated that planning has happened in Byram due to the nurturing and education of the people involved in the local government. Mr. Peifer hopes the Highlands Council can use this as a model of how the Highlands RMP works. Mr. Peifer congratulated Ms. Swan, staff and the people of Byram as he knows this work is not easy and he himself has tried to do similar work in the 1970's.

Julia Somers, New Jersey Highlands Coalition - Ms. Somers praised everyone for their efforts in Byram Township's Conformance. Ms. Somers further stated that the New Jersey Highlands Coalition supports this Petition.

Corey Piasecki, New Jersey Associate Planner for Regional Plan Association (RPA) - Mr. Piasecki stated that centers are places that provide housing, jobs, education, shopping, and recreation in close proximity and their benefits are plentiful. Mr. Piasecki further stated while RPA has not reviewed the proposal and thus cannot specifically endorse the plan for Byram Township, RPA fully supports the general Centers-oriented intent of the Village Center designation included in the plan. RPA encourages this throughout the Highlands Region to support development, conservation, while protecting the natural resources.

Frank Banisch, Banish Associates – Mr. Banisch stated that today represents a turning point. Centers were developed 100-150 years ago, and it is not the way we would develop them now. Byram recognized that a lot of hard work and money goes into this process and they did it in the face of changing rules. Mr. Banisch stated that the Highlands Council showed up in the middle of Byram's planning process and when we see how the State Development and Redevelopment Plan has played in setting the stage for better smarter growth and we look at what the Council has done to prove that we can actually have a plan that provides for growth, conservation, and preservation, all in the same plan, and all in the same towns. Mr. Banish said everyone involved in this process

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deserves a lot of credit and it is no accident that Ms. Swan is involved in these smart growth efforts particularly during the periods when any of them are successful.

Mike Stabile, landowner of the property designated by Byram Township as the Village Center – Mr. Stabile stated that he did not realize that there was a comment period that he missed and wanted to take this time to say that he is not in favor of the plan that has been articulated unilaterally on his behalf.

Ms. Swan stated that Council received letters of support from the Department of Transportation, the Pinelands Commission, the New Jersey Highlands Coalition, New Jersey Future, and finally a letter that commended the Council for the collaboration and recognition of working with Byram from the New Jersey State League of Municipalities.

Ms. Letts commented that it takes effort to get all of this together and commends Byram. This application demonstrates that the Highlands Act is indeed in favor of economic development compatible with preserving and protecting our water supply.

Mr. Alstede asked how Byram's master plan is sustaining economic activity not just in the Planning Area but what about the businesses that are in the Preservation Area. Mr. Collins, Byram Township's Attorney responded to say that those businesses will continue and may expand in accordance with the exemptions in the Highlands Act. Mr. Alstede also asked about transportation for the Center. Mayor Oscovitch responded to say because of the Route 206 corridor it is more bus friendly and also the walking/bike trails help to link the Center to other facilities in Byram. He added that the Lackawanna Cutoff may have implication for the Center but that it was premature.

All members present and on the teleconference voted on the Resolution. The Resolution was APPROVED 10-0.

Messrs. Vetrano and Holtaway left the meeting via teleconferencing.

Council Comments

Mr. Francis commented that the planning process is a credit to the great leadership of Byram Township and Highlands Council Staff. Mr. Francis further commented that Byram is a perfect example of what good planning should be and would encourage other municipalities to use them as a model.

Ms. Kovach commented that it has been six years since Council's first meeting and she often wondered if Council would ever get to this point. Ms. Kovach congratulated Byram, Highlands Council Staff and Council; it has been a long time coming.

Ms. Carluccio commented that she didn't think we could have had a better Petition to begin off with and thanks the people of Byram and their leaders. Ms. Carluccio also thanked Highlands Council Staff and she greatly appreciates the Staff and fellow Council Members.

Mr. Richko commented that today is certainly a day of congratulations. Mt. Richko congratulated Byram Township for being a model for other towns. Mr. Richko also congratulated Highlands Council Staff for a job very well done and to everyone who has been involved for the past six years.

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Mr. Schrier commented that this is a collaborated effort and is the hallmark of the Highlands Council. Ms. Swan, Mr. Borden and staff all are involved with the towns. Byram sets a good example and a high standard to other municipalities in the Highlands Region.

Ms. Swan asked Mayor Oscovitch and his governing bodies to gather for a picture.

Mr. Visioli teleconferenced into the meeting.

Ms. Swan informed Mr. Visioli that the Council unanimously approved the Petition for Byram Township. Mr. Visioli was thankful everything went well.

Mr. Visioli left the meeting via teleconferencing.

Public Comment

Jim Kelsey, Member of the Independence Township Land Use Board - Mr. Kelsey asked for additional Highlands Council oversight of Council staff. He claimed that the Township has been misled by Council staff regarding grant funding. He stated that the Township was led to believe that grant funding would not be affected where the Township failed to conform to the Regional Master Plan in the Preservation Area. He also expressed concern regarding delineation of the Preservation Area boundaries and the impact on the Township's commercial corridor. Specifically, he discussed a proposed development for a shopping center which would address a traffic safety issue. Council Member Cogger raised concerns that serious allegations were being made and that such claims must be properly documented by Independence Township and then properly investigated.

Wayne Najduch, Resident of Independence Township – Mr. Najduch stated that the Liberty Square property was not properly reviewed by the Land Use Board and that the traffic safety issue could have been addressed without the linkage to the development. He also maintained that the County had planned to address the safety issue without the realignment of the roads. Mr. Najduch also stated that Independence Township adopted a resolution for Plan Conformance but he maintains their intent is not to conform.

Ms. Swan advised Acting Chairman Schrier that she would provide a copy of the presentations provided to Independence Township which specifically addressed the mandatory nature of Plan Conformance in the Preservation Area, the letter sent to Independence Township regarding grant funding payments to be made after proper documentation, and that any issue of traffic safety can be addressed through a Highlands Act exemption immediately.

Scott Olson, Byram Township Deputy Mayor - Mr. Olson expressed his thanks on behalf of Byram Township for the Council's work on the Petition. He stated that he was offended beyond words regarding the allegations of Mr. Kelsey. Mr. Olson stated that Byram Township has been working extensively with Council staff and that they have discussed Plan Conformance along with the needs of the Township. He stated that the Council staff has been incredibly helpful in this process.

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
MINUTES OF THE MEETING OF SEPTEMBER 23, 2010

David Shope has a farm in the Preservation Area - Mr. Shope commented that the TDR credits based on hardship to be a recipe for favoritism. Mr. Shope submitted his letter of May 18, 2004 to Senator Sweeney stating his opposition on the Highlands Act. Mr. Shope also showed several pictures of buildings constructed on steep slopes.

Hank Klump, a farmer in Tewksbury – Ms. Swan and staff have done such a great job. Mr. Klump suggested a project for staff to examine all properties within the Preservation Area, estimated at \$15 billion and \$80 billion lost in the development and \$160 billion total impact on the economy in the Highlands Region. Mr. Klump asked what can be done to restore the monies that have been lost. Mr. Klump does not mean lost through Green Acres and Farmland Preservation but through the Highlands Act.

Ms. Swan acknowledged Kathleen Caren, Planner for Passaic County. Passaic County is Council's first county ready for Plan Conformance.

Mr. Schrier made comments that as a Chair one has to listen to people who have differences of opinion. He said that the role of the Chairman is to hear everything that is said and try to run these meetings so all comments are heard. The Highlands Council depends on staff to come up with good information and Mr. Schrier has always felt the Highlands Council Staff to be truthful.

Ms. Letts made a motion to adjourn the meeting. Mr. Richko seconded it. The meeting was adjourned at 5:50pm.

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: 10/21/10

Name: Annette Tagliareni
Annette Tagliareni, Executive Assistant

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL
 MINUTES OF THE MEETING OF SEPTEMBER 23, 2010

Vote of the Approval of These Minutes	Motion	Second	Yes	No	Abstain	Absent
Councilmember Alstede	_____	_____	✓	_____	_____	_____
Councilmember Carluccio	_____	_____	✓	_____	_____	_____
Councilmember Cogger	_____	_____	✓	_____	_____	_____
Councilmember Francis	_____	_____	✓	_____	_____	_____
Councilmember Holtaway	_____	_____	✓	_____	_____	_____
Councilmember Kovach	✓	_____	✓	_____	_____	_____
Councilmember Letts	_____	✓	_____	_____	_____	_____
Councilmember Richko	_____	_____	✓	_____	_____	_____
Councilmember Vetrano	_____	_____	_____	_____	_____	✓
Councilmember Visioli	_____	_____	_____	_____	_____	✓
Councilmember Schrier	_____	_____	✓	_____	_____	_____

PUBLIC COMMENTS SUBMITTED



**Testimony of Corey Piasecki, Associate Planner, Regional Plan Association
before the New Jersey Highlands Council
September 23, 2010
New Jersey Highlands Council
100 North Road
Chester, NJ 07930-2322**

My name is Corey Piasecki. I am the New Jersey Associate Planner for Regional Plan Association, the oldest independent regional planning organization in the nation. Thank you for the opportunity to testify on the designation of a Center in Byram Township.

Regional Plan Association is a committed supporter of the Highlands Act and its goal to protect the New Jersey Highlands Region and its aquifers which provide clean drinking water to New Jersey residents throughout the region. We have been promoting the preservation of the Highlands for decades and were supportive of the adoption of the Master Plan. We are pleased with the successes of the Highlands initiative thus far and applaud the Council for reaching the achievement here tonight of considering its first Township for Plan Conformance.

In particular, we are happy to see that the Master Plan Highlands Element for the Township of Byram includes the designation of a Village Center. RPA has advocated for centers-oriented development in the Tri-State Region for the better part of the last century and continue to strongly advocate for centers in the region today. While the growth rate for towns in the greater Highlands Region was at one time estimated to increase by 28-48%, the passage of the Highlands Act in 2004 and the subsequent Highlands Master Plan has likely softened that estimate, particularly for those Towns in the Planning Area. However, growth in this area will continue to occur as the greater region continues to grow and any effort to halt growth is both impossible and undesirable. Instead, centers will need to be developed to accommodate the majority of that growth so that the area's natural resources can be protected.

Looking around the region, RPA has witnessed the success of like-minded programs, including on Long Island, where the Pine Barrens Protection Act has preserved some 30,000 acres of open space and farmland - about half of the Island's total protected open space. Similarly the New Jersey Pinelands serves as a national example of regional growth management and open space protection. These programs have achieved success in part not because they suspended growth, but because they focused growth into targeted areas or centers.

Centers are places that provide housing, jobs, education, shopping, and recreation in close proximity- and their benefits are plentiful, including:

- Forming a strong sense of community that can deliver the largest number and greatest diversity of people;
- Providing for efficient use of land, energy, infrastructure, and other resources, that then provide critical benefits to the region's economy and environment;
- Reducing dependency on the automobile; and
- As a network with other regional centers, they provide a permanent organizing framework for future growth.

NJ CT
NY
Regional Plan Association

While RPA cannot *specifically* endorse the Plan for the Township of Byram for conformance – given that we have not been thoroughly involved in the review process - we do fully support the *general* centers-oriented intent of the Village Center designation included in the plan. If approved, it could incentivize compact, mixed-use development in a center while allowing for natural resource protection throughout the municipality and capture some or all of the benefits described above. Such an approach should be encouraged throughout the Highlands region as a way to engage both advocates for development and conservation to meet the needs of a growing region, while protecting the natural resources on which its residents rely.

Thank you.

Regional Plan Association (RPA) is an independent, not-for-profit regional planning organization that improves the livability, sustainability and economic competitiveness of the 31-county New York-New Jersey-Connecticut region through research, planning, and advocacy. For more than 80 years, RPA has been shaping transportation systems, protecting open spaces, and promoting better community design for the region's continued growth. We anticipate the challenges the region will face in the years to come, and we mobilize the region's civic, business, and government sectors to take action. For more information, visit www.rpa.org.

