

Council Consideration

Township of Vernon Petition for Plan Conformance

Township of Vernon Petition for Plan Conformance Public Process and Consideration

- ▶ Vernon Township adopted a Resolution to Petition for Plan Conformance for the Preservation Area only – Resolution 09-182, dated November 12, 2009
- ▶ Petition deemed complete on March 26, 2010
- ▶ Draft Consistency Review and Recommendations Report provided to Township on February 1, 2012. Municipal Response period ended March 16, 2012
- ▶ Final Draft Report and the complete Petition were posted for public comment on April 13, 2012
- ▶ Two Public Comments were received during the public comment period on Vernon's Petition which opened April 13, 2012 and closed April 30, 2012.

Township of Vernon

Background Statistics



- ▶ Incorporated: 1798
- ▶ Population 2010: 24,825
- ▶ Land Area: 44,769 acres / 70 sq. mi.
- ▶ Preserved Lands: 24,254 acres (54%)
- ▶ Total Forest: 30,303 acres (68%)



Township of Vernon

Significant Highlands Statistics

- ▶ **Planning Area Lands: 15,464 acres – 35%**
- ▶ **Preservation Area Lands: 29,305 acres – 65%**

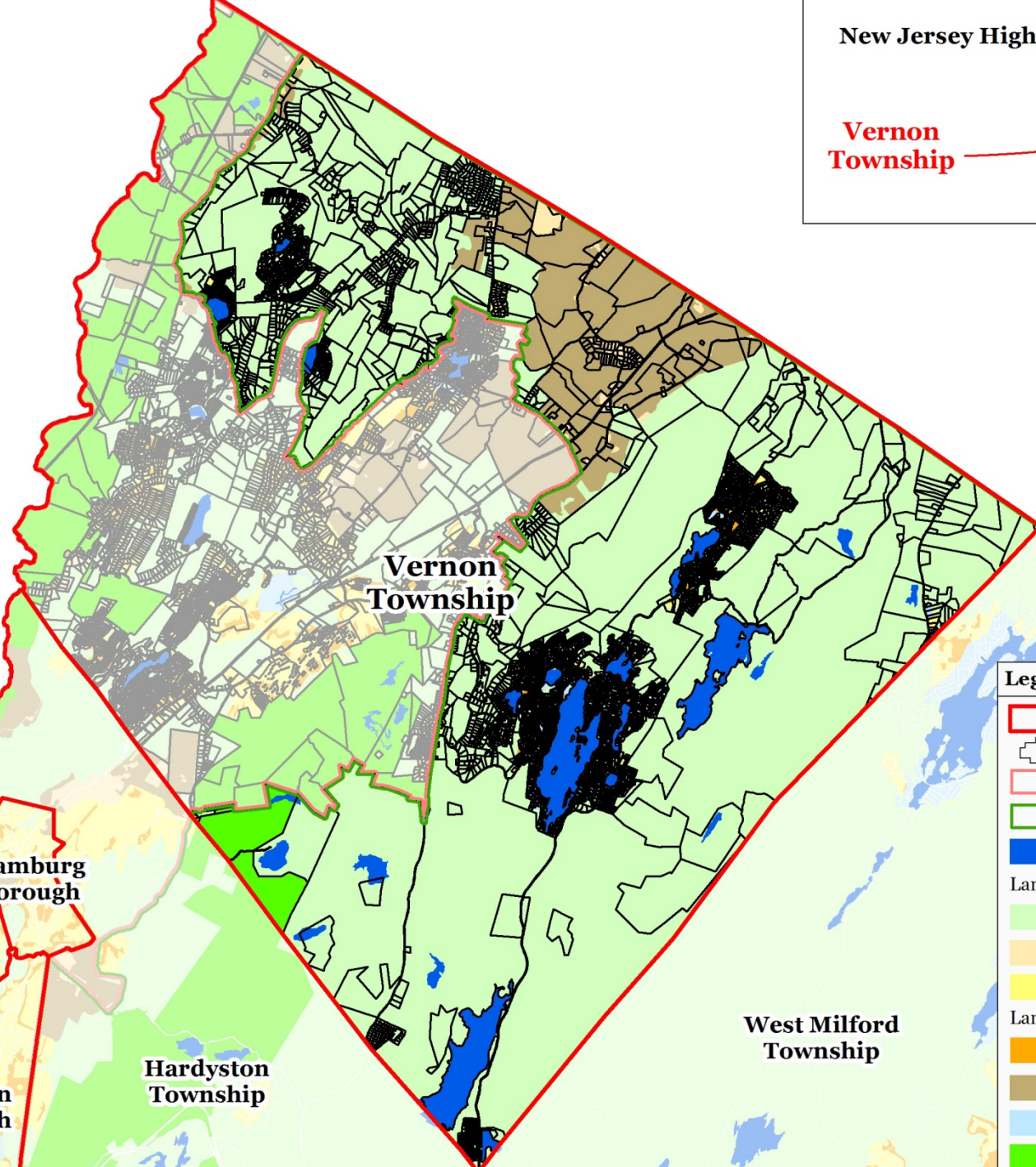
- ▶ **Protection Zone: 34,869 acres – 77.9%**
- ▶ **Existing Community Zone: 4,129 acres – 9.2% (Roads 2.6%)**
- ▶ **Conservation Zone: 4,586 acres – 10.3%**

