

Rainbow Over Highlands Ridge Park, Chester Township, Morris County



Highlands Council Meeting

Thursday, June 19, 2025



Public Health and Safety Waiver

Public Health and Safety Waiver for New Jersey American Water

Washington Township, Warren County

- NJAW applied to extend water main to 142 properties to address PFAS contamination
- Extension will be into the Conservation Zone of the RMP, which RMP Policies prohibit. No waiver required for extension into Existing Community Zone
- Public Health and Safety Waiver is required for Council to issue consistency determination

NJAW Washington System PFOS Extension Area Overlaid on Land Use Capability Zones

Washington Township, Warren County, NJ

 NJAW Extension Area

Land Use Capability Zones - Zone

-  Protection
-  Conservation
-  Existing Community

Land Use Capability Zones - Sub Zones

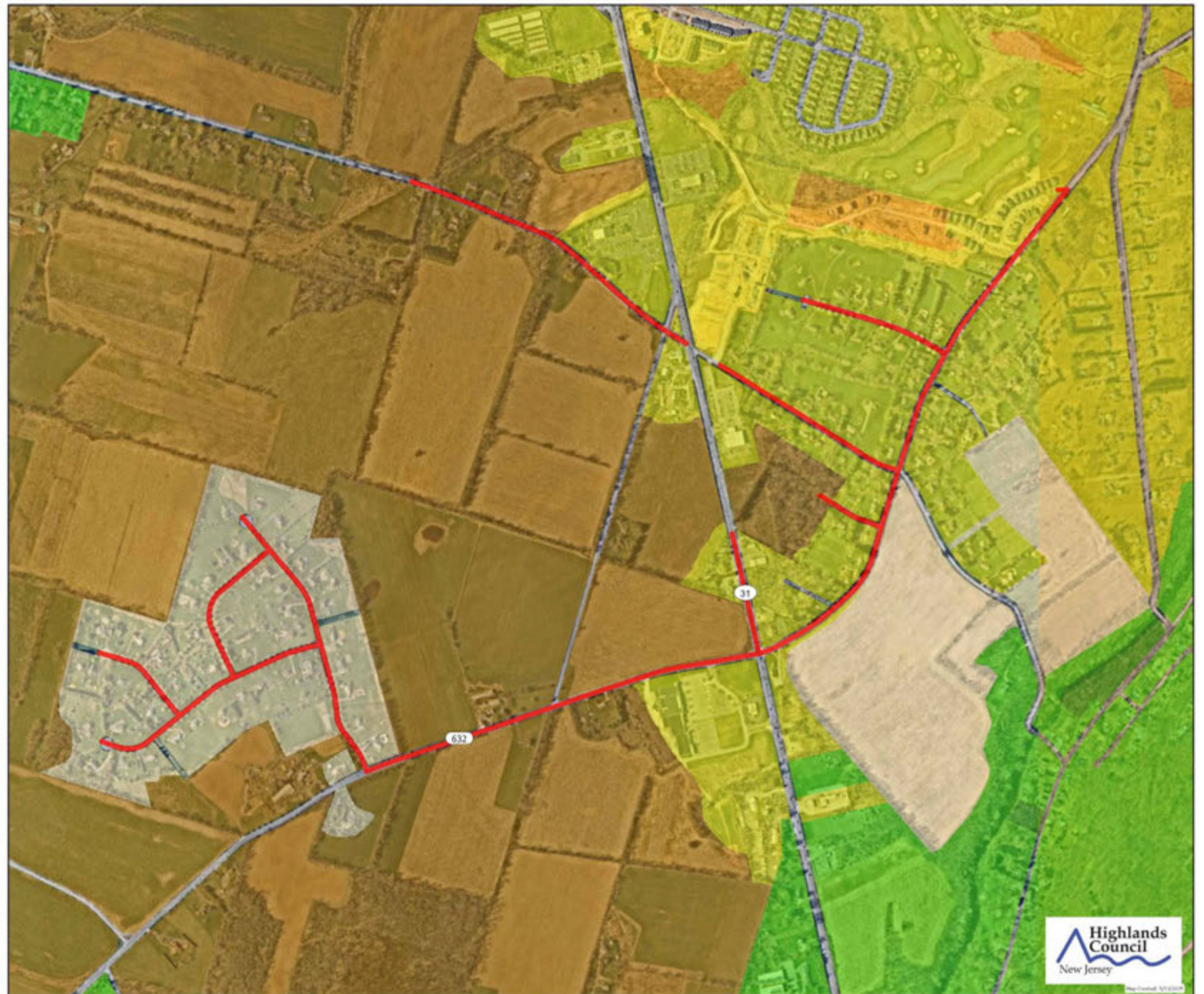
-  Conservation - Environmentally Constrained
-  Existing Community - Environmentally Constrained
-  Wildlife Management Area



