

Council Consideration

Township of Harmony Petition for Plan Conformance

Township of Harmony Petition for Plan Conformance

Public Process and Consideration

- ▶ Harmony Township adopted a Resolution to Petition for Plan Conformance for the Preservation Area only – Resolution 09-49, dated December 1, 2009
- ▶ Petition deemed complete on January 25, 2011
- ▶ Draft Consistency Review and Recommendations Report provided to Township on January 6, 2012. Municipal Response period ended February 6, 2012
- ▶ Final Draft Report and the complete Petition posted for public comment on March 28, 2012
- ▶ Two Public Comments were received during the public comment period on Harmony's Petition which opened March 28, 2012 and closed April 23, 2012.

Township of Harmony

Background Statistics



- ▶ Incorporated: 1839
- ▶ Population 2010: 2,667
- ▶ Land Area: 15,416 acres / 24 sq. mi.
- ▶ Preserved Lands: 6,527 acres (42%)
- ▶ Total Forest: 6,256 acres (41%)



Township of Harmony

Significant Highlands Statistics

- ▶ Planning Area Lands: 7,003 acres – 45%
- ▶ **Preservation Area Lands: 8,413 acres – 55%**
- ▶ Protection Zone: 5,542 acres – 35.9%
- ▶ Existing Community Zone: 502 acres – 3.3% (Roads 3.4%)
- ▶ Conservation Zone: 8,848 acres – 57.4%
- ▶ Highlands Open Water Protection: 4,960 acres – 32%
- ▶ Critical Wildlife Habitat: 10,799 acres – 70%
- ▶ Agricultural Priority Areas: 6,002 acres – 39%

New Jersey Highlands

Harmony
Township

White
Township

Harmony
Township

Franklin
Township

Lopatcong
Township

Greenwich
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
 - Wildlife Management



New Jersey Highlands

Harmony
Township



White
Township




Harmony
Township

Franklin
Township

Lopatcong
Township

Greenwich
Township

Legend

-  Municipal Boundaries
-  Preserved Lands
-  Lakes and Streams



New Jersey Highlands

Harmony
Township



White
Township

Harmony
Township

Franklin
Township

Lopatcong
Township

Greenwich
Township

Legend

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



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 Harmony'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**
- ▶ **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 Harmony