DAVID SHOPE
P.O. Box 651
LONG VALLEY, N.J. 07853
MAY 18, 2004

SENATOR STEPHEN SWEENEY
KINGSWAY
935 KINGS HIGHWAY, SUITE 400
THOROUGHFARE, N.J. 08086

RE: S1/A2635

DEAR SENATOR SWEENEY,
I AM AGAINST THIS PROPOSED BILL.
THIS BILL IS SO FULL OF ERRORS AND IS SO
POORLY THOUGHT OUT IT SHOULD BE LEFT TO WITHER.
TDR'S COUPLED WITH IMPACT FEES, AS WRITTEN
WILL ONLY SERVE TO DIMINISH THE PRICES OF EITHER
WHAT A BUILDER WILL OFFER IN THE RECEIVING
MUNICIPALITY AND THE PRICE HE IS WILLING TO PAY
FOR THE TDR. WHEN ALL IS SAID AND DONE IT
HAS TO MAKE ECONOMIC SENSE FOR A BUILDER TO
BUILD, OR HE SIMPLY WILL NOT DO IT. LOW COST
HOUSING IS NOWHERE IN THIS EQUATION. IMPACT FEES
SHOULD BE PAID FROM THE COFFERS OF THE SENDING
MUNICIPALITY. AFTER ALL, THIS MUNICIPALITY IS THE ONE
ESCAPING THE IMPACT OF DEVELOPMENT. I LIVE IN
THE PRESERVATION AREA, SO IT WILL COST ME IN
TAXES. SO WHAT- IT'S TIME FOR TITING TO DO. (1)

MUNICIPALITIES ARE DOING THIS NOW WITH THEIR C.O., A.H. OBLIGATIONS. THEY ARE EXPORTING THEM TO RECEIVING MUNICIPALITIES AT \$25,000⁰⁰ PER HOUSING UNIT. THE SAME PRINCIPLE SHOULD APPLY TO IMPACT FEES.

THERE IS SO MUCH MORE THAT I FIND WRONG WITH THIS BILL, I COULD GO ON AND ON. HOPEFULLY I WILL NOT HAVE TO IF IS ALLOWED TO DIE.

THIS BILL IS NOT REALLY ABOUT DRINKING WATER FOR 4 MILLION NORTH JERSEYANS. IT IS ABOUT FORCING THE INCREASED POPULATION INTO CITIES, WHERE A DECREPED, ANCIENT INFRASTRUCTURE EXISTS. PEOPLE HAVE, AND ARE VOTING WITH THEIR FEET AND CHECKBOOKS; AND ARE BUYING THEIR IDEA OF THE AMERICAN DREAM - IN THE SUBURBS - IN THE "HIGHLANDS". THIS SCHEME WAS CONCOCTED BY A BUNCH OF NAMELESS, FACELESS BUREAUCRATS, UNDER THE GUISE OF "THE ENVIRONMENT", OR WATER FOR 4 MILLION NORTH JERSEYANS WHO WILL NOT BE ACCOUNTABLE FOR WHAT HAS THE MAKINGS OF A DISASTER. "THE HIGHLANDS" PRESERVATION AREA WILL BECOME AN ECONOMIC BLACK HOLE. MY QUESTION IS, WHEN THIS SOCIAL EXPERIMENT FAILS, WHO DO I SUE?

I HAVE ENCLOSED SOME INFORMATION, LETTERS TO THE EDITOR, ETC. THAT MAY GIVE YOU A FLAVOR OF WHAT PEOPLE ARE THINKING ABOUT THIS ISSUE.

SINCERELY,
Dale
David Shope

(7)



Highlands Council Meeting

September 23, 2010



Plan Conformance Update

Plan Conformance Update

Plan Conformance Petitions: To date, 61 Petitions for Plan Conformance have been submitted - 57 Petitions from municipalities and 5 from counties. 45 Petitions (including 2 counties) have been deemed Administratively Complete and posted to the Highlands Council website.

- Council staff has reviewed 32 full Petitions, thus far, and prepared Draft Consistency Review and Recommendations Reports (“Draft Consistency Reports”) for each. Of these, 12 have been completed and sent to the petitioning municipality or county (as listed below), while the remainder are under internal review.

Tewksbury Twp

Clinton Town

Mount Olive Twp

Mahwah Twp

Bethlehem Twp

Glen Gardner Borough

Rockaway Twp

Chester Twp

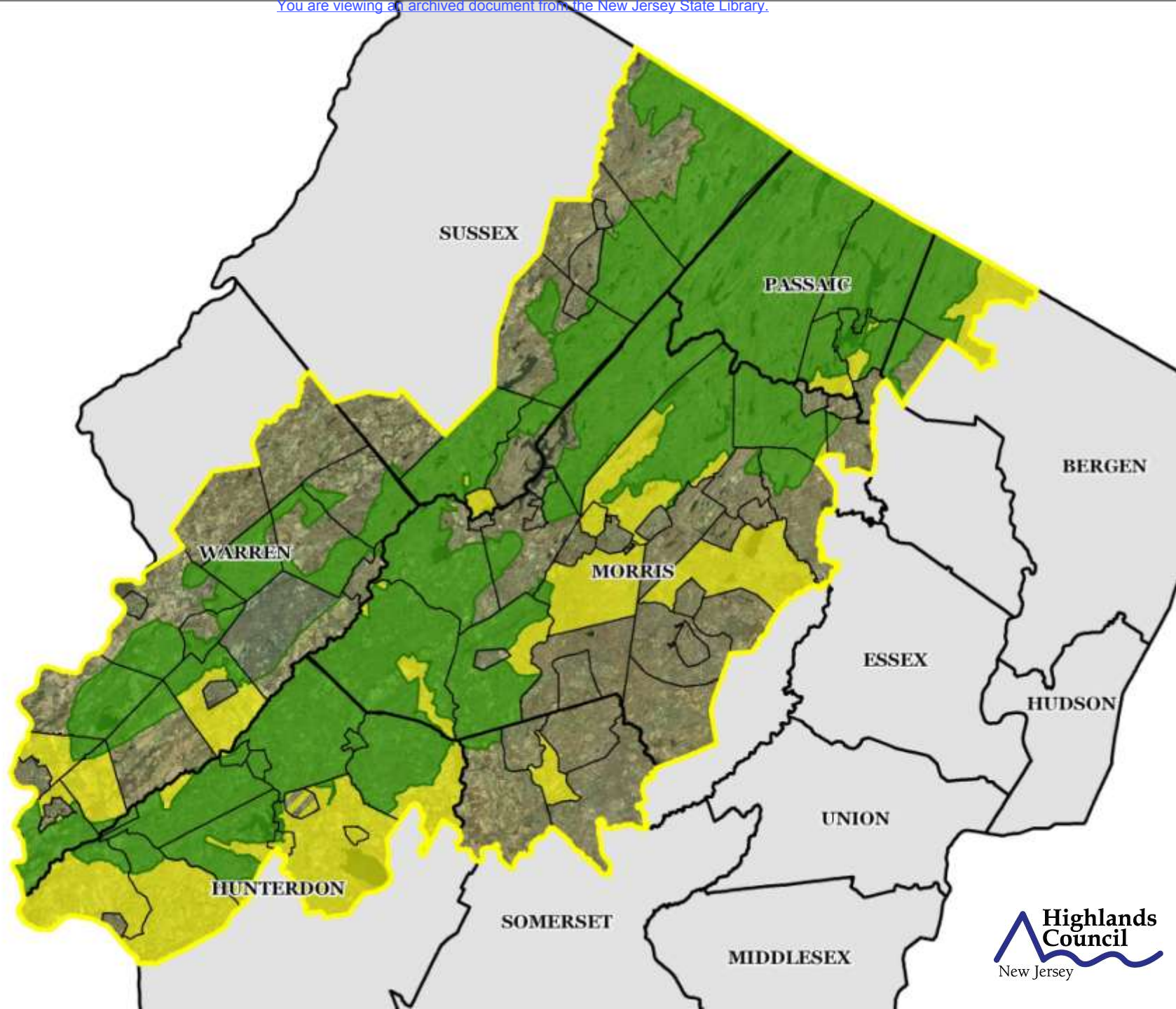
Califon Borough

Lebanon Borough

Byram Twp

Passaic County

- The public can follow the Plan Conformance process through:
http://www.highlands.state.nj.us/njhighlands/planconformance/pc_tracking_sheet.pdf



Plan Conformance Update

Plan Conformance Grant Program: Following are the average amounts requested for reimbursement by municipalities that are participating in Plan Conformance grant activities. On average, reimbursement requests to date are within the base amounts established by the Highlands Council.

<u>Towns</u>	<u>Base Amount</u>	<u>Average</u>	<u>Number</u>
Module 1	\$15,000	\$13,509	63
Module 2	\$10,000	\$ 6,351	57
Module 3	\$ 7,500	\$10,999	41
Module 4	\$ 2,000	\$ 3,476	48
Module 5	\$ 2,500	\$ 5,851	42
Module 6	\$ 5,000	\$ 3,938	39
Module 7	<u>\$ 8,000</u>	<u>\$ 6,202</u>	34
Total	\$50,000	\$50,326	

Petitions for Plan Conformance

Overview of Process for Municipalities

Highlands Plan Conformance Process

The Highlands Act requires that municipalities and counties submit to the Council such revisions to the municipal/county master plan and development regulations and other associated regulations “as may be necessary in order to conform them with the goals, requirements, and provisions of the regional master plan. After receiving and reviewing the revisions, the council shall approve, reject, or approve with conditions the revised plan and development regulations, as it deems appropriate.”

Petition Decision Process

- **Draft Report.** After Petition documents are posted to the Highlands Council website, Council staff review the Petition and provide the municipality a Draft Consistency Review and Recommendations Report (“Draft Report”), along with mark-ups to all supporting documents.
- **Municipal Response.** The Municipality provides its response to the Draft Report and supporting materials and Highlands Council staff work with the municipality to finalize all materials.
- **Public Comment.** The Final Draft Report is posted to the Highlands Council website along with Notice of Public Comment Period and scheduled Public Hearing Date.
- **Final Report.** At the conclusion of the Public Comment Period, Council staff prepare the Final Report for consideration by the Highlands Council, incorporating the public comment/response and any final changes to the Report or Petition materials. The Final Report is posted to the Highlands Council website.

Highlands Council Evaluation

The Highlands Council will determine:

1. Whether the Petition for Plan Conformance conforms with the goals, requirements, and provisions of the RMP and meets the requirements for Basic Plan Conformance;
2. Whether the Highlands Implementation Plan & Schedule is reasonable to ensure that the Municipality continues to work toward Full Plan Conformance (schedule subject to availability of Plan Conformance Grant funds);
3. Whether any provisions of the RMP should be waived as inappropriate to a specific Petition;
4. Delegation of Planning Area exemption reviews;
5. Allocation of remaining funds under the existing Plan Conformance Grant; and
6. Allocation of additional funds from the FY 2011 Grant Fund.

Public Hearing

Byram Township

Petition for Plan Conformance

Introduction to Byram Township

“Township of Lakes”



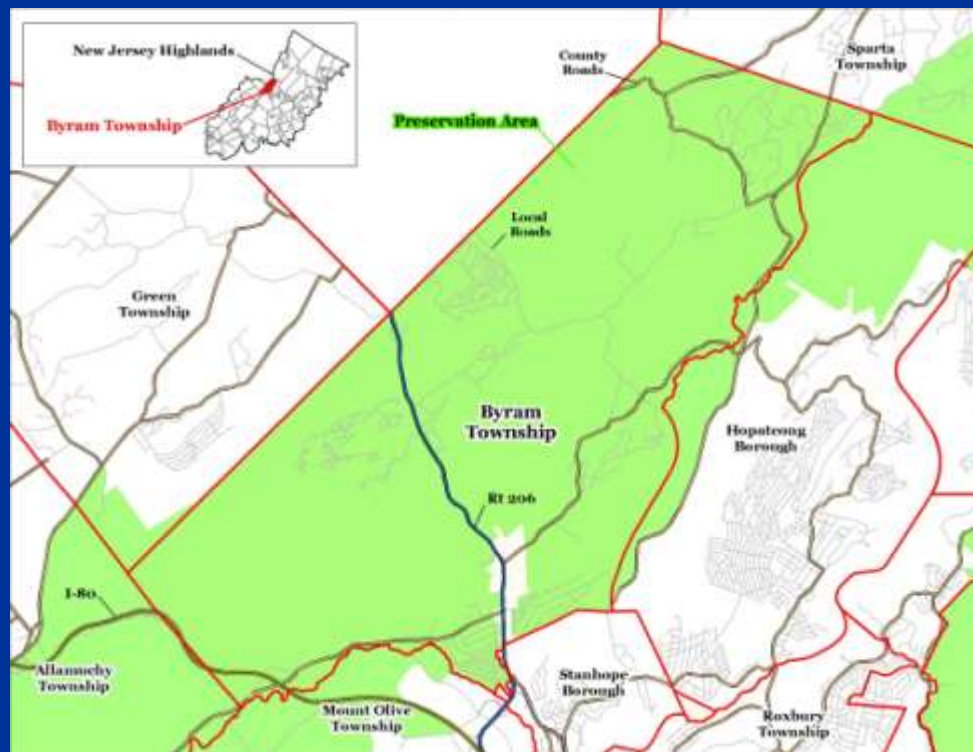
Christopher George Hellwig

Byram Township Planning Director



Byram Township Location

“Byram Township, known as the ‘Township of Lakes,’ is located in northwestern New Jersey in the southeast corner of Sussex County, nestled in the heart of the New Jersey Highlands.” – Byram Township Master Plan