0 500 1000 2000 US Feet

NJAW Extension Area is derived from New Jersey American Water's Figure 3: Project Location Map.

Project No. 2121001-001



State Plan Cross Acceptance Response

Approval of Cross Acceptance Response Reports to The State Planning Commission

- LUCZ will become State Plan Map for region
- Equivalency table will provide match between LUCZ and State Plan Areas
- Highlands Council requested responses from 78 municipalities for Cross Acceptance, 46 were received
- Report indicates majority of concerns of towns were related to State Plan policies not RMP LUCZ mapping



Mendham Township

Petition for Plan Conformance

Mendham Township

- 11,527 acres/ 18 square miles
- 100% Planning Area
- Petition for Plan Conformance
 - Initial Assessment Report
 - Petition Resolution

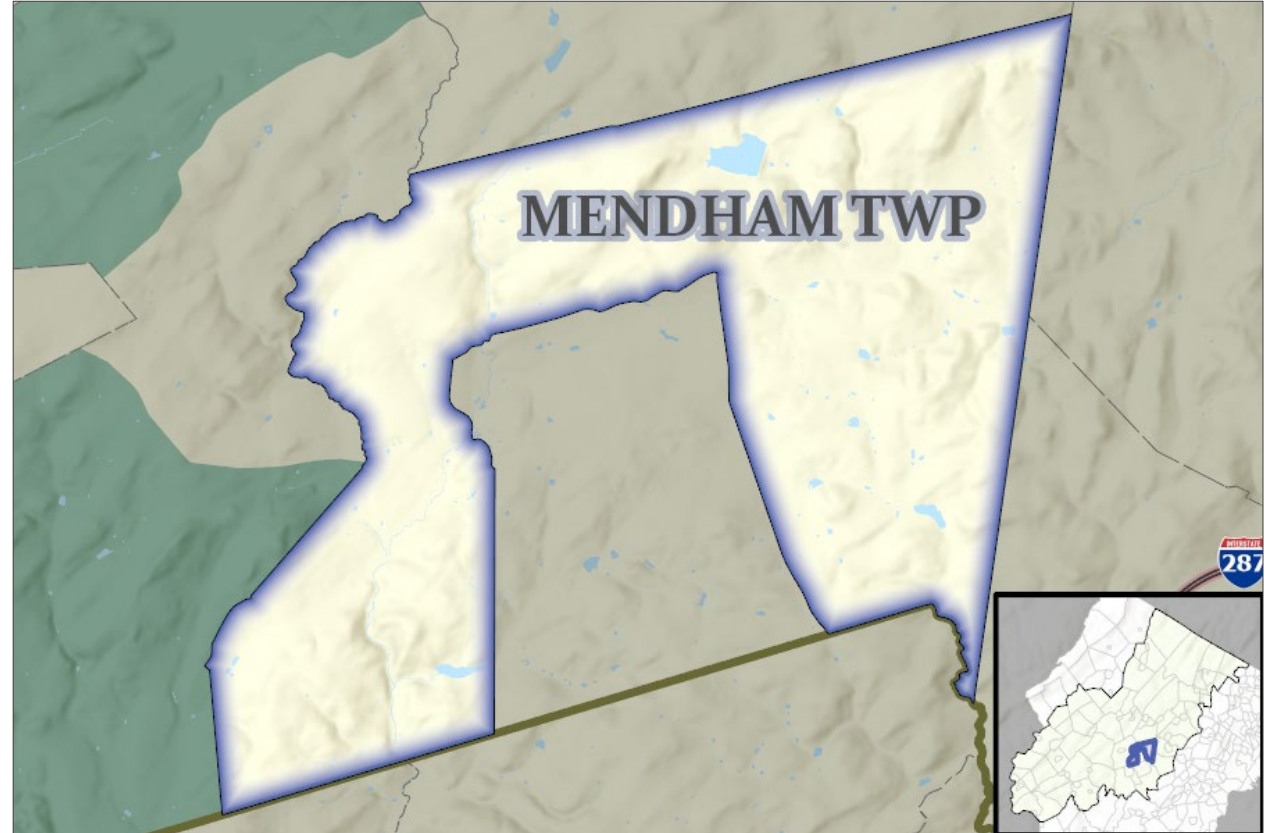


Exhibit 1: Highlands Area and Highlands Land Use Capability Zones

Mendham Township

Land Use Capability Zones

- Protection Zone
- Conservation Zone
- Existing Community Zone

Land Use Capability Sub-Zones

- Wildlife Management Area Sub-Zone
- Conservation Environmentally Constrained Sub-Zone
- Existing Community Environmentally Constrained Sub-Zone
- Lake Community Sub-Zone

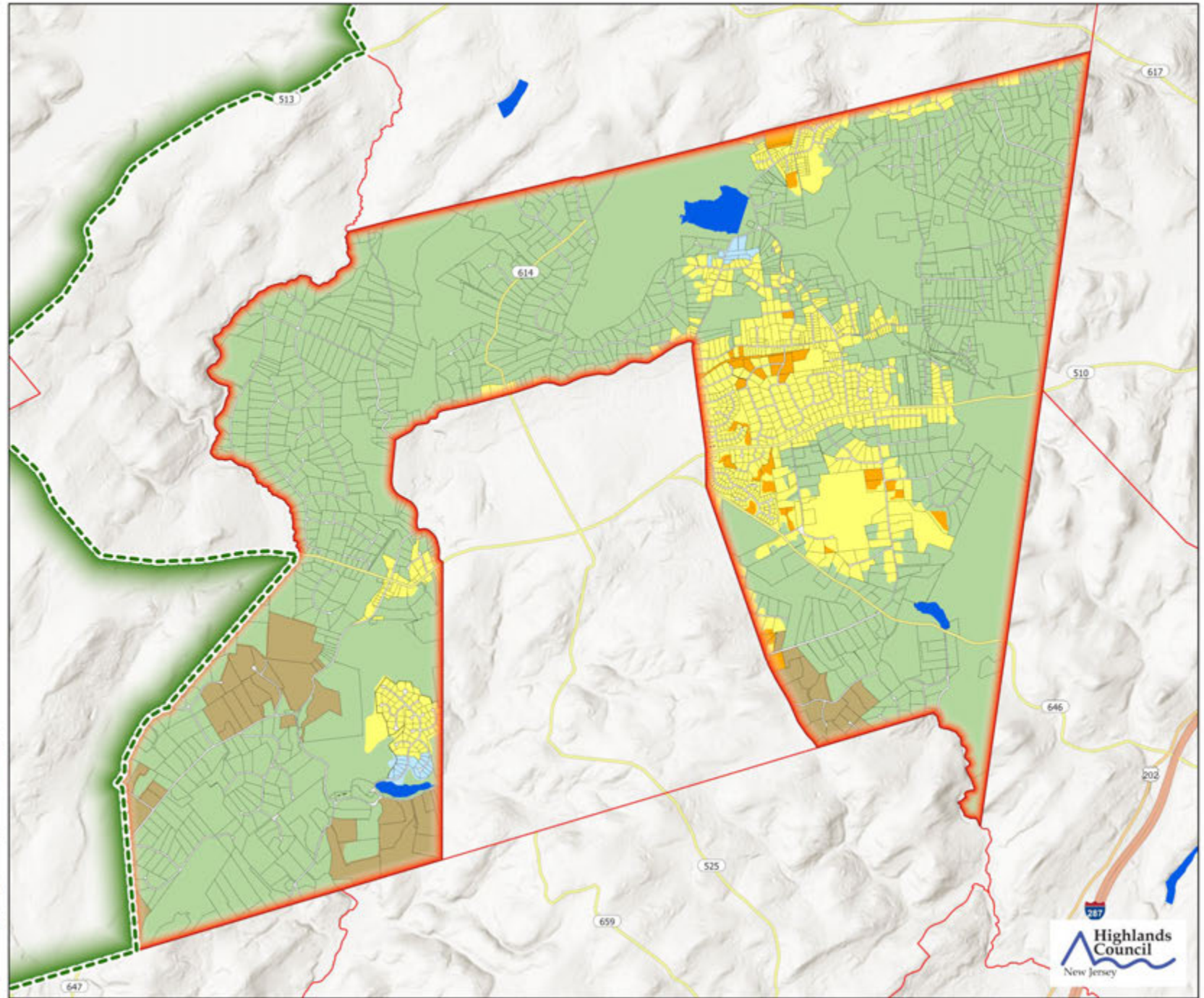
- Highlands Preservation Area
- Municipal Boundary
- Lakes Greater Than 10 Acres
- Parcel Boundaries

