



Highlands Council Meeting

Thursday, July 21, 2016



Highlands Council Meeting

Thursday, July 21, 2016

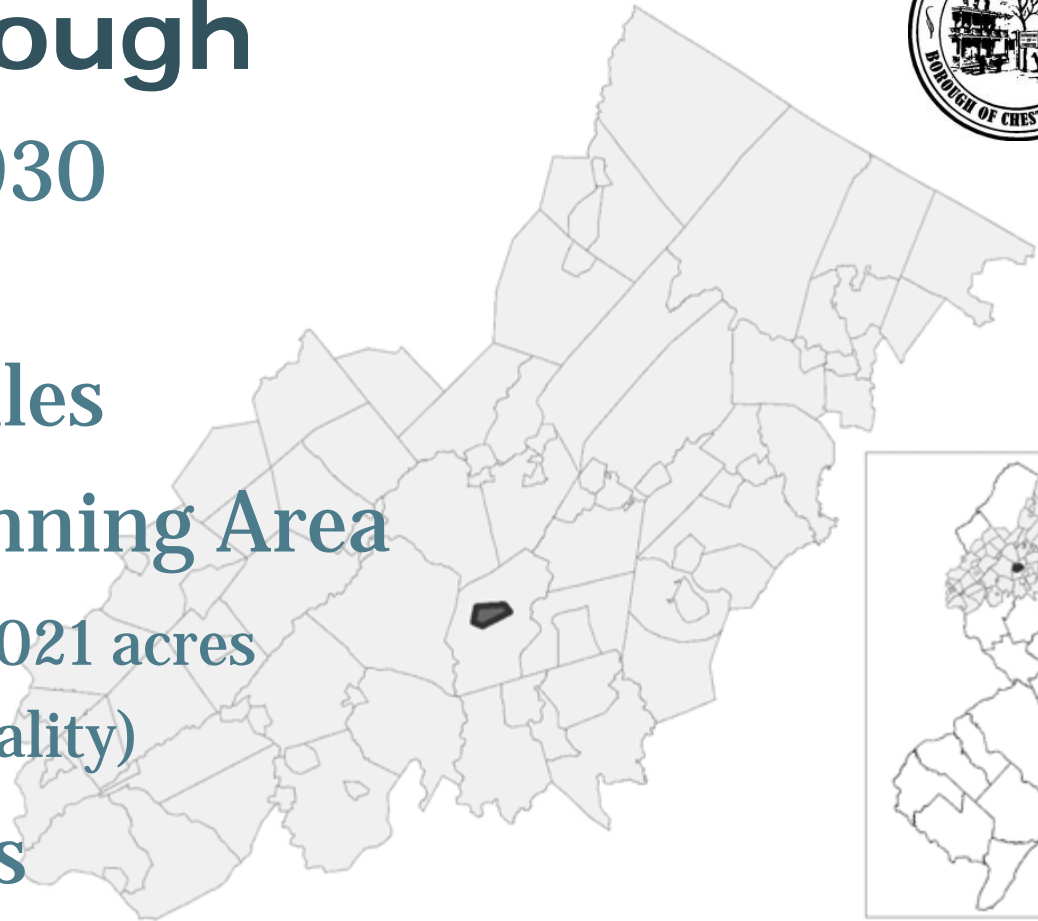
Chester Borough Petition for Plan Conformance