Byram Township

Background Statistics

- Established: 1798
- Population (2008): 8,465
- Land Area: 22.7 sq. mi./
14,505 Acres
- Forested Lands: 17.2 sq. mi./
11,000 Acres – 75%
- Preserved Lands: 6.8 sq. mi./
4,382 Acres – 30%
- Lakes & Ponds (25):
1.4 sq. mi./ 870 Acres – 6%



Byram Township

Significant Highlands Statistics

- **Preservation Area Lands: 22.3 sq. mi./ 14,272 Acres – 98.4%**
- **Planning Area Lands: 0.36 sq. mi./ 233 Acres – 1.6%**

- **Highlands Open Water Protection : 11.6 sq. mi./7,526 Acres – 52%**
- **Lake Management Areas: 6.7 sq. mi./ 4,300 Acres – 30%**
- **Severe Steep Slope Areas: 9 sq. mi./ 5,760 Acres – 40%**
- **Forest Resource Areas: 22.2 sq. mi./ 14,236 Acres – 98%**
- **Special Environmental Zone: 8.1 sq. mi./ 5,170 Acres – 36%**
- **Conservation Priority Areas: 12 sq. mi./ 7,700 Acres – 53%**

Byram Township

Background Information

- **Largest Lakes:** Cranberry, Lackawanna, Mohawk (partly in Byram, mostly in Sparta Township), Waterloo, Kofferl, Wolf, Panther, Forest
- **Major Rivers/Streams:** Musconetcong River, Lubbers Run
- **State Park:** Allamuchy Mountain State Park (3,000+ Acres)
- **Major Historic Sites:** Waterloo Village, Morris Canal
- **Theme Park:** Wild West City



Byram Township

Background Statistics – Land Use

NJDEP Land Use/Land Cover (2005/2007)	Acres	Percent
Residential (Single & Multi Family)	1,822	13%
Commercial (Retail)	111	1%
Industrial & Transportation & Utilities	252	2%
Agriculture (Crops & Plantations)	104	1%
Recreational Lands (Public and Private)	245	2%
Subtotal Developed Lands	2,534 (3.96 sq. mi.)	17%
Mixed Forest	9,634	67%
Shrub & Scrub	309	2%
Mixed Wetlands	977	7%
Barren Lands	126	1%
Surface Waters (Lakes, Ponds & Tributaries)	906	6%
Subtotal Natural Lands (incl. Open Space)	11,952 (11.7 sq. mi.)	83%

Byram Township

Sampling of Township Planning Initiatives

In addition to maintaining an up-to-date Comprehensive Master Plan (including all mandatory elements and numerous optional elements), Byram has a history of proactive engagement in community planning and conservation initiatives:

- State Planning Commission Center Designation (Expired May 2010)
- Smart Growth Plan, Form-Based Code, Low Impact Development Report
- Trail & Bikeway Planning/Bicycle & Pedestrian Feasibility Study
- Lubber's Run Greenway Project (Preservation & Stream Corridor Protection Plan; Best Management Practices to Improve Water Quality)
- Preliminary Groundwater/Aquifer Assessment (Well Ordinance)
- Lakefront Redevelopment Plan (Water Quality Mgmt, Septic System Ord.)
- Forest Stewardship Plan
- Stormwater Management & Pollution Prevention Plans

New Jersey Highlands



County Roads

Sparta Township

Byram Township



Local Roads

Green Township

Hopatcong Borough

Byram Township

Rt 206

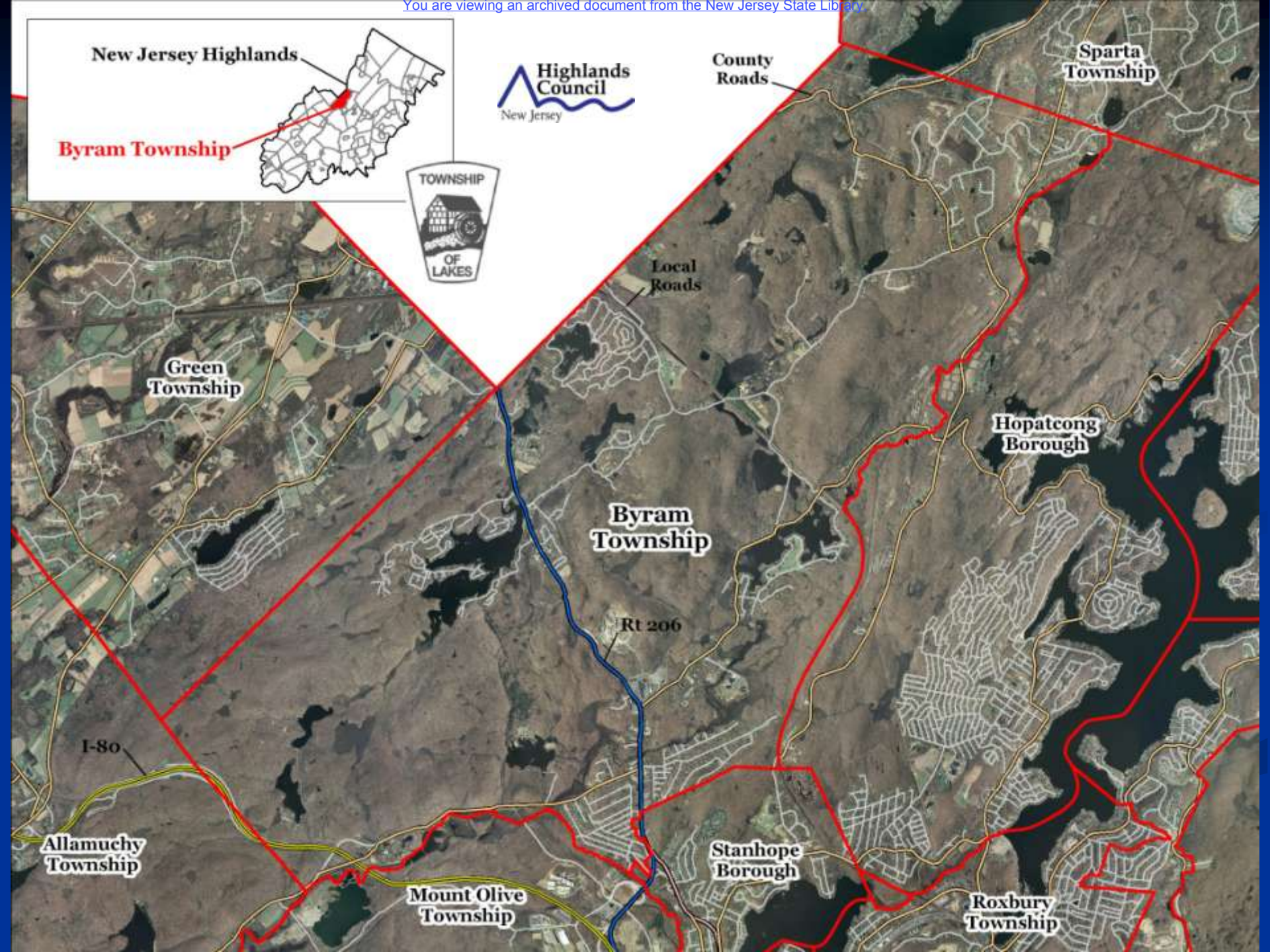
I-80

Allamuchy Township

Stanhope Borough

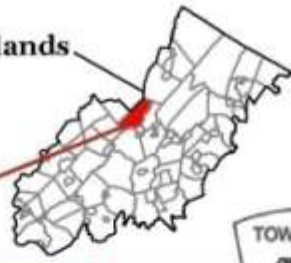
Mount Olive Township

Roxbury Township



New Jersey Highlands

Byram Township



Sparta Township

Green Township

Hopatcong Borough

Byram Township

Legend

-  Municipal Boundaries
-  Parcel Boundaries
-  Planning Area
-  Preservation Area
-  Lakes Greater Than 10 Acres
- Land Use Capability Zone**
 -  Protection
 -  Existing Community
- Land Use Capability Sub-Zone**
 -  Existing Community Environmentally Constrained
 -  Lake Community

Allamuchy Township

Mount Olive Township

Stanhope Borough

New Jersey Highlands

Byram Township



Sparta Township

Green Township

Hopatcong Borough

Byram Township

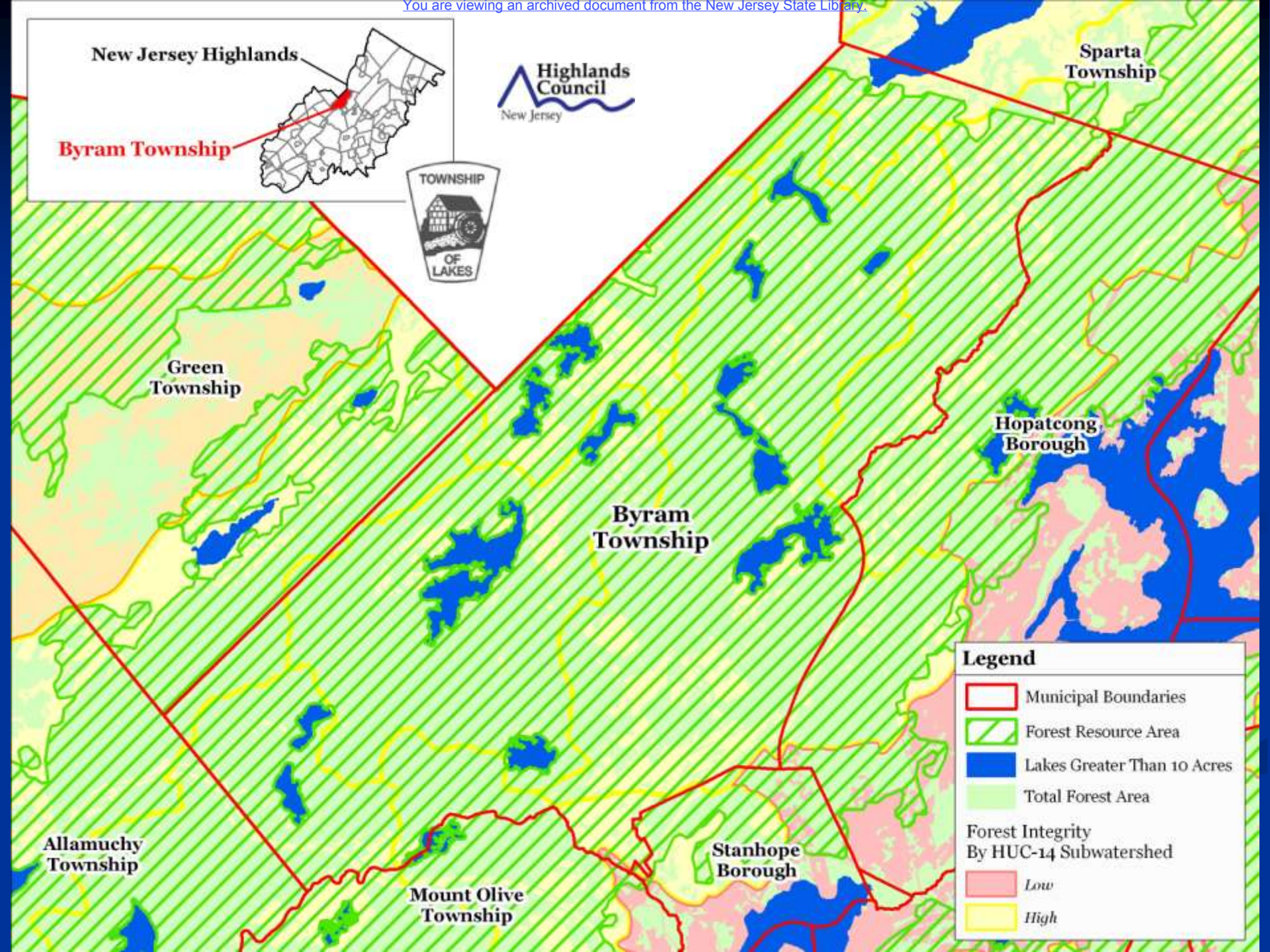
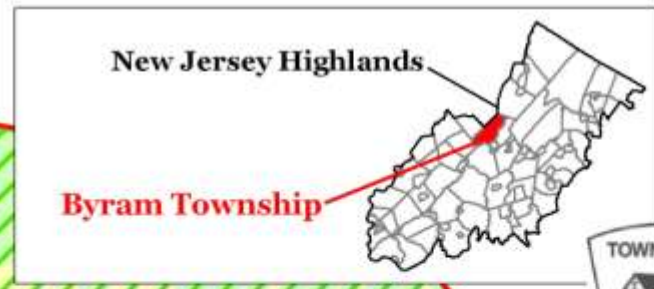
Legend