- ▶ **Highlands Open Water Protection: 27,411 acres – 61%**
- ▶ **Critical Wildlife Habitat: 36,695 acres – 82%**
- ▶ **Agricultural Priority Areas: 2,690 acres – 6%**



New Jersey Highlands

Vernon Township



Vernon Township

Hamburg Borough

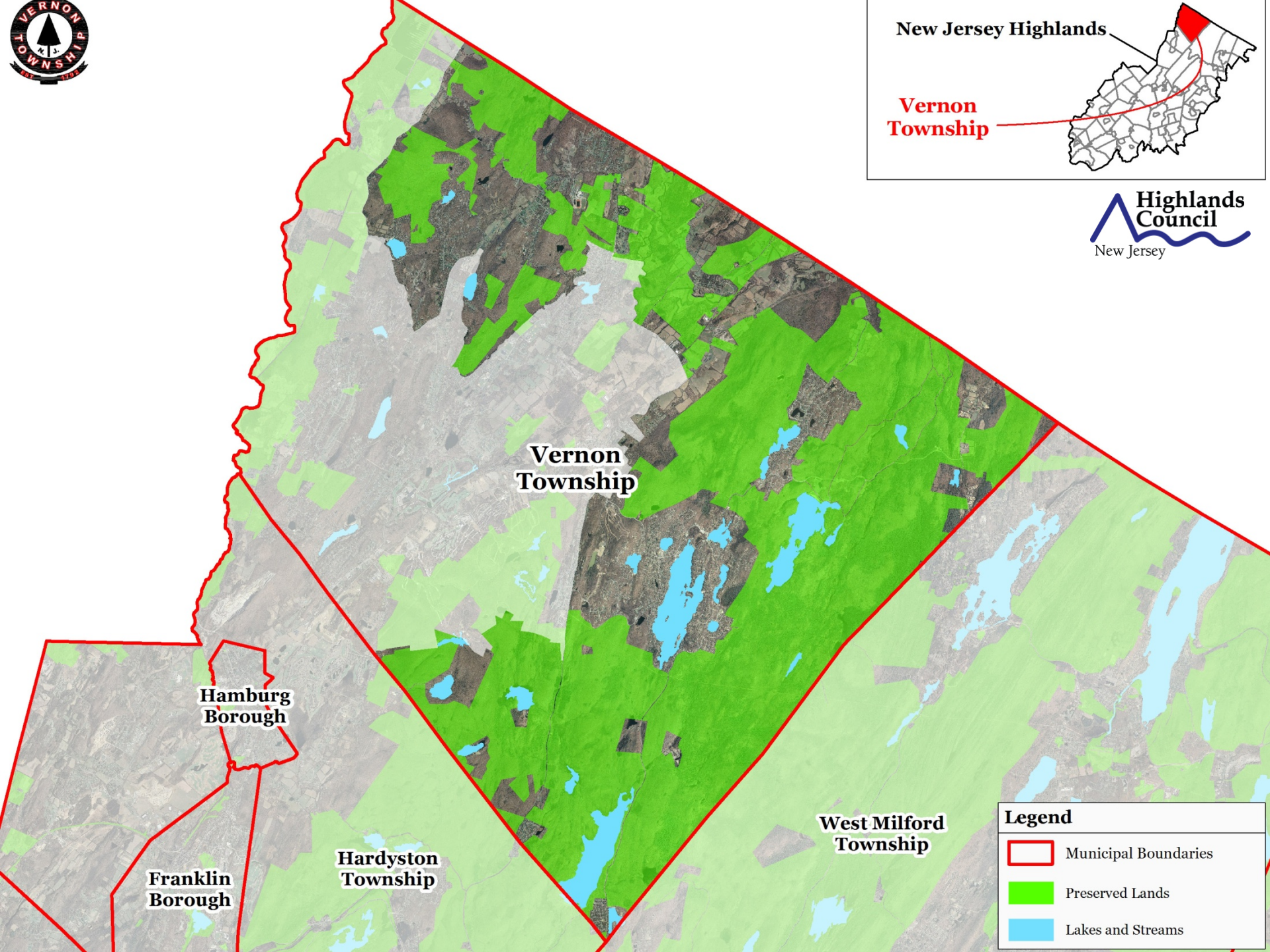
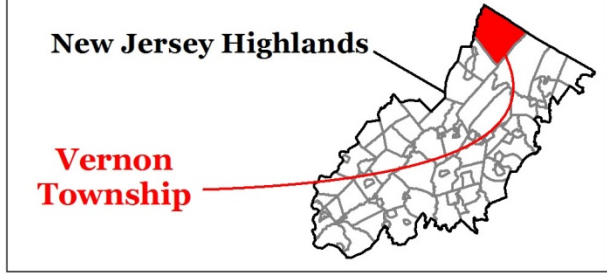
Franklin Borough