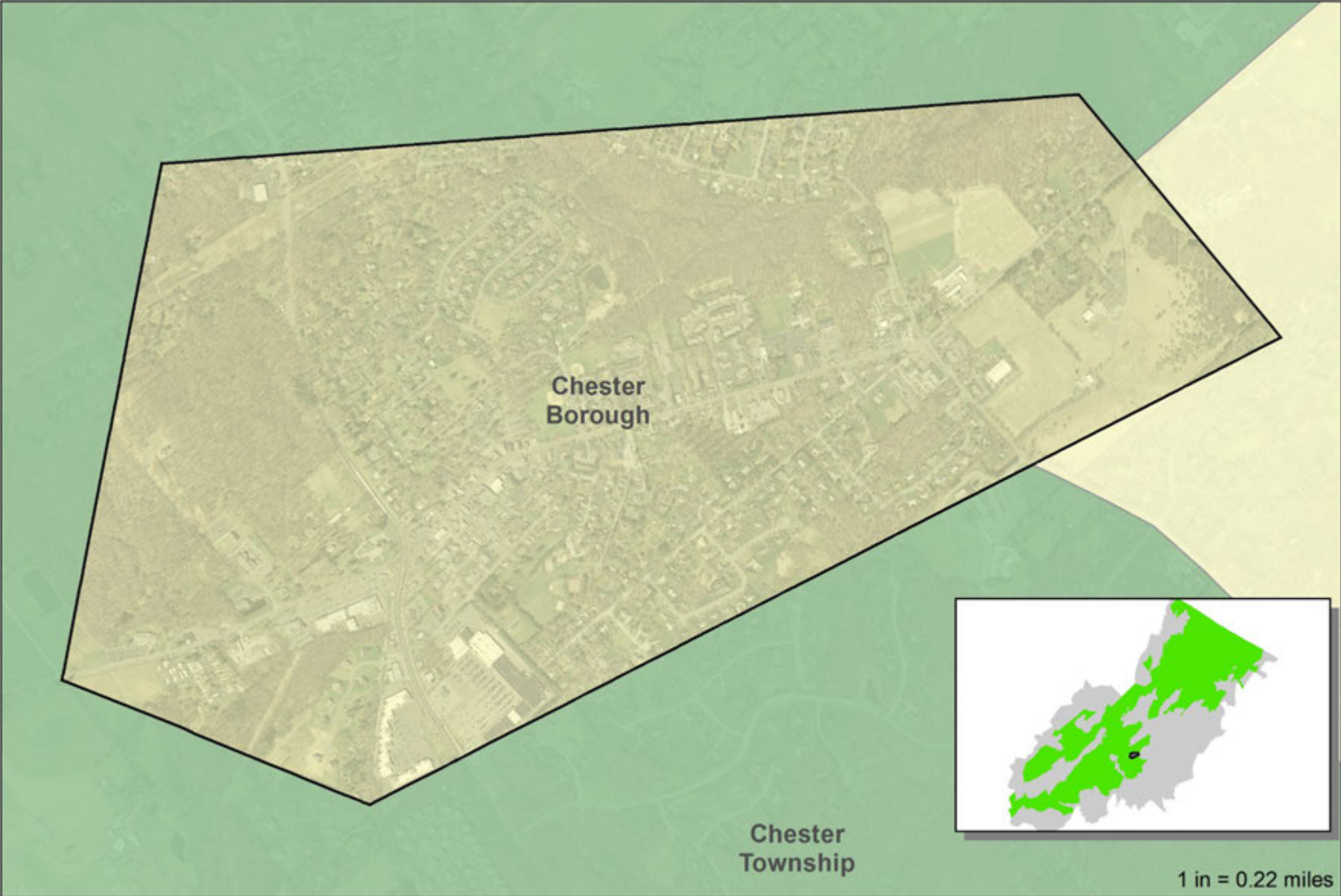





Chester Borough

- Incorporated 1930
- 1,021 acres/
1.596 square miles
- Petition for Planning Area
 - Planning Area - 1,021 acres
(100% of municipality)
- Notable features
 - Larison's Turkey Farm
 - Bisected by Rt. 206 and 513