-  Municipal Boundaries
-  Parcel Boundaries
-  Planning Area
-  Preservation Area
-  Lakes Greater Than 10 Acres
- Land Use Capability Zone**
 -  Protection
 -  Existing Community
- Land Use Capability Sub-Zone**
 -  Existing Community Environmentally Constrained
 -  Lake Community

Allamuchy Township

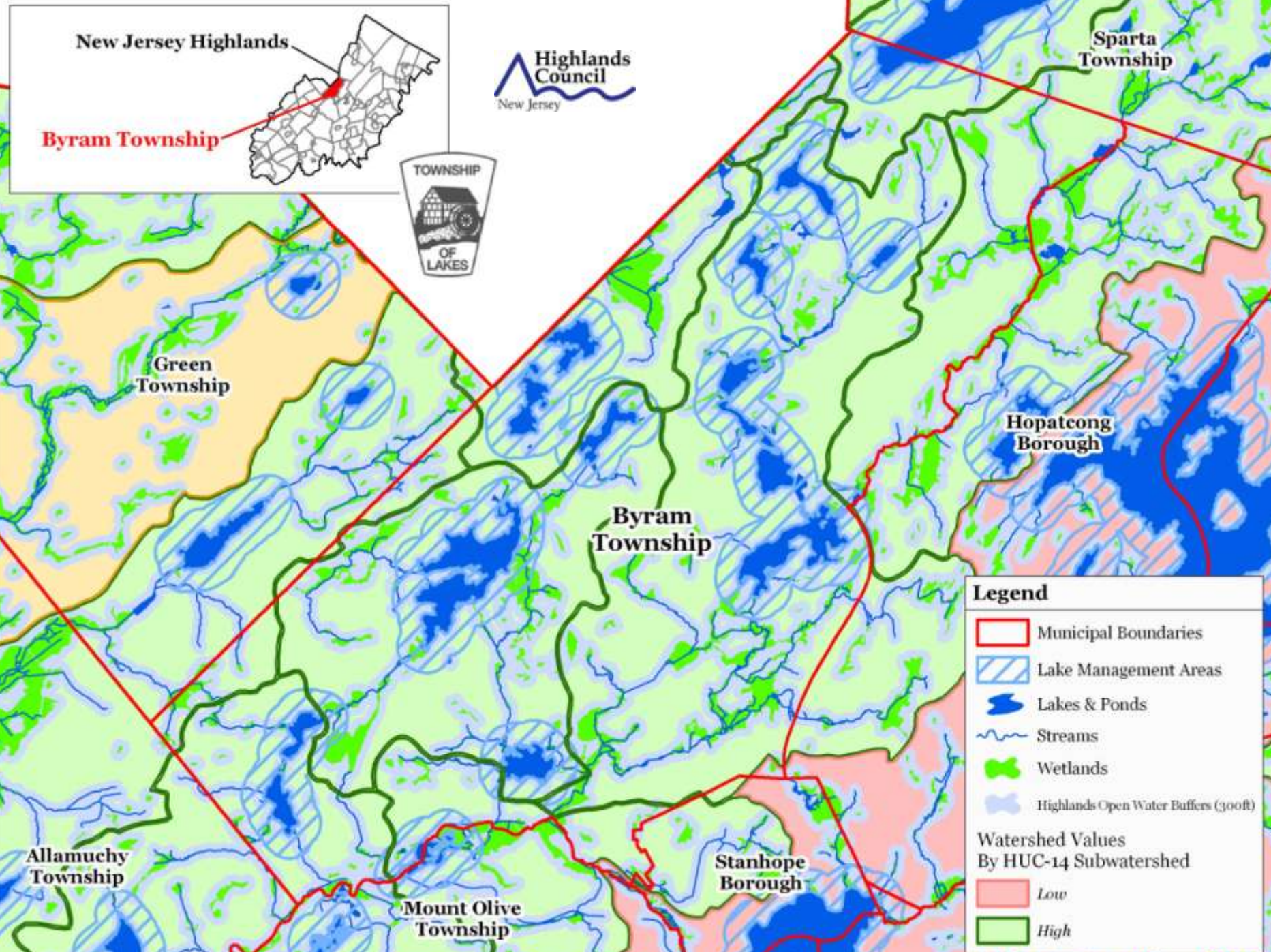
Mount Olive Township

Stanhope Borough



Legend

- Municipal Boundaries
- Forest Resource Area
- Lakes Greater Than 10 Acres
- Total Forest Area
- Forest Integrity By HUC-14 Subwatershed
 - Low
 - High



New Jersey Highlands

Byram Township



Sparta Township

Green Township

Hopatcong Borough

Byram Township

Legend

- Municipal Boundaries
- Lake Management Areas
- Lakes & Ponds
- Streams
- Wetlands
- Highlands Open Water Buffers (300ft)

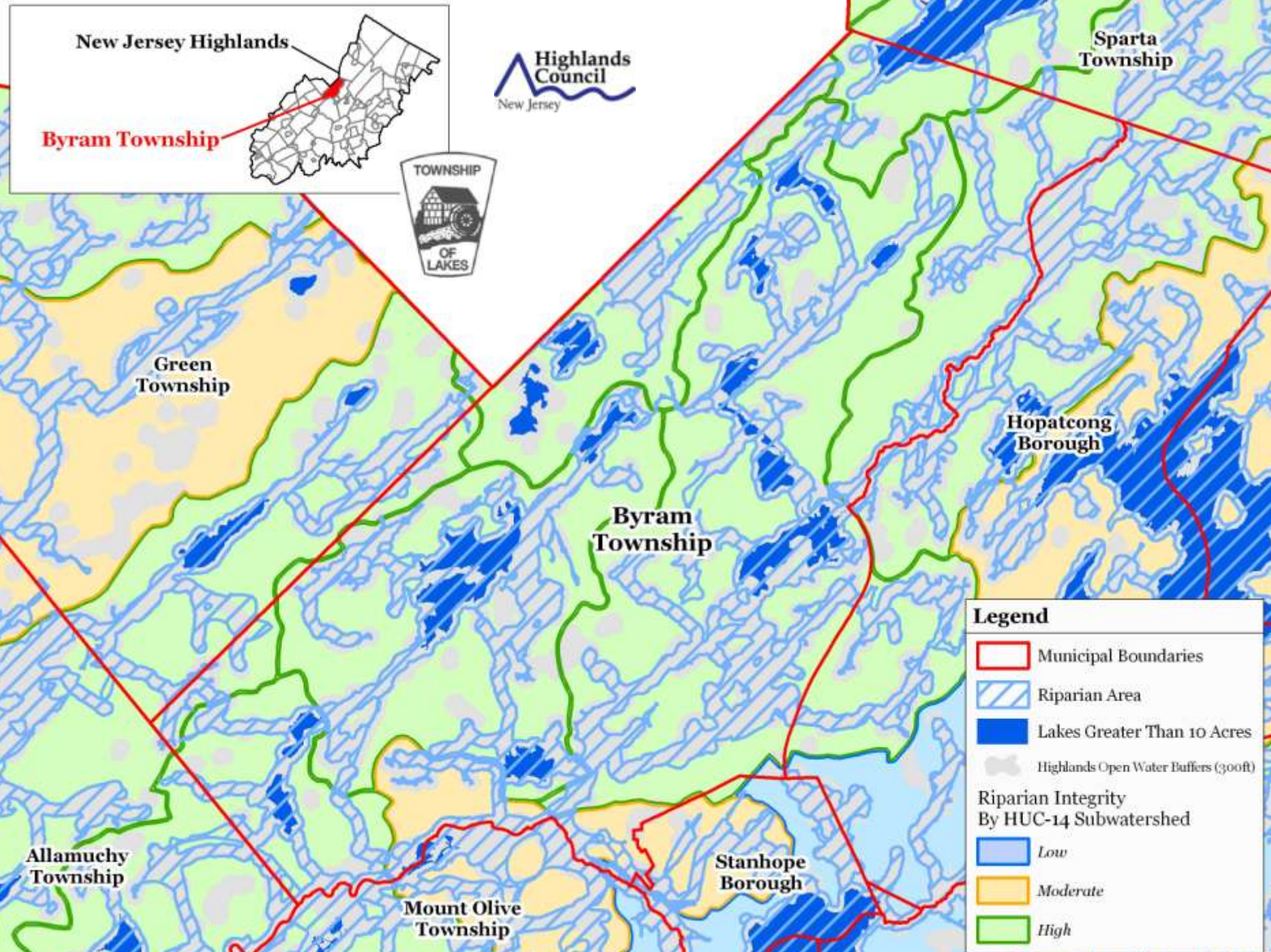
Watershed Values
By HUC-14 Subwatershed

- Low
- High

Allamuchy Township

Mount Olive Township

Stanhope Borough



New Jersey Highlands

Byram Township



Sparta Township

Green Township

Byram Township

Hopatcong Borough

Legend

- Municipal Boundaries
- Riparian Area
- Lakes Greater Than 10 Acres
- Highlands Open Water Buffers (300ft)

Riparian Integrity
By HUC-14 Subwatershed

- Low
- Moderate
- High

Allamuchy Township

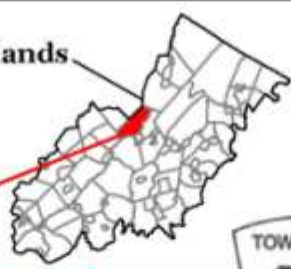
Mount Olive Township

Stanhope Borough

New Jersey Highlands



Byram Township



Sparta Township

Green Township

Hopatcong Borough

Byram Township

Allamuchy Township

Stanhope Borough

Mount Olive Township

Legend

- Municipal Boundaries
- Lakes Greater Than 10 Acres
- Step Slope Protection Area**
 - Severely Constrained
 - Moderately Constrained
 - Constrained/Limited Constrained

New Jersey Highlands



Byram Township



Sparta Township

Green Township

Hopatcong Borough

Byram Township

Allamuchy Township

Stanhope Borough

Mount Olive Township

Legend

- Municipal Boundaries
- Lakes Greater Than 10 Acres
- Vernal Pools + 1000ft Buffer
- Significant Natural Areas
- Critical Wildlife Habitat

New Jersey Highlands



Byram Township



Green Township

Sparta Township

Hopatcong Borough

Byram Township

Legend

- Municipal Boundaries
- Carbonate Rock Areas
- Lakes Greater Than 10 Acres
- Prime Ground Water Recharge Areas
- Wellhead Protection Areas**
 - (Tier 1) 2-Year
 - (Tier 2) 5-Year
 - (Tier 3) 12-Year

Allamuchy Township

Stanhope Borough

Mount Olive Township

New Jersey Highlands



Byram Township



Sparta Township

Green Township

Hopatcong Borough

Byram Township

Allamuchy Township

Stanhope Borough

Mount Olive Township

Legend

- Municipal Boundaries
- Special Environmental Zone
- Lakes Greater Than 10 Acres

New Jersey Highlands



Byram Township



Sparta Township

Green Township

Hopatcong Borough

Byram Township

Allamuchy Township

Stanhope Borough

Mount Olive Township

Legend

-  Municipal Boundaries
-  Scenic Resources
-  Lakes Greater Than 10 Acres
-  Historic Properties
-  New Jersey Historic Districts

New Jersey Highlands



Byram Township



Sparta Township

Green Township

Hopatcong Borough

Byram Township

Legend

- Municipal Boundaries
- Existing Area Served for:
 - Public Community Water Systems
 - Highlands Domestic Sewerage Facilities
 - Highlands Domestic Sewerage Facilities and Public Community Water Systems
- Net Water Availability By HUC14 Subwatershed Million Gallons Per Day (MGD)
 - 0.05 - 0.09
 - 0.00 - 0.04
 - 0.09 - -0.01
 - 0.90 - -0.10
- Lakes Greater Than 10 Acres

Allamuchy Township

Mount Olive Township

Stanhope Borough

New Jersey Highlands



Byram Township



Sparta Township

Green Township

Hopatcong Borough

Byram Township

Allamuchy Township

Stanhope Borough

Mount Olive Township

Legend

- Municipal Boundaries
- Conservation Priority Areas**
 - High
 - Preserved Lands
 - Lakes Greater Than 10 Acres

New Jersey Highlands



Byram Township



Sparta Township

Green Township

Hopatcong Borough

Byram Township

Allamuchy Township

Stanhope Borough

Mount Olive Township

Legend

- Municipal Boundaries
- Conservation Priority Areas**
 - High
 - Moderate
 - Preserved Lands
 - Lakes Greater Than 10 Acres

