

New Jersey Highlands
Water Protection and Planning Council
ANNUAL REPORT
2020



All photos by Highlands Council staff except where noted.

Table of Contents

Introduction

Executive Director Certification	i
A Message from the Chairman and Executive Director	ii
Statement of Activities and Financial Report	iii
Highlands Water Protection and Planning Council 2020.....	iv
Protecting the New Jersey Highlands.....	v
Highlands Water Use Map.....	vi



Council Member Changes	1
Highlands RMP Receives State Plan Endorsement.....	1
Implementing the RMP with Municipalities and Counties	
Highlands Center Designation in Chester Borough	2
Parsippany-Troy Hills Petition Approved.....	3
Implementation Success Story: Warren County Completes Transportation Study.....	5
Resource Protection Firsts.....	6
Advancing Region-wide Initiatives	
Rutgers Stormwater Project Nearing Completion	7
Highlands Region Economic Sustainability Plan Progresses.....	8
Functional Ecosystem Valuation (FEV) Project Enters Field Testing.....	10
Highlands Trail Mapping and Signage Project Moving Forward.....	11
Funding Implementation Projects	
Plan Conformance Grants Update	12
Conformance Projects on the Horizon.....	13
Furthering Land Preservation Priorities	
Open Space Partnership Funding Program (OSP)	15
Highlands Development Credit Purchase Program (HDCPP)	15
2020 Highlands Region Land Preservation Status Report.....	15
Farmland Preservation Success Story: Hart Farm.....	17
Plan Conformance Status	19-20
Highlands Region Municipal Locator Map.....	21-22



Highlands Development Credit Bank Annual Report	23
Highlands Development Credit Registry.....	25-26

Executive Director Certification

As required by State Executive Order #37, all State authorities are required to certify that during the preceding year, the authority has, to the best of its knowledge, followed all of the authority's standards, procedures, and internal controls. I hereby certify to the best of my knowledge that, during the 2020 calendar year, all of the Council's standards, procedures, and internal controls were followed.



Lisa J. Plevin

Executive Director

New Jersey Highlands Water Protection and Planning Council

Please note that Highlands Council financial reporting follows a Fiscal Year that begins July 1 and ends June 30, while this 2020 Annual Report summarizes activities for the calendar year. For this reason, the Statement of Activities and Financial Report found on page iii, includes portions of both Fiscal Year 2020 and Fiscal Year 2021.

Complete Highlands Council Financial Reports are available on the Highlands Council website at: www.nj.gov/njhighlands/news/audit_reports.html.



State of New Jersey

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PHILIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

CARL J. RICHKO
Chairman

LISA J. PLEVIN
Executive Director

A Message from the Chairman and Executive Director

This past year has been like no other before it. We have all faced tremendous challenges and loss due to COVID-19. As we move into 2021, we are very hopeful that our state and country is heading towards recovery.

Despite the impacts of this pandemic, we are pleased to report that the Highlands Council was able to make significant progress on implementation of the Regional Master Plan (RMP), protecting the precious water resources that benefit most New Jerseyans. The Highlands Council staff was able to transition to remote work, remaining fully functional and moving forward with key projects to ensure our mission and operations continued without interruption.

One of the most notable milestones marked in 2020, was State Planning Commission (SPC) Endorsement of the RMP. The culmination of many years of effort, endorsement of the RMP by the SPC is significant for multiple reasons. First, it acknowledges that the RMP meets the high standards set forth by the Office of Planning Advocacy for sound and comprehensive planning. In addition, it streamlines processes for municipalities and counties wishing to achieve SPC Endorsement and RMP conformance, and enhances benefits available from both.

2020 also saw a number of exciting achievements by our municipal and county partners in the areas of planning and resource management in alignment with the RMP, as well as the launch of some region-wide planning projects that are sure to bring long-term benefits to the New Jersey Highlands. We hope you enjoy reading about these and many more accomplishments in the following pages and look forward to sharing additional accomplishments throughout the year.

