

# Public Hearing

## Hardyston Township Petition for Plan Conformance for the Preservation Area

# Introduction to Hardyston Township



# Hardyston Township

## Background Statistics



- Incorporated: 1798
- Population (2009 est.): 8,325
- Land Area: 20,885 acres/  
32.6 sq. mi.
- Preserved Lands: 9,790 acres
- Wetlands: 3,448 acres
- Total Forest: 14,552 acres (70%)

# Hardyston Township

## Significant Highlands Statistics

- Planning Area Lands: 8,278 acres – 40%
- Preservation Area Lands: 12,607 acres – 60%
  
- Protection Zone: 14,745 acres – 70.5%
- Conservation Zone: 3,655 acres – 17.5%
- Existing Community Zone: 1,924 acres – 9% (Roads 3%)
  
- Highlands Open Water Protection: 12,895 acres – 62%
- Forest Resource Area: 18,132 acres – 87%
- Conservation Priority Areas: 5,795 acres – 28%
- Special Environmental Zone: 122 acres - 0.6%

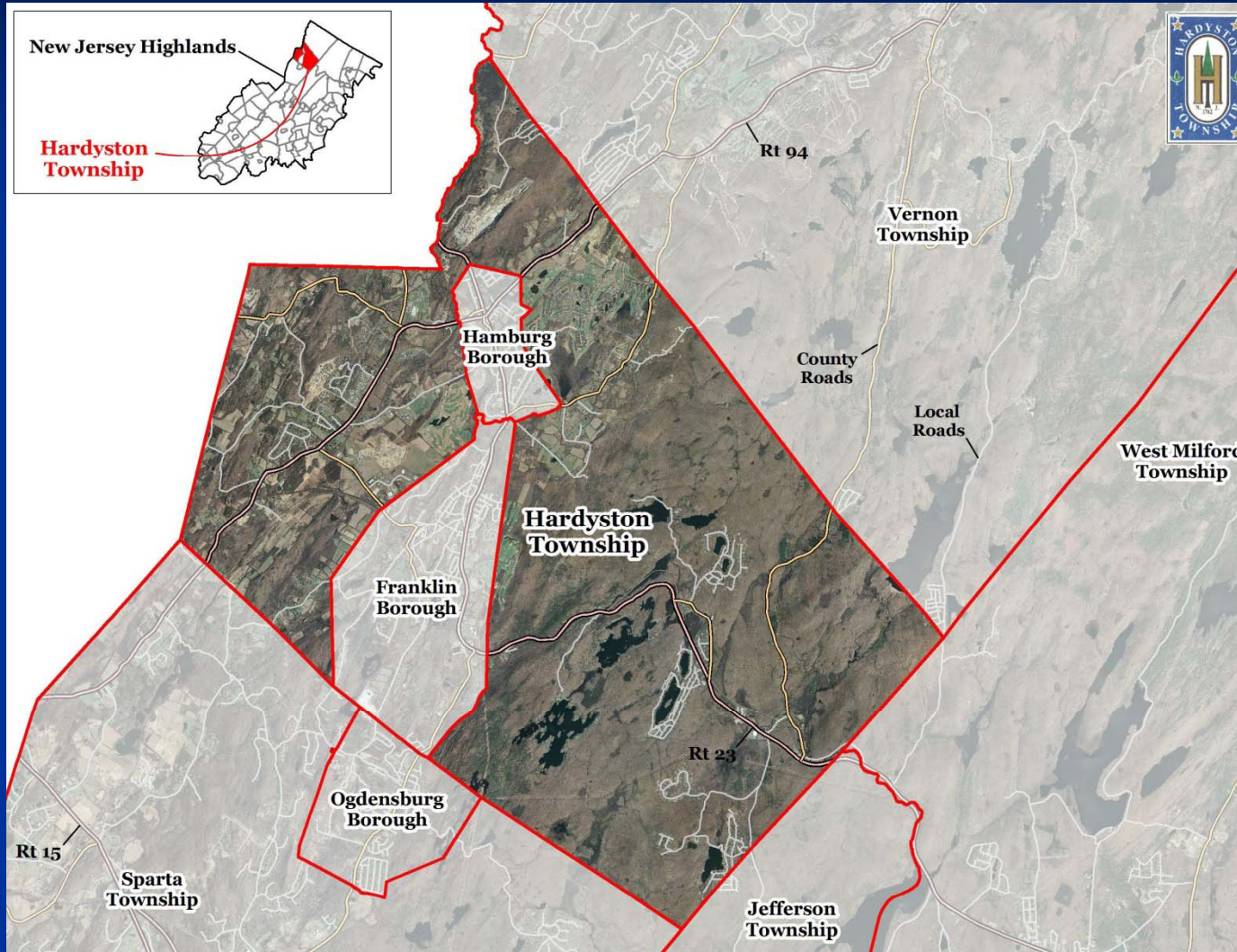
# Hardyston Township

## Background Statistics – Land Use



NJDEP Land Use/Land Cover (2007)	Plan	Pres	Percent
Residential (Single & Multi Family)	950	809	8.4%
Commercial (Retail)	118	43	0.8%
Industrial & Transportation & Utilities	132	153	1.4%
Agriculture (Crops & Plantations)	1,090	104	5.7%
Recreational Lands (Public & Private)	596	109	3.4%
Extractive Mining	241	0	1.2%
Other Urban or Built-Up Land	235	13	1.2%
<b>Subtotal Developed Lands</b>	<b>3,361</b>	<b>1,230</b>	<b>22.0%</b>
Mixed Forest	2,555	8,985	55.3%
Shrub & Scrub	604	119	3.5%
Mixed Wetlands	1,605	1,812	16.4%
Barren Lands	84	2	0.4%
Water	72	456	2.5%
<b>Subtotal Natural Lands</b>	<b>4,920</b>	<b>11,373</b>	<b>78.0%</b>
<b>Total</b>	<b>8,281</b>	<b>12,603</b>	<b>100.0%</b>