Byram Township

Sussex County, New Jersey



PETITION FOR PLAN CONFORMANCE ADMINISTRATIVE RECORD

12/08/09	Petition for Plan Conformance Submitted
2/4/10	Petition Deemed Administratively Complete
2/14/10	Petition Posted to Highlands Council Website
5/28/10	Draft Consistency Report Sent to Municipality
9/1/10	Final Draft Report Posted to Highlands Council Website
9/16/10	End of Public Comment Period (Start 9/2/10)
9/17/10	Final Report Posted to Highlands Council Website
9/23/10	Highlands Council Public Hearing

Byram Township

Petition for Plan Conformance

Required Module Submittals:

1. Current Municipal Conditions & Build-Out Analysis
2. Land Use and Resource Capacity Analysis
3. Housing Element & Fair Share Plan
4. Environmental Resource Inventory
5. Master Plan Highlands Element
6. Highlands Area Land Use Ordinance
7. Petitioning Resolution, Municipal Self-Assessment, Highlands Implementation Plan & Schedule

Optional Submittal:

- ❖ Request for Highlands Village Center Designation

Highlands Municipal Build-Out Report – Modules 1 & 2

- The Report uses a Limiting Factor Analysis to examine Land-Based, Resource-Based, and Utility-Based Capacities.
- The Highlands Municipal Build-Out Report for Byram Township was completed by the Highlands Council in collaboration with the municipality prior to a finding of Administrative Completeness of the Petition.
- The Report is dated July 2009 and was posted to the Highlands Council website on September 22, 2009.
- Staff RMP Consistency Finding: CONSISTENT

Housing Plan – Module 3

- **Summary of Byram Township Fair Share Obligation**
 - Rehabilitation Share: 24 Units
 - Prior Round Obligation: 33 Units
 - Growth Share Obligation: 12 Units
- **Summary of Byram Township Fair Share Plan**
 - Municipal Rehabilitation Program: 2-4 Units/Year, 10-Year Period
 - Prior Round Site: Village Center Mixed-Use Inclusionary, Anticipated Credits – 35
 - New Project Sites: Municipally-owned vacant parcels, single-family for sale units; Anticipated Credits – 8
 - New Project Sites: Municipally-owned vacant parcel, 4-bedroom group home; Anticipated Credits – 5
- **Staff RMP Consistency Finding: CONSISTENT**

Environmental Resource Inventory

Module 4

- Describes & Illustrates Highlands Resources, Resource Areas, and Special Protection Areas in the Municipality
- Byram Township Submittal Based on Highlands Council Model Environmental Resource Inventory
 - ❖ All Applicable Narrative Portions Retained
 - ❖ All Applicable Exhibits Included
- Staff RMP Consistency Finding: CONSISTENT

Master Plan Highlands Element

Module 5

The Highlands Element represents the first step toward effectuating the RMP at the municipal level. The Highlands Element:

- Establishes Municipal Highlands Area, Highlands Zones & Sub-Zones, Highlands Resource Areas, Special Protection Areas
- Sets forth Goals, Policies, Objectives forming the basis for municipal Land Use Regulation, with respect to each
- Initiates/Supplements Additional Municipal Master Plan Elements toward comprehensive planning (e.g., Land Preservation/Stewardship Plan, Utility Services Plan)

Master Plan Highlands Element

Module 5

- Byram Township Submittal Based on Highlands Council Model
 - ❖ All Applicable Narrative Portions Retained
 - ❖ All Applicable Exhibits Provided
- Special Note: Byram Township to provide revisions for Highlands Council approval to incorporate all relevant language establishing Byram's Highlands Village Center (pending approval), and providing the basis for regulatory provisions that will govern it.
- Staff RMP Consistency Finding: CONSISTENT

Highlands Area Land Use Ordinance

Module 6

The Highlands Area Land Use Ordinance represents the second step toward effectuating the RMP at the municipal level. The Highlands Land Use Ordinance:

- Establishes Municipal Highlands Areas, Zones & Sub-Zones, Resource Areas, and Special Protection Areas as Overlays to Municipal Zoning
- Sets forth RMP-consistent regulations with respect to each of the above, and to Highlands Resources generally
- Provides administrative and procedural requirements essential to municipal implementation and enforcement

Highlands Area Land Use Ordinance

Module 6

- Byram Township Submittal Based on Highlands Council Model
 - ❖ All Applicable Narrative Portions Retained
 - ❖ All Applicable Exhibits Provided – Note: To be replaced with Updated Highlands Council Parcel-Based Exhibits
- Special Note: Byram Township to provide revisions for Highlands Council approval to incorporate regulatory provisions applicable to a Highlands Village Center, consistent with the details of (pending) Highlands Council approval of request for Center designation.
- Staff RMP Consistency Finding: CONSISTENT

Municipal Petition for Plan Conformance

Module 7

- Consists of all Petition Supporting Materials: Petitioning Resolution/Ordinance, Self-Assessment Report, List of Current Planning Documents, Highlands Implementation Plan & Schedule

- Byram Submittals Based on Highlands Council Models
 - ❖ Resolutions (#1-Preservation Area, #2-Planning Area) Complete
 - ❖ Self-Assessment Report Accurate & Complete
 - ❖ Requested Planning Documents Submitted to Highlands Council
 - ❖ Highlands Implementation Plan & Schedule revised to incorporate all applicable steps re Highlands Village Center

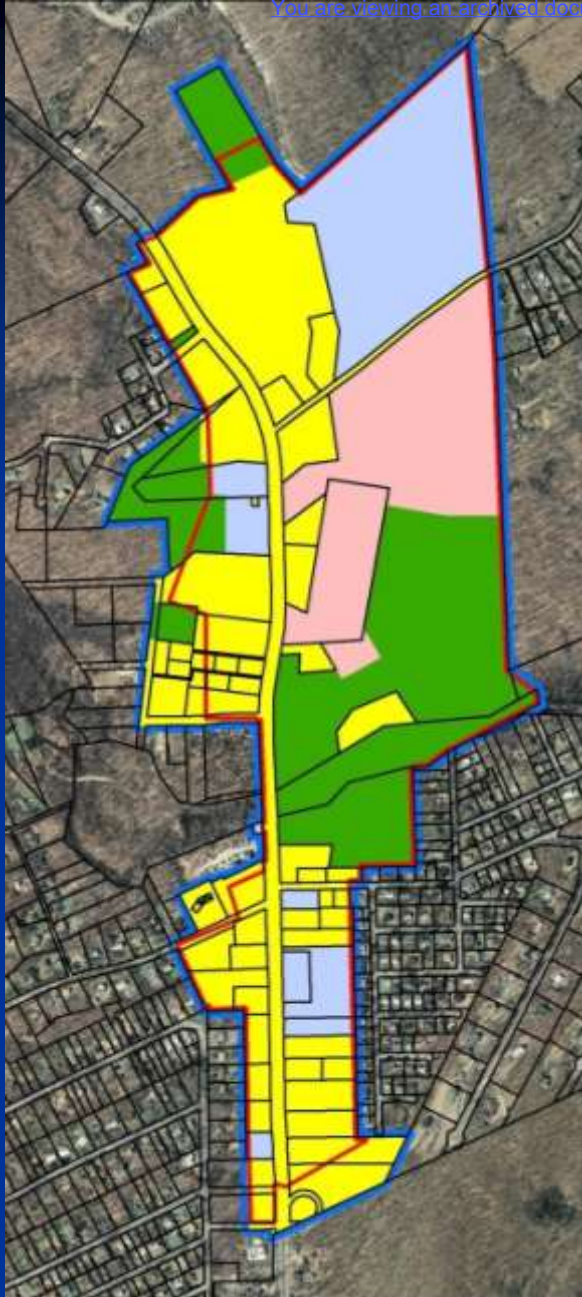
- Staff RMP Consistency Finding: CONSISTENT

Highlands Village Center Designation

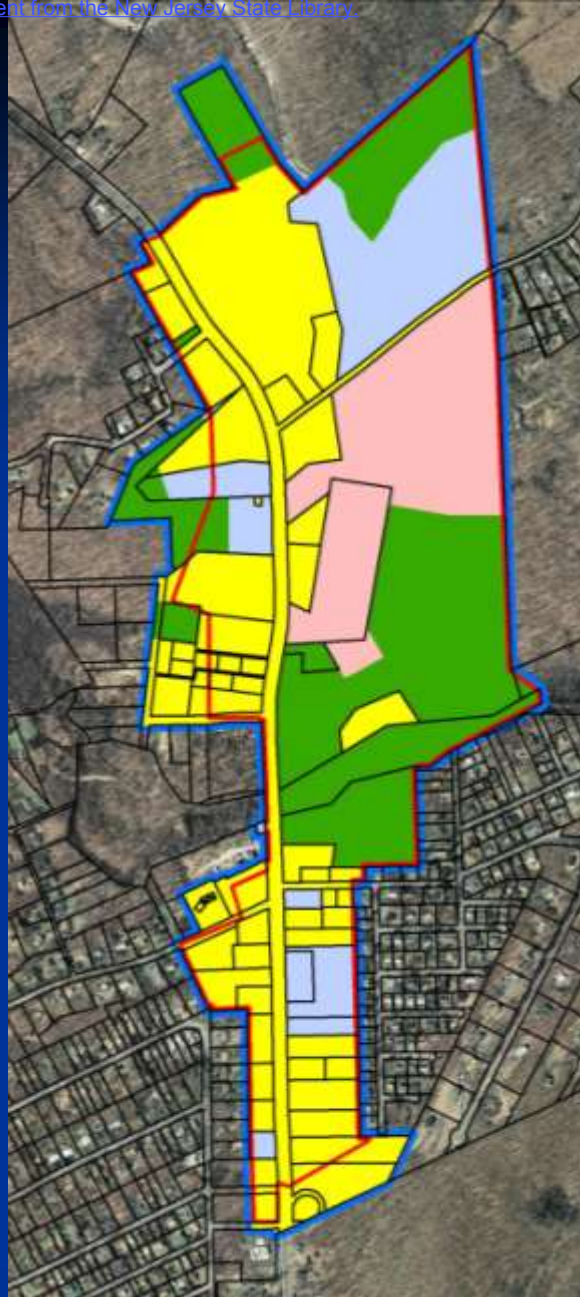
Byram Township Supplemental Petition Request

The Township of Byram proposes designation of its Planning Area lands (1.4% of the municipality) as a Highlands Center. As discussed in detail during the Highlands Council's April 2010 meeting, the 197-acre Byram Township Highlands Center would consist of the following (acreages, approximate):

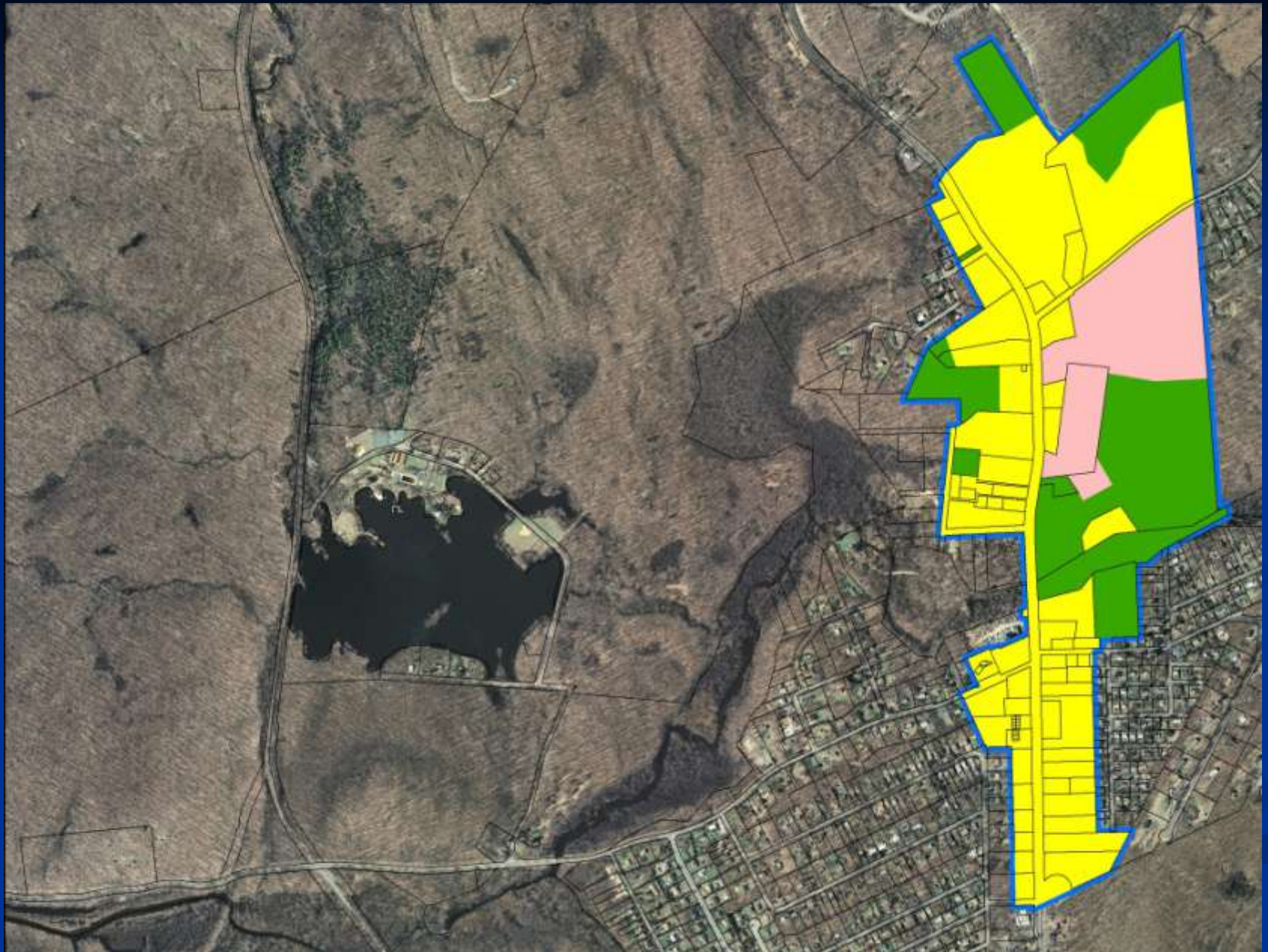
- Center Development/Redevelopment: 141.4 acres
 - Includes the Village Center : 31.1 acres
- Highlands Environmental Resource Sites: 55.6 acres