Roads

- Interstates
- US Highways
- State Highways
- County Highways
- Local Roads
- Alleys
- Interstate Ramps



Map Created: 1/28/2025



Public Comment Summary

Public Comment Period
March 26 – April 26, 2025

Three comments received

- Mendham Alliance for Preservation and Conservation
- Backer Farm
- New Jersey Farm Bureau



Implementation Funding

Implementation Plan and Schedule includes funding to address

- Plan Conformance Ordinance
- Master Plan Element and Re-examination Report
- Housing Element and Fair Share Plan
- Environmental Resource Inventory

Staff Recommendation:

Approve with conditions

- Adoption of approved
 - Highlands Conformance Ordinance
 - Master Plan Highlands Element
 - Highlands ERI
 - Housing Element and Fair Share Plan
 - Right to Farm Ordinance
- Adherence to Implementation Plan and Schedule



Town of Belvidere

Petition for Plan Conformance

Town of Belvidere

- 950 acres/ ~1.5 square miles
- 100% Planning Area
- Petition for Plan Conformance
 - Initial Assessment Report
 - Petition Resolution
 - Center Designation



Exhibit 1: Highlands Area and Highlands Land Use Capability Zones

Belvidere Town

Land Use Capability Zones

- Protection Zone
- Existing Community Zone

Land Use Capability Sub-Zones

- Wildlife Management Sub-Zone
- Conservation - Environmentally Constrained Sub-Zone
- Existing Community - Environmentally Constrained Sub-Zone