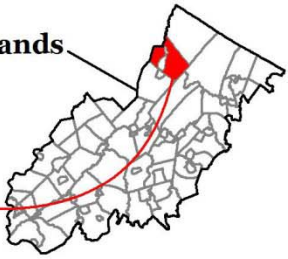
# Hardyston Township, Sussex County



## Hardyston Township Flyover

New Jersey Highlands

Hardyston Township



Vernon Township

Hamburg Borough

West Milford Township

Hardyston Township

Franklin Borough

Ogdensburg Borough

Sparta Township

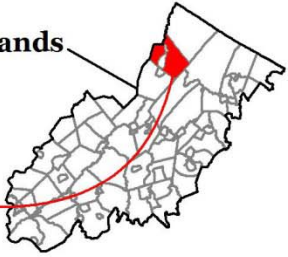
**Legend**

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



New Jersey Highlands

Hardyston Township



Vernon Township

Hamburg Borough

West Milford Township

Hardyston Township

Franklin Borough

Ogdensburg Borough

Sparta Township

Jefferson Township  
New Jersey

Highlands Council

**Legend**

- Municipal Boundaries
- Lakes & Ponds
- Streams
- Wetlands
- Highlands Open Water Buffers (300ft)
- Lake Management Areas
- Watershed Values  
By HUC-14 Subwatershed**
- High



New Jersey Highlands

Hardyston Township



Vernon Township

Hamburg Borough

West Milford Township

Hardyston Township

Franklin Borough

Ogdensburg Borough

Sparta Township

**Legend**

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



New Jersey Highlands

Hardyston Township



Vernon Township

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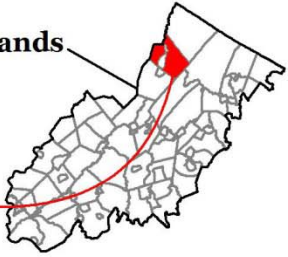
**Legend**

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



New Jersey Highlands

Hardyston Township



Vernon Township

Hamburg Borough

West Milford Township









Hardyston Township

Franklin Borough

Ogdensburg Borough

Sparta Township

**Legend**

-  Municipal Boundaries
-  Lakes Greater Than 10 Acres
- 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)
  -  0.00 - 0.04
  -  -0.09 - -0.01
  -  -0.99 - -0.10