Original Proposal



Draft Proposal



Current Proposal

Byram Village Center

Major Proposed Features

Route 206 Streetscape Improvement Program – Street lighting, street tree plantings, sidewalks, pedestrian crosswalks



Byram Village Center

Major Proposed Features

Architectural Design Standards – Applicable to all Development & Redevelopment Projects; Architectural Review Board

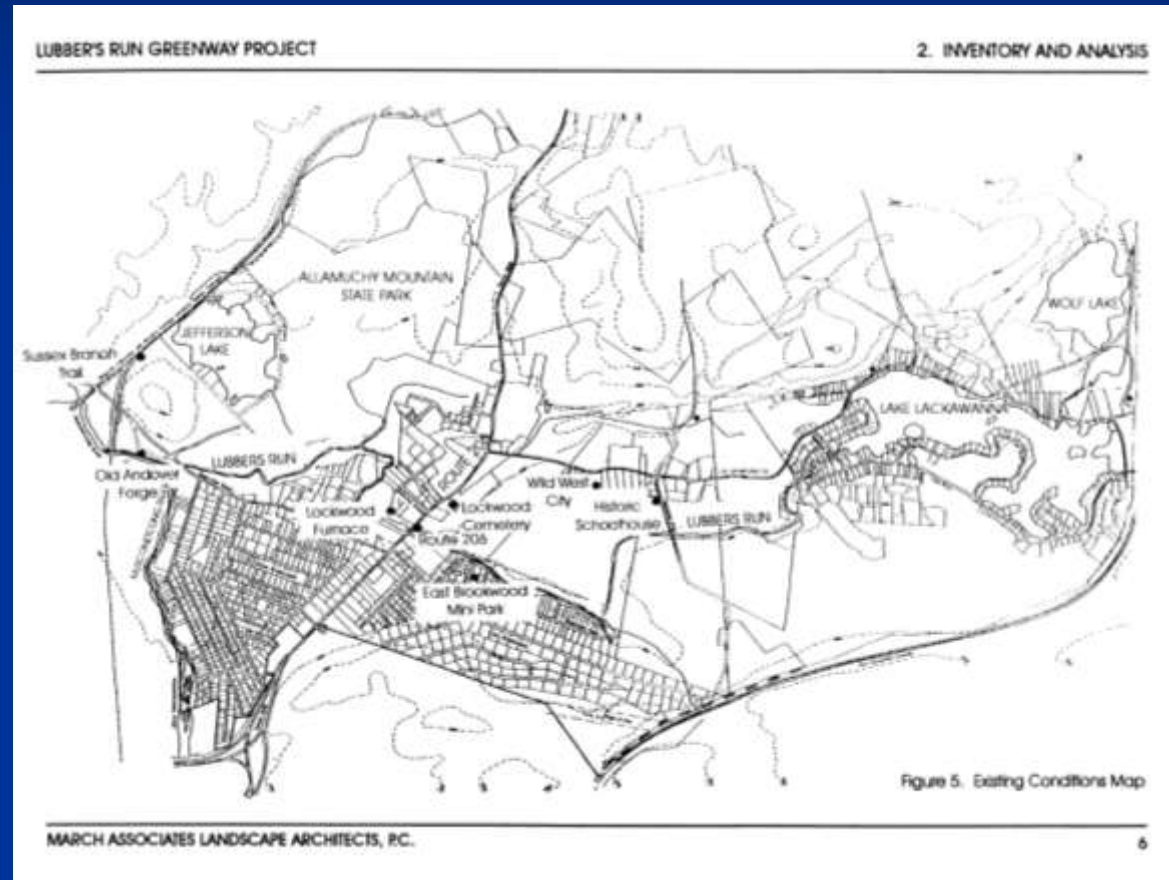


Byram Village Center

Major Proposed Features

**Lubbers Run
Greenway Project** –
Protection & Stream
Corridor Restoration

**Walking/Bicycle
Trail Component** –
Linking Historic
Sites/Districts, Lubbers
Run Greenway,
Community Facilities,
and Village Center Retail
& Residential Areas



Byram Village Center

Major Proposed Features

Village Center Mixed-Use Core Development Area



Byram Village Center

Major Proposed Features

Village Center Mixed-Use Core Development Area

- Village Green & Civic Spaces, Commercial Space, Apartments over Retail, Townhomes, 2- to 4-Family Homes, 1-Family Homes
- 26 Low/Moderate-Income Units (Mix of Rental and For Sale) Deed-Restricted to Address Affordable Housing Obligation
- Sewer Service by Musconetcong Sewerage Authority (Contractual Agreement for 40,000 gallons per day)
- Development to Comply with Form-Based Code, Architectural Design Standards, and Low Impact Development Guidelines (Goal: LEED Certification)

Byram Village Center

Major Proposed Features



The compact design of the Core Development Area allows for preservation of 25-27 contiguous acres of: **High Integrity Forest, Prime Ground Water Recharge Area, and Critical Habitat.**

All immediately adjacent to:

- Lubbers Run (on the south) and surrounding **Highlands Open Water Buffers**; and
- **Special Environmental Zone** lands bordering on the east.

Byram Village Center

Highlands Council/Byram Township Collaboration

- In recognition of the May 2010 expiration of Byram's State Plan Center designation, 10 years of sound local planning and community support, sewer contracts and COAH needs, the Highlands Center designation request was evaluated in support of full Plan Conformance for the municipality
- A review of Highlands resources, surrounding land uses, supporting documents and discussions with the municipal officials and its professionals resulted in a consensus based plan that supports resource protection, is within sewer allocations and meets local housing, civic and economic development needs
- The process resulted in a conceptual Form Based Code Zone map for the Village entire Planning Area land was studied and shown as developable/redevelopable and resource protection areas

Byram Village Center

Highlands Council/Byram Township Collaboration

- Site concepts included the recognition of the surrounding developed areas, accessibility to supporting transportation infrastructure, the approved DOT project area, steep slope areas, Highlands Open Water buffers, Lubbers Run, prime ground water recharge areas, and critical habitat.
- The conceptual site layouts were designed to maximize contiguous areas of Highlands resources and ground water recharge, protect Lubbers Run and Highlands Open Water buffers and minimize disturbance of severe slope areas.

Byram Township Highlands Center (2010)

Highlands Center

Parcel Boundaries

Center Development / Redevelopment Areas (110.3 acres)

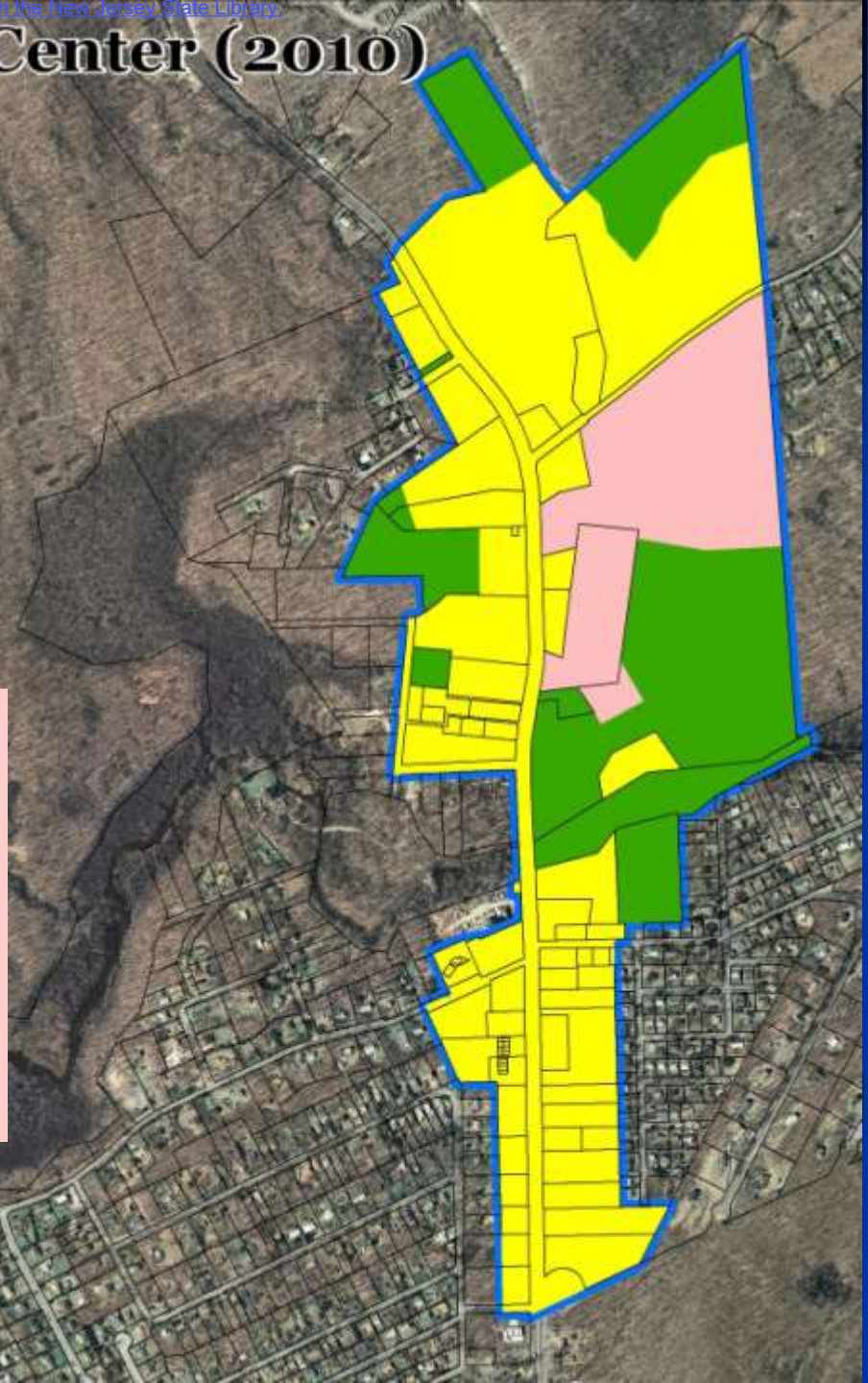
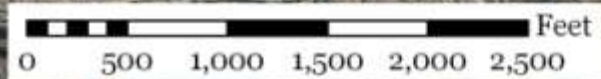
Byram Village Center (31.1 acres)

Highlands Environmental Resource Sites (55.6 acres)

TOWNSHIP OF LAKES

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Two-Family Residential: 8 units
One-Family Residential: 30 units
Townhouse Residential: 24 units
Apartments: 68 units
Commercial/Retail: 90,550 sq. ft.
Civic Uses: 39,640 sq. ft.
Park: 2.67 acres



Petition Disposition

Byram Township Petition for Plan Conformance

Staff Recommendation: **APPROVE WITH CONDITIONS**

PROPOSED CONDITIONS

- Adoption of Ordinance Petitioning for Planning Area
- Adoption of Interim Checklist Ordinance – Development Applications referred to Highlands Council for RMP Consistency Determination prior to local determination of completeness pending adoption of all Master Plan/Ordinance provisions
- Adoption of Completed, Final Environmental Resource Inventory
- Development, Highlands Council Approval, & Adoption of Final Highlands Element & Land Use Ordinance

Petition Disposition

Byram Township Petition for Plan Conformance

CONDITIONS (Continued)

- Adoption of Updated Zoning Map
- Compliance with Fair Housing Act (COAH Certification)
- Update/Development & Implementation of:
 - Wastewater Management Plan (NJDEP Requirement)
 - Water Use & Conservation Management Plan – Phase I Village Center; Phase II Municipal-Wide
 - Stream Corridor Protection & Restoration Plan
 - Forest Stewardship Plan, Lake Restoration Management Plan
 - Habitat Conservation & Management Plan
 - Land Preservation & Stewardship Program
 - Septic System Management/Maintenance Plan



Highlands Council Meeting

September 23, 2010





New Jersey Highlands Council

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- [News](#)
- [Highlands Development Credits \(TDR Program\)](#)



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Byram Township

Byram Township in Sussex County has 236 acres in the Planning Area and 14,300 acres in the Preservation Area of the Highlands Region. The municipality submitted a Petition for Plan Conformance for both areas, which was approved by the Highlands Council on September 23, 2010. This page contains links to documents related to the Township's conformance with the Highlands Regional Master Plan.