Municipal Boundary

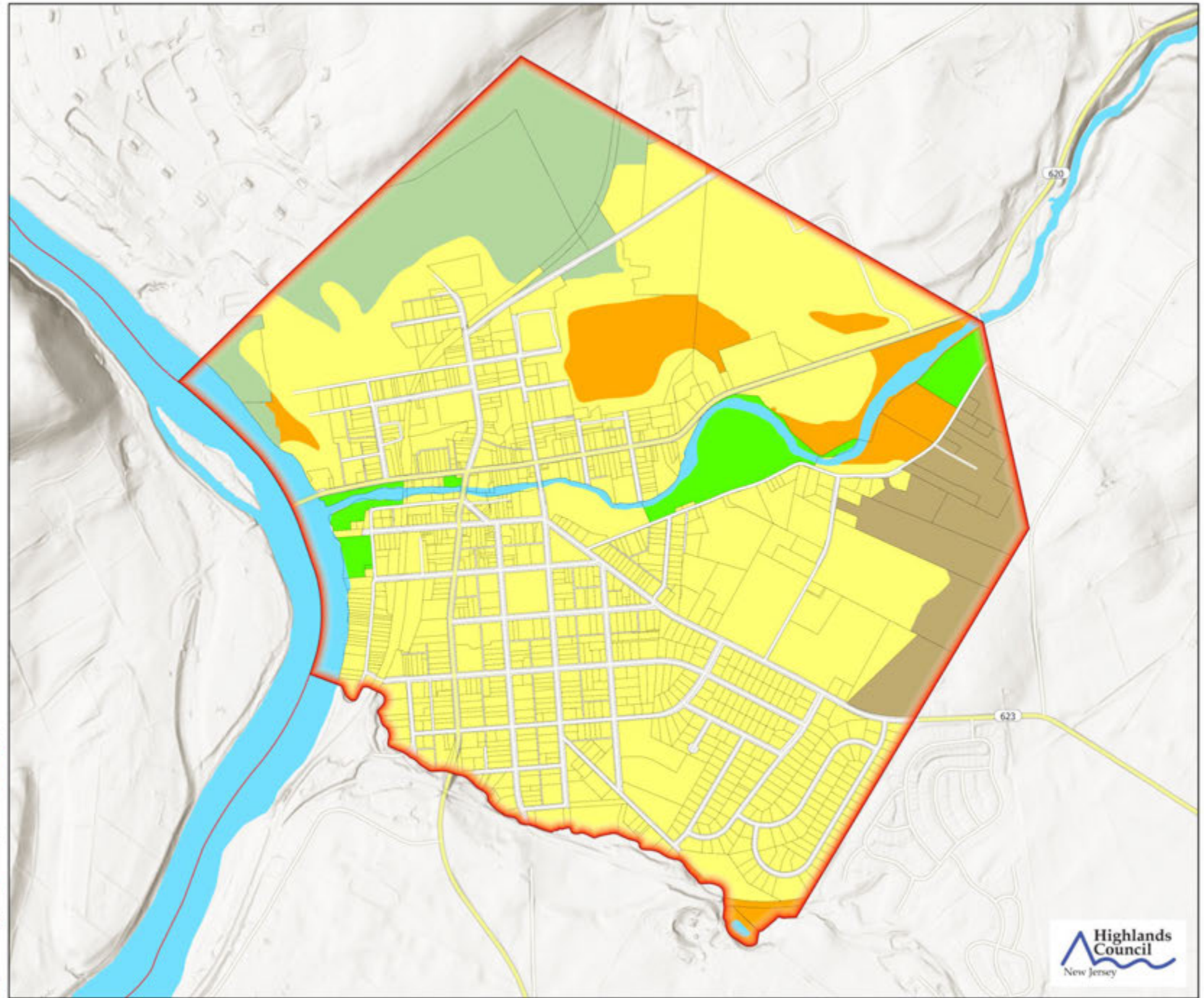
Parcel Boundaries

Roads

- County Highways
- Local Roads



Map Created: 4/17/2025



**Figure 2:
Highlands Center and HERZ
Boundaries with Underlying
Land Use Capability Zones**

Belvidere Town

Highlands Center

Center

HERZ

Land Use Capability Zones

Protection Zone

Existing Community Zone

Land Use Capability Sub-Zones

Wildlife Management Sub-Zone

Conservation - Environmentally Constrained
Sub-Zone

Existing Community - Environmentally
Constrained Sub-Zone

Municipal Boundary

Parcel Boundaries

Roads