Hardyston Township

West Milford 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






**Vernon
Township**

**Hamburg
Borough**

**Franklin
Borough**

**Hardyston
Township**

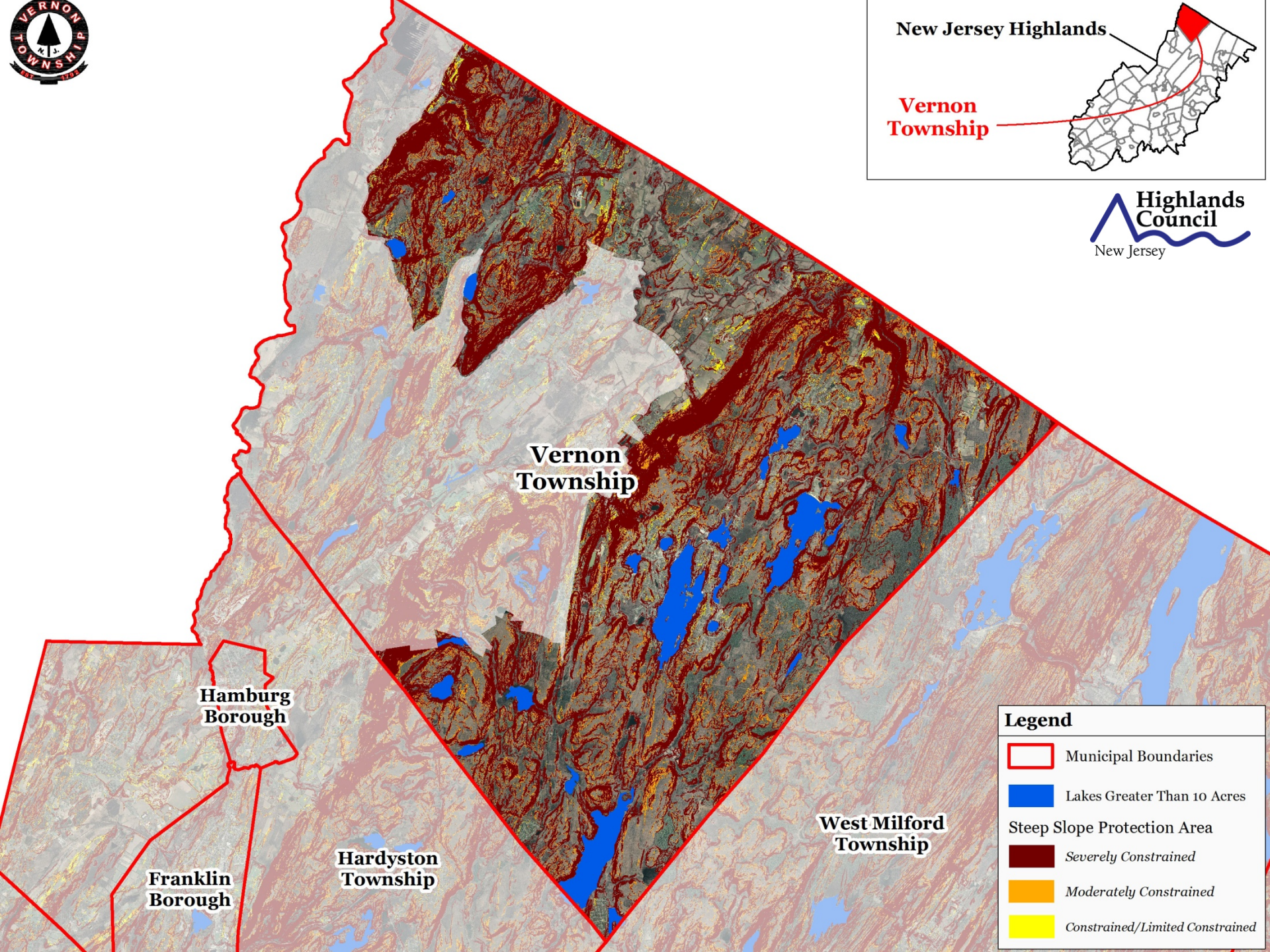
**West Milford
Township**

| Legend | |
|---|----------------------|
|  | Municipal Boundaries |
|  | Preserved Lands |
|  | Lakes and Streams |



