



Highlands Council Meeting

Thursday, August 21, 2014



Plan Conformance Committee Report



Review of Hardyston Township Build out Report

Hardyston Township, Sussex County

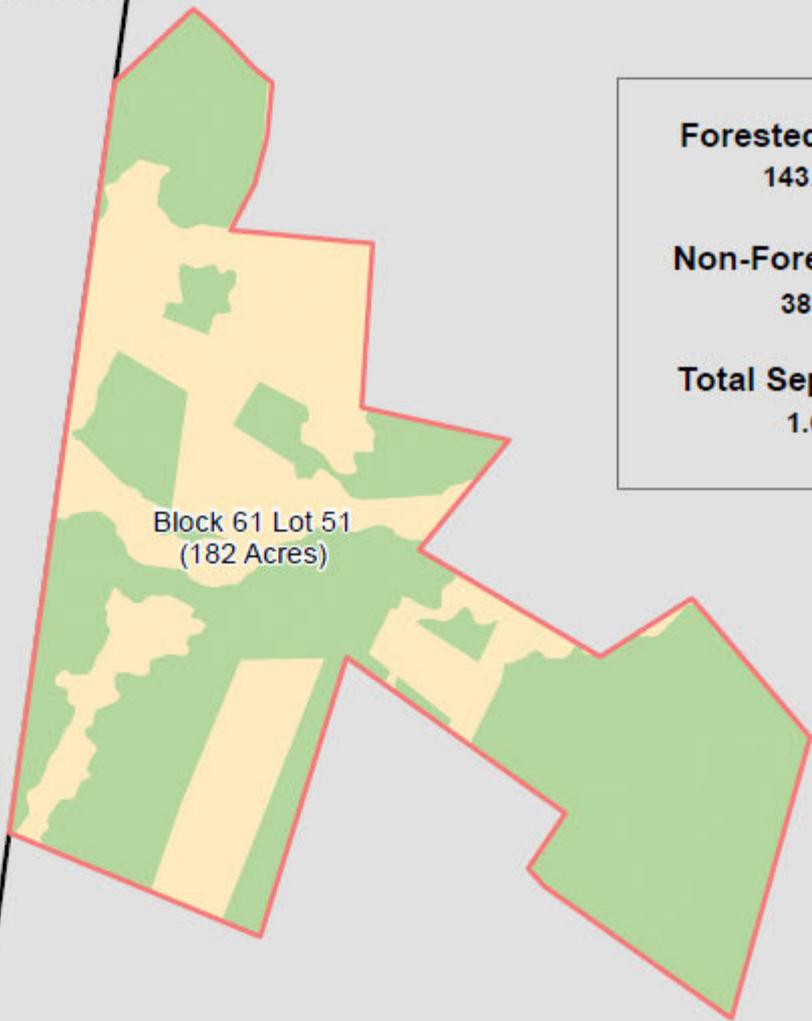
Block	Lot	Total Acres	Notes
61	51	182	Partially forested. Contains agricultural lands may be subject to Highlands Land Use Ordinance, as 3 or more residential units on septic.

* Non-exempt/vacant/non-preserved parcels greater than 75 acres in size and may result in 3 or more development units

Hardyston Township Parcels



1 inch = 833 feet



Block 61 Lot 51
(182 Acres)

Forested Acres:

$$143.3 \div 88 = 1.63$$

Non-Forested Acres:

$$38.3 \div 25 = 1.53$$

Total Septic Yield:

$$1.63 + 1.53 = 3.16 = 3$$

Inset Map



Developable Parcels

Legend

-  Developable Parcel
-  Non-Forest
-  Forest



Review of Hardyston Township Final Draft Consistency Report

Hardyston Township, Sussex County Analysis of lands subject to Highlands Ordinance

FACTORS	DEVELOPABLE LAND POTENTIAL
Disturbance of one acre or more of land	0
New impervious surface $\frac{1}{4}$ acre or more	0
New or expanded use not permitted by ord.	0
3 or more dwelling units if residential	1



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