Interstates

US Highways

State Highways

County Highways

Local Roads

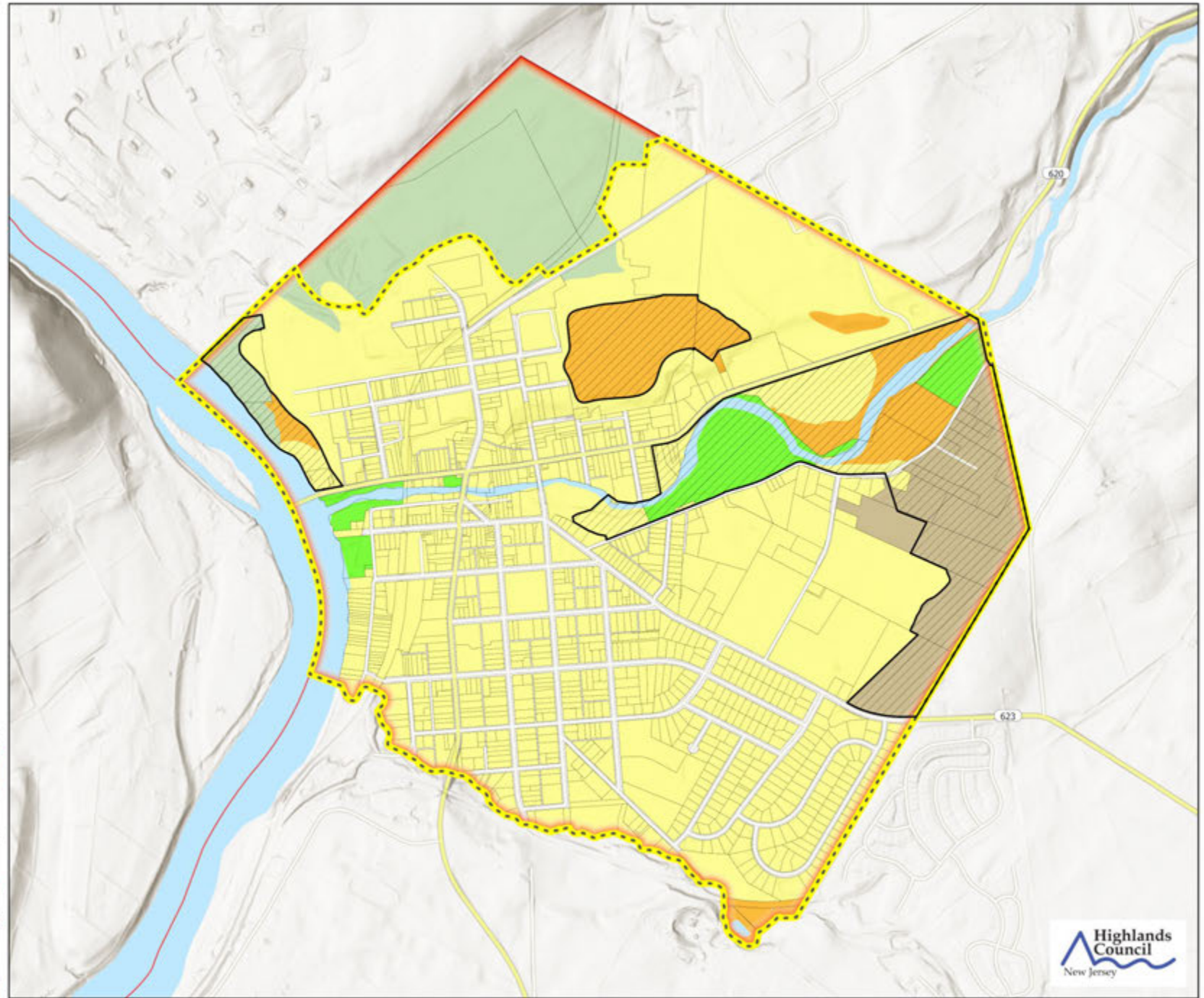
Alleys

Interstate Ramps



0 0.1 0.2 0.4 Miles

Map Created: 4/22/2025

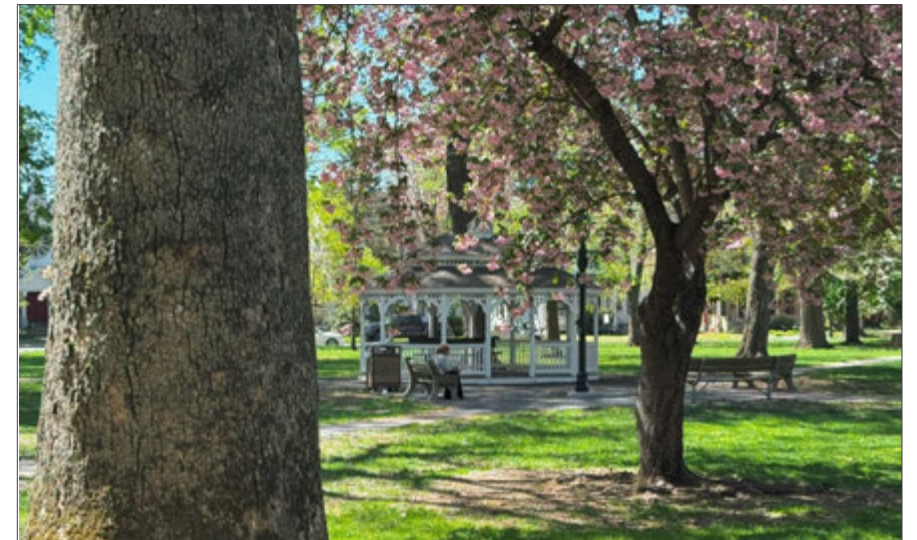


Public Comment Summary

Public Comment Period
April 24 – May 24, 2025

One comment received

- Highlands Coalition



Implementation Funding

Implementation Plan and Schedule includes funding to address

- Plan Conformance Ordinance
- Master Plan Element and Re-examination Report
- Stormwater Management
- Housing Element and Fair Share Plan
- Comprehensive Center Planning
- ERI

Staff Recommendation:

Approve with conditions

- Adoption of approved
 - Highlands Conformance Ordinance
 - Master Plan Highlands Element
 - Highlands ERI
 - Housing Element and Fair Share Plan
- Adherence to Implementation Plan and Schedule



Jefferson Township

Petition for Plan Conformance

Jefferson Township

- 27,383 acres/ 43 square miles
- Planning Area – 3,303 acres (12% of municipality)
- Preservation Area – 24,080 acres (88% of municipality)
- Petition for Plan Conformance
 - Preservation Area - 2014
 - Planning Area - Current