Carl J. Richko, Chairman
Highlands Water Protection and Planning Council



Lisa J. Plevin, Executive Director
Highlands Water Protection and Planning Council



Statement of Activities and Financial Report

period ending December 31, 2020

General Operating Budget FY20 - July 1, 2019 through June 30, 2020	
REVENUES	
State of New Jersey Appropriation FY20	\$ 2,229,113.98
Balance from FY19	\$ 165,614.78
Miscellaneous Revenues & Reimbursements	\$ 5,535.78
TOTAL	\$ 2,400,264.54
EXPENDITURES	
Salaries	\$ 1,729,113.98
Materials and Supplies	\$ 25,624.33
Other Operating Expenses	\$ 98,524.36
Rent, Maintenance and Repairs	\$ 234,145.63
Equipment, Additions, and Improvements	\$ 98,978.57
Balance through June 30, 2020	\$ 213,877.67
TOTAL	\$ 2,400,264.54
General Operating Budget for Portion of FY21 - July 1, 2020 through December 31, 2020	
REVENUES	
State of New Jersey Appropriation FY21	\$ 2,315,000.00
Highlands Balance from FY20	\$ 213,877.67
Miscellaneous Revenues & Reimbursements	\$ 3,000.00
TOTAL	\$ 2,531,877.67
EXPENDITURES	
Salaries	\$ 807,726.52
Materials and Supplies	\$ 8,260.02
Other Operating Expenses	\$ 47,857.01
Maintenance and Repairs	\$ 126,775.10
Equipment, Additions, and Improvements	\$ 13,875.75
Balance through June 30, 2021	\$ 1,527,383.27
TOTAL	\$ 2,531,877.67
Regional Master Plan Budget for Portion of FY21 - July 1, 2020 through December 31, 2020	
REVENUES	
Balance from FY20	\$ 1,359,263.12
Miscellaneous Revenues & Reimbursements	\$ 10,000.00
TOTAL	\$ 1,369,263.12
EXPENDITURES	
Contracts Paid to Date	\$ 230,510.17
Balance on Approved Contracts	\$ 709,910.21
Balance through June 30, 2021	\$ 428,842.74
TOTAL	\$ 1,369,263.12

Highlands Water Protection and Planning Council 2020



Carl J. Richko, Chairman
West Milford, Passaic County
Former Mayor,
West Milford Township



Kurt Alstede, Vice Chairman
Chester Township, Morris County
Founder, Alstede Farms
Former Councilman,
Chester Township



Robert F. Holtaway, Treasurer
Bedminster, Somerset County
Former Mayor,
Bedminster Township



Timothy P. Dougherty
Morristown, Morris County
Mayor, Town of Morristown



Michael R. Dressler
Cresskill, Bergen County
Bergen County Surrogate



Michael Francis
Hopatcong, Sussex County
Mayor, Hopatcong Borough



Bruce James
Clifton, Passaic County
Freeholder, Passaic County



Michael Sebetich
Hawthorne, Passaic County
Retired Professor of Biology,
William Paterson University



Dr. Dan Van Abs
Princeton, Mercer County
Associate Professor of
Professional Practice for Water, Society &
Environment at Rutgers University, School
of Environmental and Biological Sciences



James A. Visioli
Dover, Morris County
Former Alderman,
Dover Town



Richard Vohden
Andover, Sussex County
Former Freeholder,
Sussex County



Robert G. Walton
Hampton, Hunterdon County
Former Freeholder,
Hunterdon County

The Highlands Council

The Highlands Council is a 15-member appointed body tasked with implementation of the Highlands Act. The Council is advised in its actions by a staff of planning, science, Geographic Information System (GIS) and administrative professionals, based in Chester, NJ. There are currently three vacancies on the Council.

Protecting the New Jersey Highlands

The New Jersey Highlands Region stretches from the banks of the Delaware River in Warren and Hunterdon Counties to the New York State border along northern Sussex, Passaic, and Bergen Counties (see map right). The Highlands Region covers approximately 1,300 square miles and includes 88 municipalities and portions of seven counties (Bergen, Hunterdon, Morris, Passaic, Somerset, Sussex, and Warren).

