



State of New Jersey

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Archived Plan Conformance Documents: Vernon Township, Sussex County

Vernon Township's Petition for Plan Conformance was approved by the Highlands Council on May 17, 2012.

Final Posting Prior to Public Hearing

The documents below include all edits made prior to the Highlands Council consideration of Vernon Township's Petition for Plan Conformance on May 17, 2012.

- **All documents listed below as one compressed file:**
[Final Posting Prior to Public Hearing](#) (568 KB zip):
- **Individual documents:**
 - [Final Consistency Review and Recommendations Report](#) (389 KB pdf)
 - [Public Comments/Highlands Council Responses](#) (206 KB pdf)

Petition Posting for Public Comment

A public comment period was held from April 13 - 30, 2012 and announced by [public notice](#). (Comments received and Highlands Council responses are included in the document above). The following documents constitute the municipality's final submission to the Highlands Council and include the Final Draft Consistency Review and Recommendations Report prepared by Highlands Council staff for Highlands Council consideration of the full Petition.

- **All documents listed below as one compressed file:**
[Complete Petition for Public Comment](#) (51.2 MB zip)
- **Individual documents:**
 - [Final Draft Consistency Review & Recommendations Report](#) (488 KB pdf)
 - [Highlands Implementation Plan & Schedule](#) (236KB pdf)
 - [Highlands Environmental Resource Inventory \(ERI\)](#) (749 KB pdf)
 - [Highlands ERI Figures](#) (8 MB pdf)
 - [Highlands Preservation Area Master Plan Element](#) (1 MB pdf)
 - [Highlands Preservation Area Master Plan Element Exhibits](#) (23 MB pdf)
 - [Highlands Preservation Area Land Use Ordinance](#) (1.4 MB pdf)

- [Highlands Preservation Area Land Use Ordinance Exhibits](#) (32 MB pdf)
- [Highlands Council Explanation of Exhibit Changes](#) (123 KB pdf)

Administratively Complete Petition for Plan Conformance

The following documents comprise all required components of the municipal Petition for Plan Conformance, which was deemed administratively complete by the Highlands Council on March 16, 2010 ([Administrative Completeness Letter](#)) after the original submission was deemed incomplete on January 29, 2010 ([Administrative Completeness Letter - Incomplete](#)). These documents were the basis for Highlands Council technical review and amendment, in collaboration with the municipality, resulting in the documents posted for public comment and Highlands Council consideration.

- **All documents listed below as one compressed file:**
[Municipal Petition for Plan Conformance](#) (26 MB zip)
- **Individual documents:**
 - [Petition Cover Letter](#) (28 KB pdf)
 - [Petition Submittal Checklist](#) (82 KB pdf)
 - [Preservation Area Resolution](#) (1.8 MB pdf)
 - [General Correspondence - Letter from Jessica Caldwell, Harold Pellow Assocs., Inc.](#) (10.1 MB pdf)
 - [General Correspondence - Letter from Jessica Caldwell, Harold Pellow Assocs., Inc.](#) (243 KB pdf)
 - [Record of Public Involvement](#) (1.1 MB pdf)
 - [Current List of Planning/Regulatory Documents](#) (11 KB pdf)
 - Modules 1 and 2: [Highlands Municipal Build-Out Report](#)
 - [Supporting Documents](#) (44 MB zip)
 - Module 3:
 - [Affordable Housing Summary](#) (20 KB pdf)
 - [Draft 3rd Round Housing Element/Fair Share Plan](#) (1.3 MB pdf)
 - Module 4: [Highlands ERI](#) (6.6 MB pdf)
 - Module 5: [Master Plan Highlands Element](#) (6.8 MB pdf)
 - Module 6: [Highlands Land Use Ordinance](#) (5.1 MB pdf)
 - Module 7:
 - [Municipal Self-Assessment Report](#) (193 KB pdf)
 - [Municipal Self-Assessment Checklist](#) (90 KB pdf)
 - [Implementation Plan and Schedule](#) (87 KB pdf)
 - Supporting Materials:
 - [Master Plan, December 1995](#) (7.5 MB pdf)
 - [Housing Element and Fair Share Plan, December 2005](#) (1.8 MB pdf)
 - [Chapter 330 Comprehensive Land Development Subcode, 1997](#) (947 MB pdf)
 - [Open Space and Recreation Plan Element, May 2003](#) (3.6 MB pdf)

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- [Ordinance No. 09-01 Establishing a Redevelopment Plan for McAfee Village, January 2009](#) (506 KB pdf)
- [Ordinance No. 09-07 Establishing a Redevelopment Plan for a Portion of McAfee Village, July 2009](#) (65 KB pdf)
- [Supplemental Redevelopment Report, Vernon Town Center Area, Mountain Creek Village Area, McAfee Village Area, April 25, 2006](#) (12.1 MB pdf)
- [Correspondence to the Office of Smart Growth Regarding Plan Endorsement, May 7, 2008](#) (95 KB pdf)
- [Administrative Consent Agreement Concerning Wastewater Management Plan, February 23, 2005](#) (727 KB pdf)
- [Vernon Town Center Redevelopment Area and Five Sub-Districts Map \(Zoning Map\), January 22, 2009](#) (2.8 MB pdf)
- [Ordinance No. 07-47 Amending Ordinance No. 07-43, the Town Center Redevelopment Ordinance](#) (12 KB pdf)
- [Ordinance No. 08-02 Establishing the Vernon Town Center Zoning District and Five Sub-Districts, February 2008](#) (79 KB pdf)
- [Ordinance 08-03 Establishing a Redevelopment Plan for a Portion of McAfee Village, March 2008](#) (71 KB pdf)
- [Ordinance 08-04 Establishing a Redevelopment Plan for a Portion of McAfee Village, April 2008](#) (71 KB pdf)
- [Map Adjustments](#) (2.9 MB pdf)

Supporting Documents

- Municipal Resolution: [Notice of Intent](#) (pdf)
- Municipal Resolution: [COAH extension](#) (pdf)
- [Initial Assessment Grant Report](#) (pdf)