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

Conformance Documents Adopted by the Municipality

This section contains documents adopted by Byram to effectuate the Township's conformance with the Highlands Regional Master Plan.

- [Highlands Planning Area Petition Ordinance](#) (43 KB pdf)
- [Highlands Environmental Resource Inventory](#) (45 MB pdf)
- [Highlands Master Plan Reexamination Report](#) (298 KB pdf)
- [Highlands Checklist Ordinance](#) (219 KB pdf)

Petition for Plan Conformance

Byram Township's Petition for Plan Conformance and Highlands Center was unanimously approved by the Highlands Council on September 23, 2010.

Council Approved Documents

- All documents listed below as one compressed file: [Highlands Council Approved Documents](#) (107 MB zip)
- Individual files:
 - [Highlands Council Resolution 2010-6 Approval of Byram Township Petition for Plan Conformance](#) (472 KB pdf)
 - [Highlands Final Consistency Review and Recommendations Report](#) (1.78 MB pdf)
 - [Highlands Final Consistency Report Appendices](#) (132 KB pdf)
 - [Highlands Implementation Plan and Schedule](#) (173 KB pdf)
 - [Highlands Municipal Build-Out Report](#) (2 MB pdf)
 - [Adopted Housing Element & Fair Share Plan](#) (7.55 MB pdf)
 - [Adopted Housing Element Resolutions](#) (361 KB pdf)
 - [Highlands Environmental Resource Inventory DRAFT September 2010](#) (464 KB pdf)
 - [Environmental Resource Inventory Exhibits DRAFT September 2010](#) (46 MB pdf)
 - [Master Plan Highlands Element DRAFT September 2010](#) (610 KB pdf)
 - [Highlands Element Exhibits DRAFT September 2010](#) (25 MB pdf)
 - [Highlands Area Land Use Ordinance DRAFT September 2010](#) (874 KB pdf)
 - [Highlands Area Land Use Ordinance Exhibits](#) (25 MB pdf)

Materials from Public Hearing

- [Meeting Agenda](#) (pdf)
- [Executive Director's Presentation](#) (pdf)
- [Byram Movie](#)
- [Byram Highlands Center Movie](#)
- [Letters of Support for Byram Township Petition for Plan Conformance](#) (pdf)
- [Pictures](#) (pdf)
- [Listen](#) to an audio recording of the meeting
- [Press Release](#) (pdf)

Archived Plan Conformance Documents

The PDF archive below contains links to all previously posted documents related to Byram Township's Plan Conformance process prior to Highlands Council approval on September 23, 2010. **PLEASE NOTE:** The documents above are the most recent and any documents accessed through the archive are no longer valid; they are provided for reference only.

- [Byram Township Archived Plan Conformance Documents](#) (pdf)





State of New Jersey

DEPARTMENT OF TRANSPORTATION
P.O. Box 600
Trenton, New Jersey 08625-0600

CHRIS CHRISTIE
Governor

JAMES S. SIMPSON
Commissioner

KIM GUADAGNO
Lt. Governor

September 16, 2010

Eileen Swan, Executive Director
New Jersey Highlands Council
100 North Road (Route 513)
Chester, NJ 07930-2322

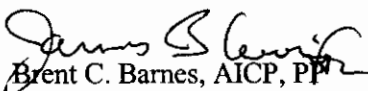
Dear Ms. Swan:

The Department of Transportation expresses support for the Plan Conformance petition submitted to the Highlands Council by the Township of Byram, Sussex County.

From a transportation perspective, the Township of Byram has shown considerable initiative to create a mixed use, center-based environment within the context of a primarily rural and environmentally sensitive setting. The Township's planning documents feature objectives based upon smart growth principles contained within the Highlands Regional Master Plan and the State Development and Redevelopment Plan (SDRP). Given the character of the Township and of Sussex County, Byram has engaged in extensive efforts to explore integrated land use and transportation patterns conducive to multiple alternative travel modes, such as biking and walking, as well as potential transit opportunities. The Township has worked closely with NJDOT to find context sensitive solutions in the project, now in construction, to widen, resurface and improve intersections along U.S. Route 206 from Acorn Street to north of Byram Plaza.

We join you in looking forward to Byram Township's progress in the implementation of their plans.

Sincerely yours,


Brent C. Barnes, AICP, PP
Director
Statewide Planning

John Weingart

**79 Rittenhouse Road
Stockton, New Jersey 08559**

**(609) 397-8030
John.Weingart@veryseldom.com**

Jack Schrier, Chair
New Jersey Highlands Water Protection and Planning Council
100 North Road
Chester, New Jersey

September 21, 2010

Dear Jack:

My congratulations to you and the Council for the vote you have scheduled this week to certify Byram Township as being in conformance with the Highlands Regional Master Plan. It is a significant endorsement of the vision behind the Highlands Act that a municipality has chosen to use the Regional Plan to protect and plan for both its Planning Area and its Preservation Area, and, moreover, that the Council is working with Byram to designate a center where economic development with appropriate environmental protections will result.

Coupled with recent action by the Council and the Highlands Development Credit Bank to purchase development credits from several landowners, it is clear that the implementation phase of the Council's work is underway and off to an impressive start.

It is gratifying to see the years of work by the Council, its staff, and the public who provided so much useful input bearing fruit and providing tangible contributions to the long-term sustainability of this large and critical area of New Jersey.

Again, congratulations on this major accomplishment and milestone.

Sincerely,

A handwritten signature in black ink that reads "John R. Weingart". The signature is written in a cursive style with a large initial "J" and a stylized "W".



State of New Jersey
THE PINELANDS COMMISSION

PO Box 139
New Lisbon, NJ 08064
(609) 894-7100

SEP 21 2010

32907

CHRIS CHRISTIE
Governor
KIM GUADAGNO
Lt. Governor

JOHN C. STOKES
Executive Director

September 21, 2010

Ms. Eileen Swan
Executive Director
N.J. Highlands Council
100 North Road (Rte 513)
Chester, NJ 07930-2322

Dear Eilcen:

I've been following your work with municipalities and was pleased to see that Byram Township's petition for plan conformance will be considered by the Council later this week.

Having read the consistency review and recommendations report, I was impressed with the thoroughness of the Township's work and your staff's analysis. Although I don't presume to be an expert on the issues confronting the Township, it is clear that it prepared a truly comprehensive plan.

I know from experience here in the Pinelands that it's no small feat for a municipality to blend its goals and aspirations with those of a regional agency. The Council's upcoming action is an extremely important and positive milestone because it demonstrates that municipalities can count on a constructive relationship with the Council as you cooperatively tackle some very challenging planning issues.

Sincerely,

John C. Stokes
Executive Director

/kw





SEP 22 2010
32930

NEW JERSEY HIGHLANDS COALITION

508 Main Street, Boonton, New Jersey 07005
973-588-7190 (office)/973-588-7193 (fax)
www.njhighlandscoalition.org

September 20, 2010

Eileen Swan, Executive Director
New Jersey Highlands Council
100 North Road
Chester, NJ 07930

Re: Petition for Plan Conformance by Byram Township, Sussex County

Dear Ms. Swan, *Eileen*

The New Jersey Highlands Coalition supports the petition for plan conformance by Byram Township and the Byram Highlands Village Center Designation. The township and the Council have worked together towards an exemplary conformance petition that will protect resources, and guide appropriate growth. By identifying the Highlands Village Center, Byram Township will protect critical Highlands resources with preserved open space areas while pursuing appropriate redevelopment and infill development. The Township and Council have created a model that can be utilized throughout the Highlands Region demonstrating how the resource protection goals of the Regional Master Plan can be achieved while meeting affordable housing goals and promoting appropriate economic development and residential growth without jeopardizing natural resources.

Byram's proposed mixed-use Village Center is an innovative approach to capacity based planning, based on the non-degradation goals of the Highlands Act. This center Plan is positioned to become the standard for all future center-designated growth in the Highlands region.

The Coalition urges the Highlands Council to approve the Petition for Plan Conformance by Byram Township at its next meeting on September 23, 2010. After six years of policy development, planning and outreach, we are pleased by this milestone achievement.

Sincerely,

A handwritten signature in blue ink that reads "Julia".

Julia Somers, Executive Director



September 23, 2010

137 West Hanover Street
Trenton, NJ 08618
(609) 393-0008 *Tel.*
(609) 393-1189 *Fax*

www.njfuture.org

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EXECUTIVE DIRECTOR
Peter Kasabach

Ms. Eileen Swan
Executive Director
New Jersey Highlands Council
100 North Road
Chester, NJ 07930

Dear Ms. Swan,

I am writing to commend the Highlands Council and its staff on the milestone you face today: review of the first Plan Conformance petition by a Highlands community.

As you know, New Jersey Future has long been involved in promoting regional planning in the New Jersey Highlands as a means to protect the region's water supply. We supported the Highlands Water Protection and Planning Act based on the recognition that sustainable development and preservation could be better facilitated through a regional planning body than through the uncoordinated actions of individual planning boards. New Jersey Future was also pleased to support adoption of the Highlands Regional Master Plan as the Council's first major accomplishment.

Byram Township's petition for Plan conformance, the first petition by a Highlands community, represents an important next step in realizing the Regional Master Plan's implementation at the local level. Although we have not conducted a detailed review of the petition, we are pleased to note that Byram Township proposes new opportunities for economic development and smart growth along with protection of natural resources. On behalf of New Jersey Future, I commend the Council and its staff in advancing to this stage. I trust you will share this letter with each member of the Council.

With best regards,

A handwritten signature in black ink, appearing to read "PK" followed by a stylized flourish.

Peter Kasabach
Executive Director



222 West State Street, Trenton, New Jersey 08608
PHONE (609) 695-3481 • FAX (609) 695-0151
EMAIL league@njslom.com • www.njslom.com

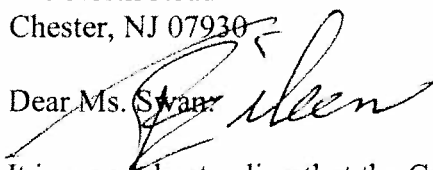
William G. Dressel, Jr., EXECUTIVE DIRECTOR

Michael J. Darcy, CAE, ASSISTANT EXECUTIVE DIRECTOR

September 23, 2010

Eileen Swan,
Executive Director
New Jersey Highlands Council
100 North Road
Chester, NJ 07930

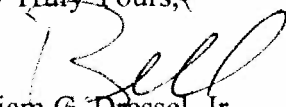
Dear Ms. Swan:


It is my understanding that the Council will consider the petition by Byram Township for plan conformance.

While the League was neutral on the Highlands Act itself, it has always advocated for a cooperative relationship between State agencies and local governments. It is our further understanding, based on our conversations with Mayor James Oscovitch that the Highlands Office has worked alongside community leaders in the petition process, supporting the township's goals. The result is a revised Village Center plan that meets the needs for economic growth and affordable housing, and also satisfied requirements of the regional master plan.

You and your staff should be commended for your work on the Byram Petition, which would never have happened so quickly otherwise. The fact that this was fully funded through grants from the Council demonstrates that this should be a model for future State-local partnerships.