New Jersey Highlands

Vernon Township



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West Milford Township

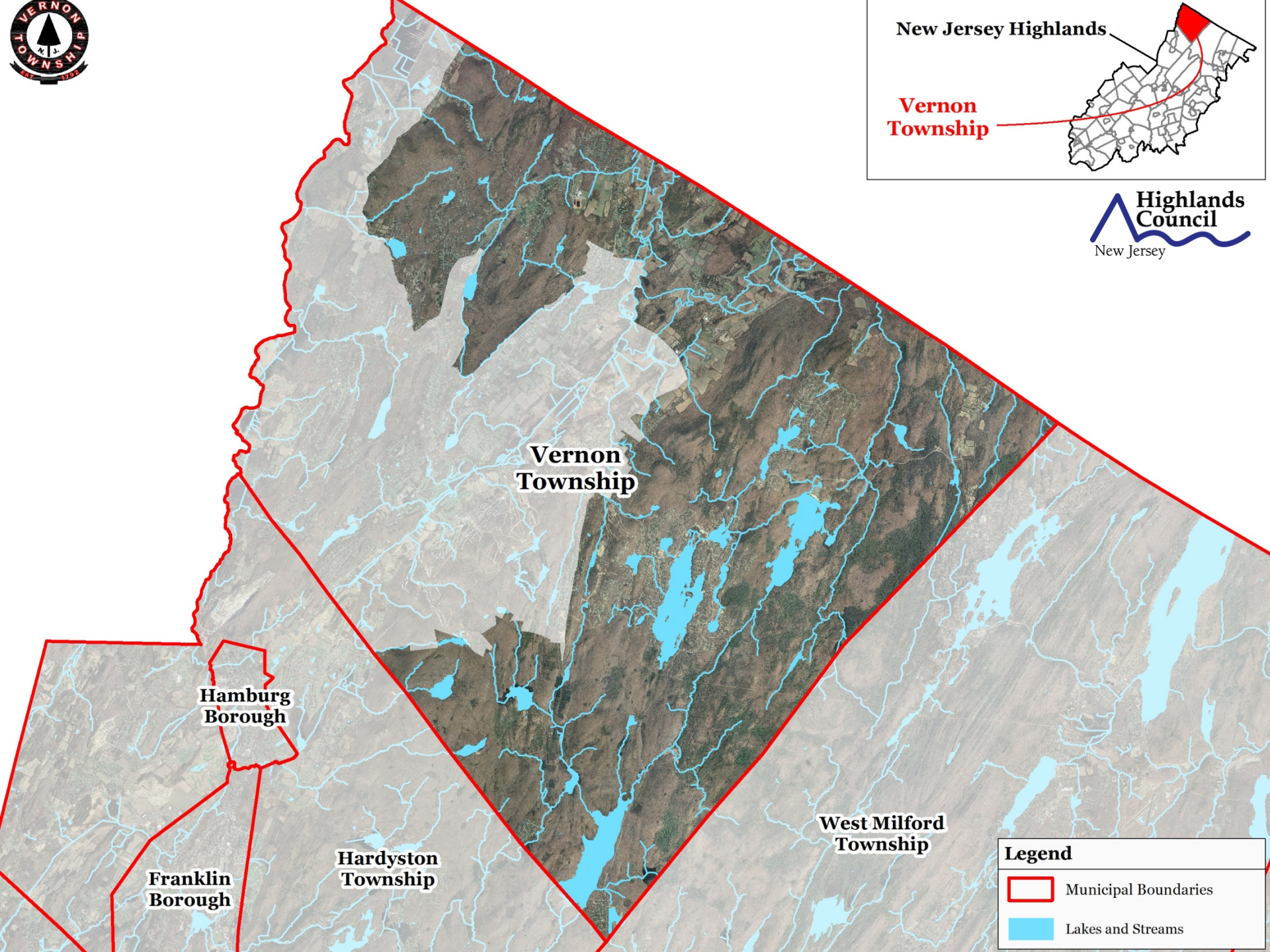
Legend

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



New Jersey Highlands

Vernon Township



Vernon Township



Hamburg Borough

Franklin Borough

Hardyston Township

West Milford Township

Legend

-  Municipal Boundaries
-  Lakes and Streams

Plan Conformance Modules

| Petition Requirements | RMP Consistent | Specific Issues |
|---|---------------------------|------------------------|
| Modules 1-2 Municipal Build-Out Report | X | None |
| Module 3 Housing Element/Fair Share Plan | X | None |
| Module 4 Environmental Resource Inventory | X | None |
| Module 5 Highlands Element | X | None |
| Module 6 Land Use Ordinance | X | None |
| Module 7 Petition for Plan Conformance | X | None |

Recommendation: Township of Vernon's Petition for Plan Conformance

Staff Recommendation: **APPROVE**
(with the following **CONDITIONS**)

- ▶ **Modifications to Plan Conformance Implementation Components Including Master Plan Element and Land Use Ordinance**
- ▶ **Farmland Preservation/Agricultural Retention Plan**
- ▶ **Habitat Conservation & Management Plan**
- ▶ **Sustainable Economic Development Plan**
- ▶ **Stream Corridor Protection & Restoration Plan**
- ▶ **Update Right To Farm Ordinance**

Council Deliberation



Township of Vernon