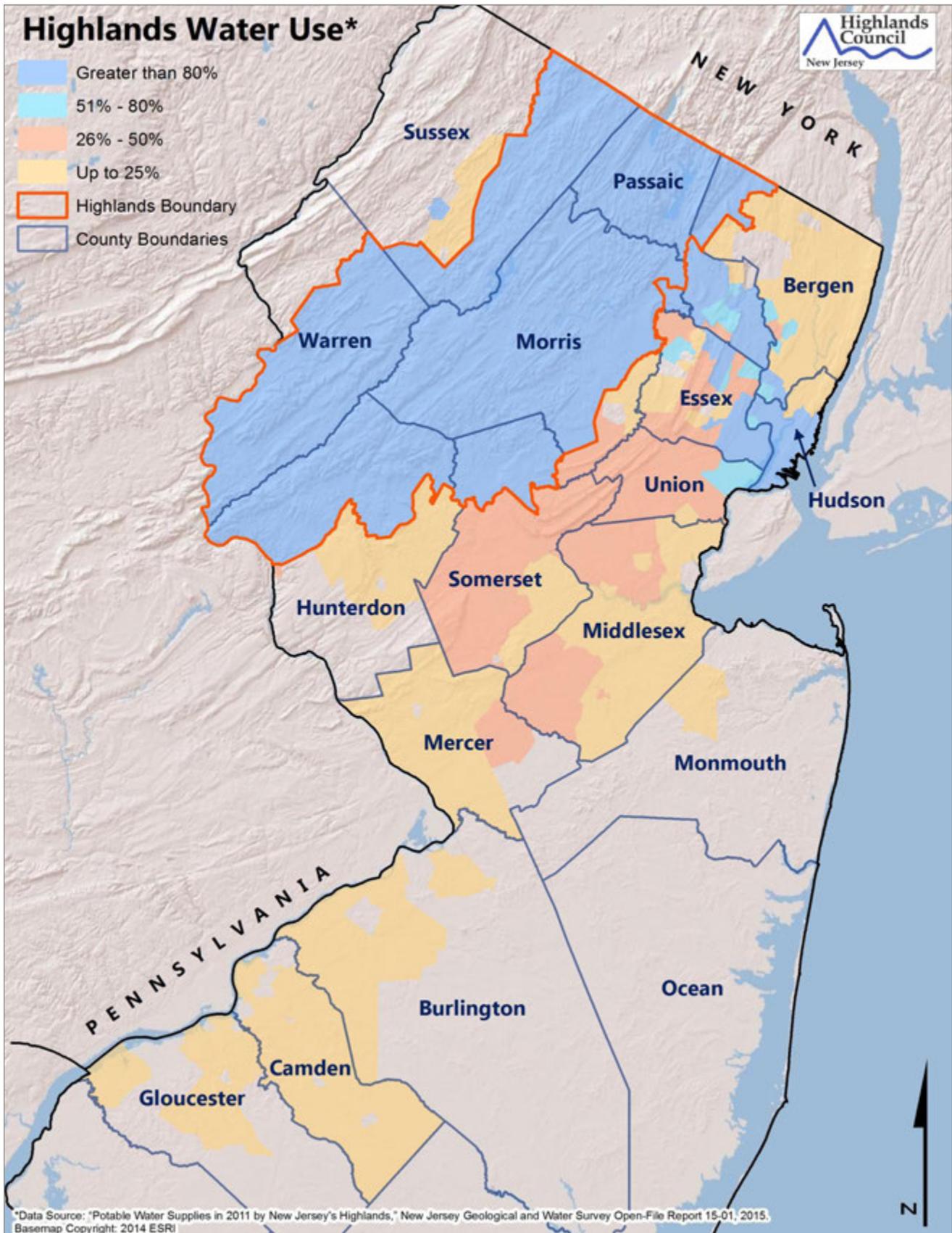
Although the region covers less than 15% of the state's land area, it provides drinking water to more than 300 municipalities that are home to 70% of New Jersey's population. Recognizing the significant natural, cultural and agricultural value of the region, the State Legislature of New Jersey passed the New Jersey Highlands Water Protection and Planning Act (Highlands Act) in 2004, to protect both the natural resources and the economic viability of communities within the region.