New Jersey Highlands

Hardyston Township



Vernon Township

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Sparta Township

**Legend**

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



# Plan Conformance Modules

Petition Requirements	Consistent with the RMP	Specific Issues
Modules 1-2 Municipal Build-Out Report	X	
Module 3 Housing Element/Fair Share Plan	X	
Module 4 Environmental Recourse Inventory	X	
Module 5 Highlands Element	X	
Module 6 Land Use Ordinance	X	
Module 7 Petition for Plan Conformance	X	

# Hardyston's Petition for Plan Conformance Public Comments Received

- The public comment period for Hardyston's Petition for Plan Conformance opened August 12, 2011 and closed August 30, 2011. Notice was given in area newspapers as well as on the Highlands Council website and through the Highlands Council e-mail alert system.

## Comments received from:

- Helen Heinrich, on behalf of the New Jersey Farm Bureau
- Erica Van Auken, on behalf of the New Jersey Highlands Coalition

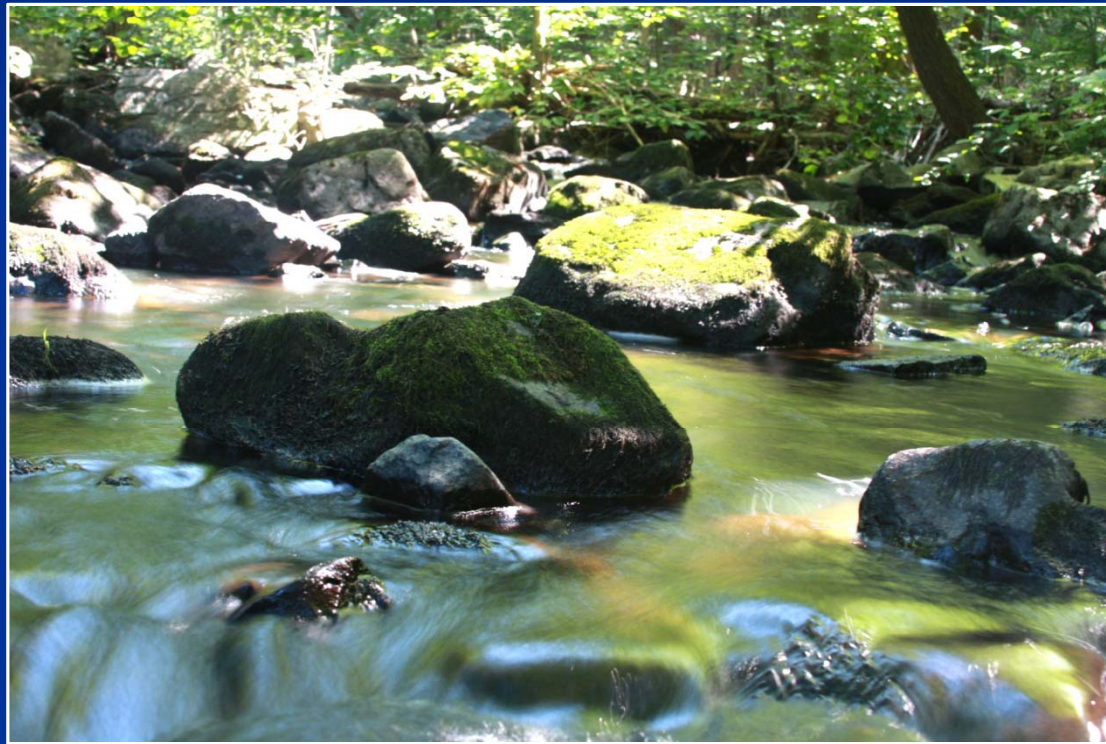
# Recommendation

## Hardyston's Petition for Plan Conformance

Staff Recommendation: **APPROVE (LISTING MAJOR CONDITIONS)**

- Adoption of Checklist Ordinance
- Adoption of Completed ERI, Highlands Element and Land Use Ordinance
- Compliance with Fair Housing Act (substantive certification granted)
- Water Use and Conservation Management Plan
- Agriculture Retention Plan
- Habitat Conservation and Management Plan
- Stream Corridor Protection & Restoration Plan

# Council Deliberation



Hardyston Township