

RESOLUTION 2026-
APPROVAL OF FY2027 HIGHLANDS PROTECTION FUND CAPITAL BUDGET FOR
CHESTER TOWNSHIP PLAN CONFORMANCE FUNDING GRANT

WHEREAS, the Highlands Water Protection and Planning Act (Highlands Act) has created a public body corporate and politic with corporate succession known as the Highlands Water Protection and Planning Council (Highlands Council); and

WHEREAS, Section 6.g the Highlands Act authorizes the Highlands Council to enter into any and all agreements or contracts and execute any and all instruments to carry out any power, duty or responsibility assigned to it under the Highlands Act; and

WHEREAS, Section 14 of the Highlands Act expressly requires mandatory Plan Conformance for municipalities or counties located wholly or partially in the Preservation Area, which must revise and conform their local master plan and development regulations, as they relate to development and use of land in the Preservation Area, with the goals, requirements and provisions of the Regional Master Plan within 15 months of adoption thereof, or December 8, 2009; and

WHEREAS, Section 15 of the Highlands Act provides for voluntary Plan Conformance where any municipality or county located wholly or partially in the Planning Area may voluntarily revise and conform their local master plans and development regulations, as they relate to the development and use of land in the Planning Area, with the goals, requirements and provisions of the Regional Master Plan at any time; and

WHEREAS, the Highlands Act provides that Highlands Council approval of a Petition for Plan Conformance confers specific benefits on the conforming municipality or county including: planning grants, technical assistance, state aid, priority for projects, tax stabilization funds, a strong presumption of validity and extraordinary deference in the event of legal challenge, and legal representation; and

WHEREAS, Section 18 of the Highlands Act obligates the Highlands Council to establish a grant funding program to reimburse municipalities and counties for reasonable expenses associated with Plan Conformance; and

WHEREAS, on December 18, 2008, the Highlands Council approved Resolution 2008-73 to provide grant funding for the Highlands municipalities and counties to cover the reasonable expenses associated with revisions to master plans, development regulations or other regulations to conform them to the Regional Master Plan; and

WHEREAS, the Highlands Council encourages every Highlands municipality and county to participate in the implementation of the Regional Master Plan and provides grants to assist Highlands municipalities in conforming with and implementing the goals, policies and objectives of the Regional Master Plan; and

WHEREAS, the following municipality is in need of reimbursement-based grant funding in order to address the Highlands Act requirements for Plan Conformance or to explore Plan Conformance:

Plan Conformance Funding (not-to-exceed amount):

Municipality	Purpose	Amount
Chester Township, Morris County	Redevelopment Study/Plan	\$15,000.00
	Total	\$15,000.00

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WHEREAS, the Highlands Council staff recommends that the Highlands Council authorizes the execution of a Plan Conformance Grant Agreement with the above municipality, for the funding allotted to the above-referenced task in the amount designated, not to exceed \$15,000.00; and

WHEREAS, pursuant to N.J.S.A. 13:20-5.j, no action authorized by the Highlands Council shall have force or effect until ten (10) days, Saturdays, Sundays and public holidays excepted, after a copy of the minutes of the meeting of the Council has been delivered to the Governor for review, unless prior to expiration of the review period the Governor shall approve same, in which case the action shall become effective upon such approval.

NOW, THEREFORE, BE IT RESOLVED that the Highlands Council hereby authorizes the Executive Director to execute a Plan Conformance Grant Agreement with the above municipality, in the not-to-exceed amount as set forth above.

CERTIFICATION

I hereby certify that the foregoing Resolution was adopted by the Highlands Council at its regular meeting held on the 16th of July 2026.

Carl J. Richko, Chairman

Vote on the Approval of Resolution	Motion		Second		Yes		No		Abstain		Absent
Councilmember Alstede											
Councilmember Amoroso											
Councilmember Basralian											
Councilmember Bush											
Councilmember Dougherty											
Councilmember James											
Councilmember Kibler											
Councilmember Koop											
Councilmember Le Frois											
Councilmember Marano											
Councilmember Oswald											
Councilmember Smith											
Councilmember Van Abs											
Councilmember Visioli											
Chairman Richko											