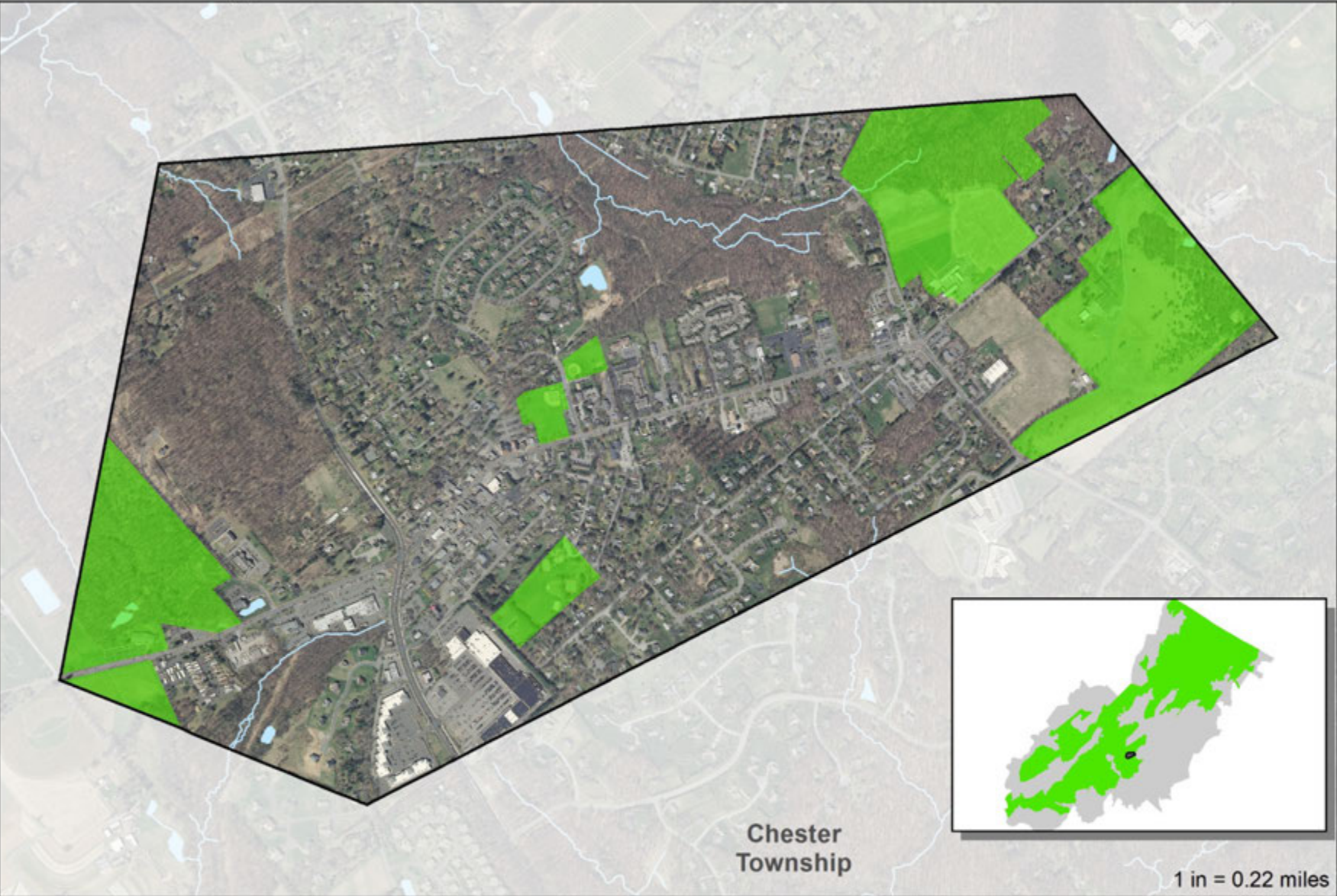





Chester Borough - Preservation Area