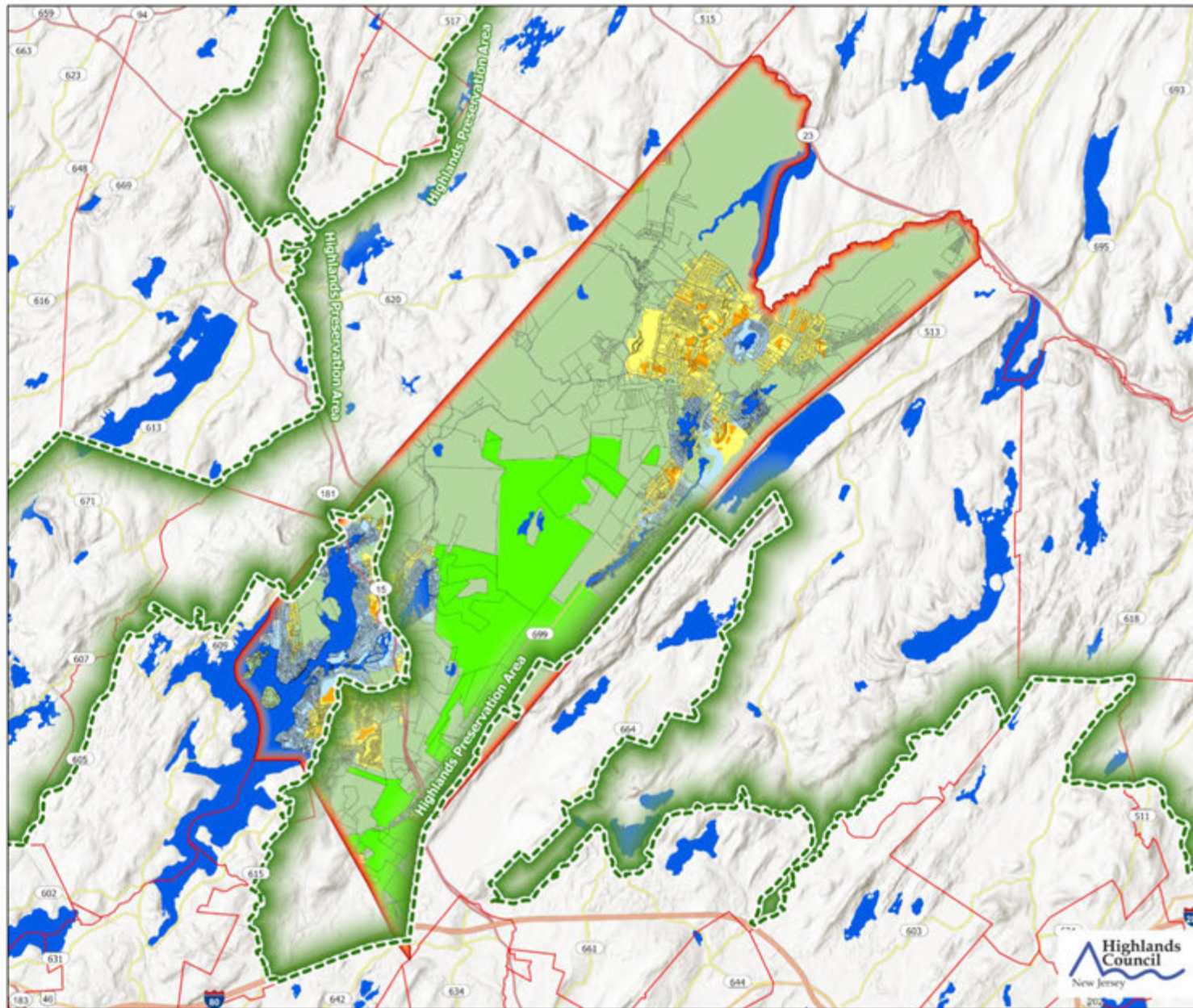


Exhibit 1: Highlands Area and Highlands Land Use Capability Zones

Jefferson Township

- Land Use Capability Zones
- Protection Zone
 - Conservation Zone
 - Existing Community Zone
- Land Use Capability Sub-Zones
- Wildlife Management Area Sub-Zone
 - Conservation Environmentally Constrained Sub-Zone
 - Existing Community Environmentally Constrained Sub-Zone
 - Lake Community Sub-Zone
- Highlands Preservation Area
- Municipal Boundary
 - Lakes Greater Than 10 Acres
 - Parcel Boundaries
- Roads
- Interstates
 - US Highways
 - State Highways
 - County Highways
 - Local Roads
 - Alleys
 - Interstate Ramps

Map Created: 4/4/2025



Protection Zone
58.1%

WMA
16.6%

**Existing
Community Zone
(ECZ)**
8.7%

**ECZ –
Environmentally
Constrained**
1.1%

**Lake Community
Zone**
6.1%

Public Comment Summary

Public Comment Period
April 24 – May 24, 2025

No comments received.



Implementation Funding

Implementation Plan and Schedule includes funding to address

- Plan Conformance Ordinance
- Master Plan Reexamination Report & Highlands Element
- Highlands Center Feasibility Study
- Housing Element and Fair Share Plan
- Environmental Resource Inventory

Staff Recommendation:

Approve with conditions

- Adoption of approved
 - Highlands Conformance Ordinance
 - Master Plan Highlands Element
 - Highlands ERI
 - Housing Element and Fair Share Plan
- Adherence to Implementation Plan and Schedule

Rainbow Over Highlands Ridge Park, Chester Township, Morris County



Highlands Council Meeting

Thursday, June 19, 2025