Very Truly Yours,


William G. Dressel, Jr.
Executive Director

RESOLUTION 2010- 6

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL APPROVAL OF THE PETITION FOR PLAN CONFORMANCE FOR THE PLANNING AND PRESERVATION AREAS OF THE TOWNSHIP OF BYRAM, SUSSEX 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 to replace the uncoordinated land use decisions of 88 municipalities, seven counties and a myriad of private landowners; 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

RESOLUTION 2010- 6

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL APPROVAL OF THE PETITION FOR PLAN CONFORMANCE FOR THE PLANNING AND PRESERVATION AREAS OF THE TOWNSHIP OF BYRAM, SUSSEX COUNTY

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

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

RESOLUTION 2010- 6

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL APPROVAL OF THE PETITION FOR PLAN CONFORMANCE FOR THE PLANNING AND PRESERVATION AREAS OF THE TOWNSHIP OF BYRAM, SUSSEX COUNTY

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 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

RESOLUTION 2010- 6

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL APPROVAL OF THE PETITION FOR PLAN CONFORMANCE FOR THE PLANNING AND PRESERVATION AREAS OF THE TOWNSHIP OF BYRAM, SUSSEX COUNTY

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

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

RESOLUTION 2010- 6

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL APPROVAL OF THE PETITION FOR PLAN CONFORMANCE FOR THE PLANNING AND PRESERVATION AREAS OF THE TOWNSHIP OF BYRAM, SUSSEX COUNTY

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

WHEREAS, the Township of Byram is located entirely within the Highlands Region, and contains approximately 14,505 acres, of which 14,272 acres are in the Preservation Area and 233 acres are in the Planning Area; and

WHEREAS, on December 8, 2009, Byram Township submitted a Petition for Plan Conformance including one resolution for all lands lying in the Preservation Area and one resolution for all lands lying in the Planning Area; and

WHEREAS, on February 4, 2010, the Executive Director deemed the Petition for Plan Conformance complete, and on February 14, 2010, 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 28, 2010, the Executive Director provided Byram Township with a Draft Consistency Review and Recommendations Report, which provides the staff's assessment of the 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 Byram Township with a deliberative municipal response period allowing Byram Township to review and respond to the Draft Consistency Review and Recommendations Report; and

WHEREAS, Byram Township worked extensively with the Highlands Council as a pilot municipality for the development of a Highlands Center and held numerous extra public meetings regarding the Petition for Plan Conformance; and

WHEREAS, on June 2010, the Highlands Council authorized a supplemental funding allocation not to exceed \$25,000 beyond the base grant amount of \$100,000 to assist Byram with the anticipated costs to prepare and submit the municipal response and to complete the required Plan Conformance tasks; and

WHEREAS, on September 1, 2010, 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 September 16, 2010; and

WHEREAS, no written comments were received during the comment period and on September 17, 2010, the Executive Director posted the Final Consistency Review and Recommendations Report and Highlands Implementation Plan and Schedule on the Highlands Council website; and

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NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL APPROVAL OF THE PETITION FOR PLAN CONFORMANCE FOR THE PLANNING AND PRESERVATION AREAS OF THE TOWNSHIP OF BYRAM, SUSSEX COUNTY

WHEREAS, on September 23, 2010, the Highlands Council held a public hearing on Byram Township'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, Byram Township'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 Byram Township's status as conforming to the Regional Master Plan and all statutory benefits associated with Plan Conformance; and

WHEREAS, the Plan Conformance Guidelines recognizes that conformance in the Planning Area is voluntary under the Highlands Act and provides 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 Byram Township 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 provides that no amendment to any master plan or development regulations applicable to the development and use of land in Byram Township shall be effective until Byram Township 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 the Executive Director has notified Byram Township that such amendment does not affect the Highlands Council's prior finding of Plan Conformance; and

WHEREAS, the Plan Conformance Guidelines provides that following the receipt of any amendment to Byram Township'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 provides 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 Byram Township 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 provides 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

RESOLUTION 2010- 6

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL APPROVAL OF THE PETITION FOR PLAN CONFORMANCE FOR THE PLANNING AND PRESERVATION AREAS OF THE TOWNSHIP OF BYRAM, SUSSEX COUNTY

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 Byram Township'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 including the designation of a Highlands Center; and

BE IT FURTHER RESOLVED that the Executive Director is authorized to make any amendments and publically 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 Byram Township is hereby entitled to the statutory benefits associated with Plan Conformance as detailed in the Highlands Act, the Regional Master Plan and the Plan Conformance Guidelines, so long as Byram Township remains in conformance with the Regional Master Plan and to the extent such funds are made available by the State; and

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

CERTIFICATION

I hereby certify that the foregoing Resolution was adopted by the Highlands Council at its regular meeting held on the 23rd day of September, 2010.



Jack J. Schrier, Acting Chairman

RESOLUTION 2010- 6

NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL APPROVAL OF THE PETITION FOR PLAN CONFORMANCE FOR THE PLANNING AND PRESERVATION AREAS OF THE TOWNSHIP OF BYRAM, SUSSEX COUNTY

Vote of the Approval of These Minutes	Motion	Second	Yes	No	Abstain	Absent
Councilmember Alstede	_____	_____	✓	_____	_____	_____
Councilmember Carluccio	_____	✓	✓	_____	_____	_____
Councilmember Cogger	✓	_____	✓	_____	_____	_____
Councilmember Francis	_____	_____	✓	_____	_____	_____
Councilmember Holtaway	_____	_____	✓	_____	_____	_____
Councilmember Kovach	_____	_____	✓	_____	_____	_____
Councilmember Letts	_____	_____	✓	_____	_____	_____
Councilmember Richko	_____	_____	✓	_____	_____	_____
Councilmember Vetrano	_____	_____	✓	_____	_____	_____
Councilmember Visioli	_____	_____	_____	_____	_____	✓
Councilmember Schrier	_____	_____	✓	_____	_____	_____



CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

State of New Jersey

Highlands Water Protection and Planning Council
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JACK J. SCHRIER
Acting Chairman

EILEEN SWAN
Executive Director

Contact: Craig Garretson, Manager of Communications
(908) 879-6737 ext. 108 or craig.garretson@highlands.state.nj.us

FOR IMMEDIATE RELEASE
September 23, 2010

Byram and Highlands - Perfect Together

Highlands Council approves Byram Township's petition for Plan Conformance and designates a Highlands Center

CHESTER, N.J. – The Highlands Water Protection and Planning Council unanimously approved its first Petition for Plan Conformance at today's meeting, giving Byram Township the protections of the Highlands Regional Master Plan as well as the designation of a Highlands Center aimed at spurring development and redevelopment along the Route 206 corridor.

"Today's approval is a win for the protection of natural resources in the Highlands Region and a win for economic development in Byram Township," Highlands Council Acting Chairman Jack Schrier said. "The Highlands Council and Byram Township have demonstrated that, through collaboration and careful planning, it is possible to do both."

Mayor James Oscovitch said today's approval of the Petition for Plan Conformance and the Highlands Center will allow Byram Township to protect its extensive natural resources and simultaneously reinvigorate the Route 206 corridor.

"Through the Highlands Center Designation, Byram Township will be adding jobs and new homes – while preserving Byram Township's community character and quality of life," he said.

Byram Township, known as the Township of Lakes, has a land area of more than 22 square miles (14,505 acres) with extensive high integrity water resources and forest resources. Over 75 percent of Byram Township is forested and 30 percent is preserved open space.

"Today is a victory for planning and for state and municipal coordination. The Highlands Council and Byram Township have collaborated on a plan that is a model for the State," Highlands Council Executive Director Eileen Swan said. "Today's actions will ensure the protection of natural resources for generations to come and provided for sustainable development that will be an economic engine and complement the bucolic township of Byram."

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Also today, the Highlands Council approved designation of 197 acres in the Planning Area as a Highlands Center. The Highlands Center, along the Route 206 corridor, would consist of 31.1 acres of currently undeveloped lands as the Byram Village Center, 141.4 acres for development and redevelopment, and 55.6 acres of Highlands Environmental Resource Sites, which would be protected. The Highlands Center would include a Route 206 Streetscape Improvement Program with street lighting, tree plantings, sidewalks and pedestrian crosswalks; a walking/bicycle trail component; and a Lubbers Run Greenway Project to protect and restore this stream corridor.

The heart of the Highlands Center is the Byram Village Center which proposes a mixed-use core development area, with a village green, civic spaces, commercial space, retail, apartments, townhomes, multi-family homes, and single family homes. The residential component would include 26 deed-restricted low/moderate-income units (a mix of rental and for sale) to address the township's affordable housing obligation.

On December 8, 2009, Byram Township submitted a petition for Plan Conformance for both its Preservation Area and Planning Area. The petition was deemed administratively complete by the Highlands Council on February 4, 2010, and posted to the Highlands Council website 10 days later. On May 28, the Highlands Council sent a draft consistency report to the township for its review; the final draft of the report was posted to the Highlands Council website on September 1, and a 14-day public comment period began the following day. The final report was posted on September 17, and the Highlands Council voted today to approve the Petition.

Letters of support of Byram's Petition were received from the New Jersey League of Municipalities, the New Jersey Department of Transportation, the Pinelands Commission, the New Jersey Highlands Coalition, and New Jersey Future. In addition, testimony in support of the Highlands Council's action was presented by the Regional Plan Association. At the Council meeting, representatives of the Highlands Council and Byram Township recognized and honored the dedication of Christopher (Chris) Hellwig who served as the Director of Planning for Byram Township and worked on this Plan Conformance petition. Chris succumbed this year after a long and valiant struggle with cancer.

More information about Byram Township's Petition for Plan Conformance can be found under today's date on the Highlands Council's calendar page:

<http://www.highlands.state.nj.us/njhighlands/about/calend/>

Today's actions by the Highlands Council do not take effect until 10 business days after a copy of the minutes of the meeting have been delivered to the Governor to allow for his review and consideration of the minutes.

HIGHLANDS REGIONAL



MASTER PLAN
2008

Highlands Council Meeting

September 23, 2010



Byram Petition for Plan Conformance and Highlands Center Highlands Council (Chester Township, N.J.) – September 23, 2010



From left: Byram Township Mayor James Oscovitch and Highlands Council Acting Chairman Jack Schrier read a certificate commemorating Byram as the first municipality approved for conformance to the Highlands Regional Master Plan. The Highlands Council also approved a Village Center for Byram.

Photo by Herbert Scott August, Highlands Council staff

Byram Petition for Plan Conformance and Highlands Center Highlands Council (Chester Township, N.J.) – September 23, 2010



From left: Judy Thornton, Highlands Council Principal Planner; Byram Township Mayor James Oscovitch; Highlands Council Acting Chairman Jack Schrier; Highlands Council Executive Director Eileen Swan.
Photo by Herbert Scott August, Highlands Council staff.

Byram Petition for Plan Conformance and Highlands Center Highlands Council (Chester Township, N.J.) – September 23, 2010



From left: Doris Flynn, Byram Township Municipal Clerk, and Paul Gleitz of Heyer & Gruel, Byram Township Planner, examine the Highlands Council map of the Byram Township Highlands Center.

Photo by Herbert Scott August, Highlands Council staff.

Byram Petition for Plan Conformance and Highlands Center Highlands Council (Chester Township, N.J.) – September 23, 2010



From left: Highlands Council Executive Director Eileen Swan; Judy Thornton, Highlands Council Principal Planner; Byram Township Mayor James Oscovitch; Highlands Council Acting Chairman Jack Schrier; Byram Deputy Mayor Scott Olson; Byram Councilwoman Marie Raffay; Byram Township Attorney Thomas Collins; Byram Township Planner Paul Gleitz; Byram Township Manager Joseph Sabatini; and Byram Township Clerk Doris Flynn.

Photo by Herbert Scott August, Highlands Council staff

Byram Petition for Plan Conformance and Highlands Center Highlands Council (Chester Township, N.J.) – September 23, 2010



Highlands Council Executive Director Eileen Swan, standing, speaks to (from left) Highlands Council Member Janice Kovach; Highlands Council Acting Chairman Jack Schrier; Highlands Council Member Bill Cogger; and Highlands Council Member Mimi Letts.

Photo by Herbert Scott August, Highlands Council staff

Byram Petition for Plan Conformance and Highlands Center Highlands Council (Chester Township, N.J.) – September 23, 2010



Highlands Council staff members prior to the start of the Sept. 23 meeting. Seated in front row (at right) is Dan Van Abs, Senior Director of Planning and Science; seated in last row (from left) is Judy Thornton, Principal Planner; Kim Ball Kaiser, Staff Attorney; Christine Danis, Principal Planner; Chris Ross, Senior Resource Management Specialist; and Maryjude Haddock-Weiler, Regional Planner/Master Plan Coordinator.

Photo by Herbert Scott August, Highlands Council staff