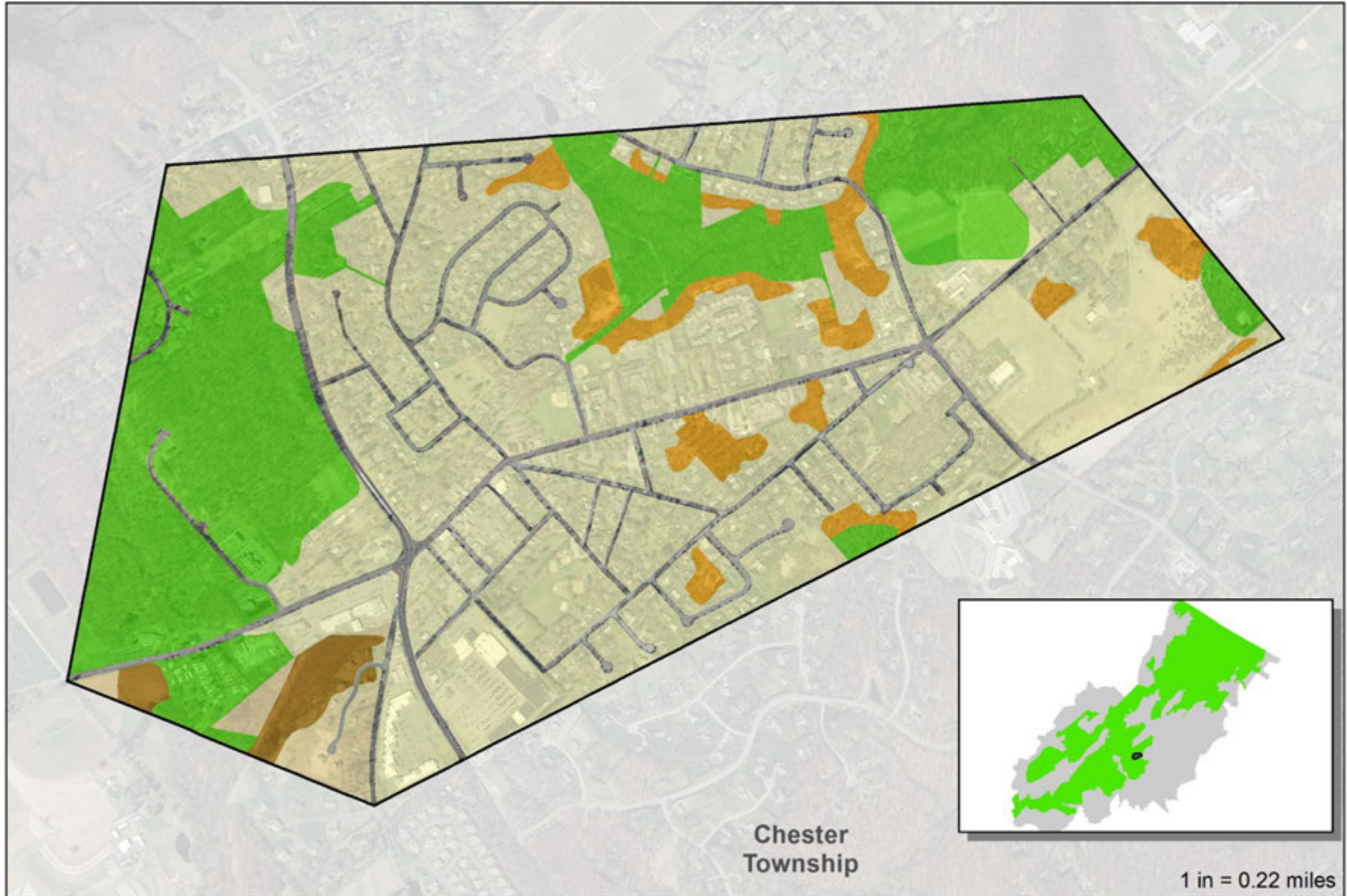
-  Municipal Boundaries
-  Highlands Planning Area
-  Highlands Preservation Area

