Highlands Council Meeting
Thursday, January 22, 2015
Mahwah Township’s Highlands Accomplishments

Highlands Council approves Plan Conformance Petition 12/16/10

- Planning Area Petition Ordinance adopted 1/12/12
- Master Plan Reexamination Report adopted 3/6/12
- Highlands Checklist Ordinance adopted 4/26/12
- Environmental Resource Inventory adopted 5/14/12
- Highlands Exemption Ordinance adopted 8/15/13
- Sustainable Economic Development Plan adopted 9/8/14
- Highlands Center Designation Study completed 10/2/14
- Wastewater Management Plan (WMP) in progress
What is a Highlands Center?

A place where future planning is centralized.

- Community-driven process
- Area of existing development
- Appropriate for development/redevelopment
- Available infrastructure

A Highlands Center Designation triggers a planning process designed to identify the goals, best uses and densities for a specific area, while remaining consistent with the Highlands Regional Master Plan.
Benefits of Highlands Center Designation

• Access to planning grants and technical expertise to further municipal goals
• Customized approach to Highlands Region planning
• Land Use Capability Map Zones do not apply; resources continue to be protected
Mahwah Township Highlands Center

• Municipal Goals
  – Invigorate commercial nodes
  – Develop a sense of place
  – Promote smart growth
  – Advance goals of Township Sustainable Economic Development Plan

• Two areas proposed for Highlands Center Designation
Mahwah Township
Proposed Highlands Centers

Legend
- Highlands Preservation Area
- Proposed Highlands Center Boundary

Mahwah Township
Highlands Region
Amended Petition Consistency Determination

• Consistent:
  – Advances the goals, policies and objectives of the RMP.
  – Enhances areas of the Township that are appropriate for development, redevelopment and infill development.
  – Enhances economic development within the Township and the surrounding areas of the Highlands Region.
  – Continues to protect important Highlands Resources and Resource Areas.

• Condition:
  – Mahwah will continue progress toward completion of all remaining Plan Conformance Implementation Tasks per previously approved Petition.
Highlands Center Process

Amend Mahwah Township Plan Conformance Petition
- Identify goals for Highlands Centers
- Identify proposed Highlands Center locations

Highlands Council Consideration & Vote

Municipal Implementation
- Refine the Community Vision for the Highlands Centers
- Respect existing community character
- Invigorate commercial nodes
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