Chester Borough - Preserved Lands



-  Municipal Boundaries
-  Preserved Lands
-  Open Water

Chester Borough - Land Use Capability Zones



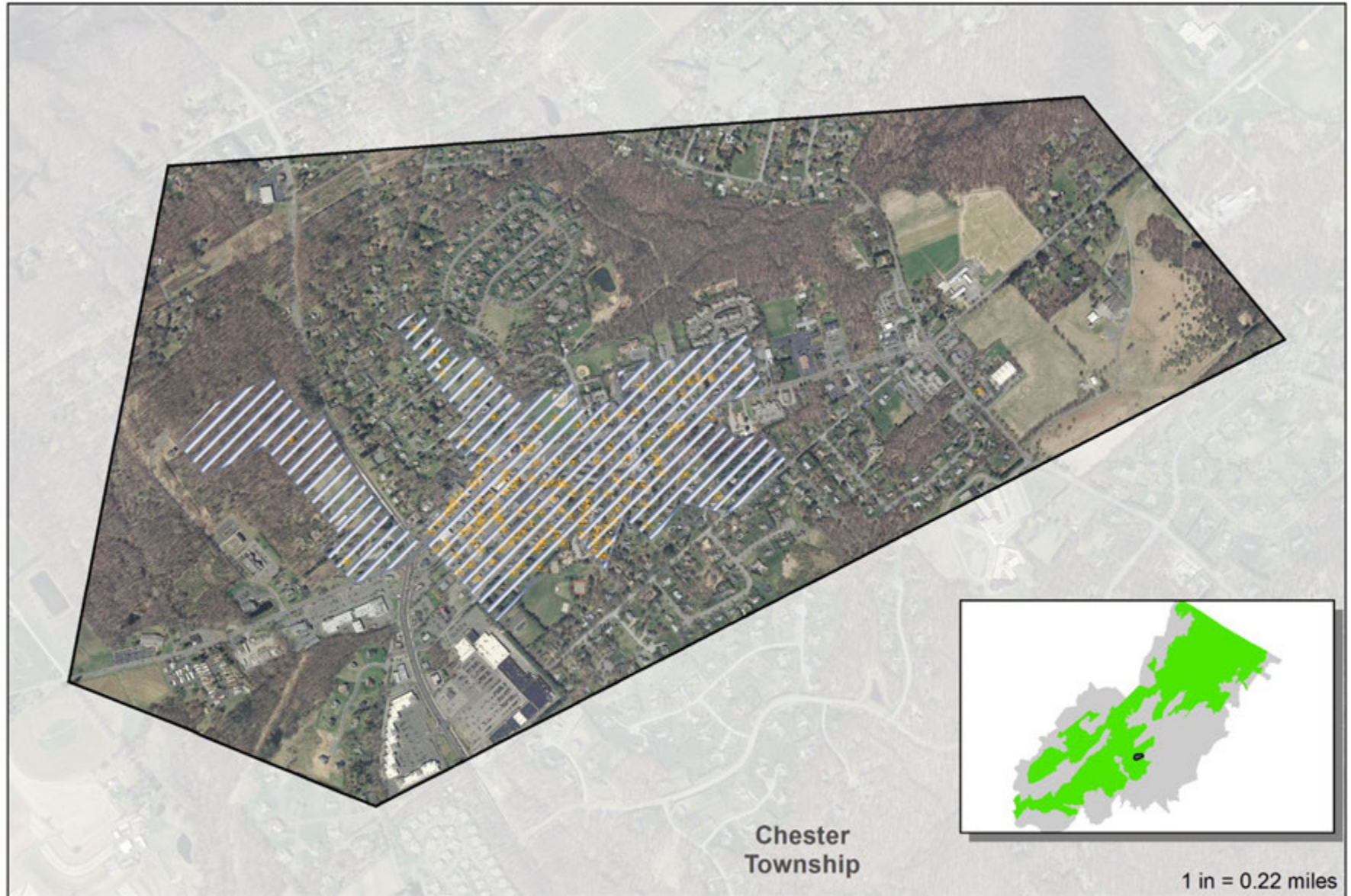
Chester
Township

1 in = 0.22 miles

- | | |
|-------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
|  Municipal Boundaries |  Existing Community Environmentally Constrained Subzone |
|  Conservation Environmentally Constrained Subzone |  Existing Community Zone |
|  Conservation Zone |  Protection Zone |



Chester Borough - Historic, Cultural and Archeological Resources



-  Municipal Boundaries
-  Archaeological Grids
-  Historic Properties
-  Historic Districts



Public Comment Summary

- Public Comment Period: June 17 – July 5, 2016
- 5 comments received
 - NJ Highlands Coalition
 - Nicholas Homyak
 - Henry Kent-Smith, Turkey Farm Acquisitions
 - Fair Share Housing Center
 - NJ Conservation Foundation
- Revised Final documents, including responses to comments, were posted to the Highlands Council website: July 13, 2016



Implementation Funding

- Implementation Plan & Schedule includes funding to address:
 - Housing Element and Fair Share Plan
 - Sustainable Economic Development
 - Historic Preservation
 - Stormwater Management
 - Wastewater Management



Staff Recommendation:

Approve w/conditions

- Adoption of approved:
 - Planning Area Petition Ordinance
 - Checklist Ordinance
 - Highlands ERI
 - Master Plan Highlands Element
 - Highlands Land Use Ordinance (to replace interim Checklist Ordinance)
 - Housing Element and Fair Share Plan
 - Wastewater Management Plan
- Adherence to Implementation Plan & Schedule



Chester Borough Petition for Plan Conformance