The Highlands Act established the New Jersey Highlands Water Protection and Planning Council (Highlands Council) as a regional planning agency and charged it with the creation and adoption of a regional master plan to protect and enhance the natural resources within the New Jersey Highlands. The Highlands Regional Master Plan (RMP) was adopted by the Highlands Council in 2008.

The Highlands Council works in partnership with municipalities and counties in the region to encourage a comprehensive regional planning approach to implementation of the Highlands Act. This implementation is guided by the RMP.



The federal Highlands Region stretches from Southeastern Pennsylvania through parts of New Jersey, New York and into Connecticut. Recognizing the significance and value of the resources within this region, the State Legislature of New Jersey passed the Highlands Water Protection and Planning Act in 2004.



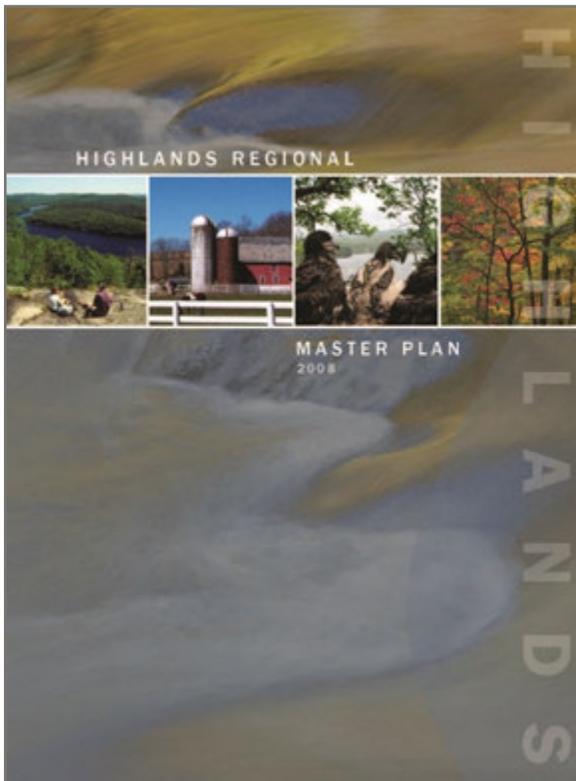
The Highlands Region covers less than 15% of the state's land area, but provides drinking water to more than 300 municipalities that are home to 70% of New Jersey's population. While the region's forests and open spaces retain and filter large quantities of water, sprawl development has impacted communities and impaired nature's ability to do that job. Because families, farms and businesses all depend on a steady supply of clean water, and water resources do not follow municipal boundaries, a regional approach is required to protect and conserve the vital natural resources of the Highlands.

Council Member Changes

In September, the Highlands Council welcomed Dr. Daniel Van Abs. A familiar face to many, Dr. Van Abs previously worked as Senior Director of Planning and Science for the Council from 2007 until his retirement in 2012. Dr. Van Abs was instrumental in creating not only the Highlands Regional Master Plan (RMP) itself, but many of the early processes and procedures that today form the foundation of the Council's work.

Also in September, the Council unanimously adopted a resolution commending retiring Council member Tracy Carluccio for her dedication and service. Ms. Carluccio served on the Highlands Council since its inception in 2004 and the resolution acknowledged her many contributions. In addition to her passionate advocacy for the protection of natural resources during development and adoption of the Regional Master Plan, Ms. Carluccio served on numerous committees during her tenure, and was consistently engaged on all matters brought before the Council for consideration. Ms. Carluccio's unwavering commitment to the precious natural resources of the Highlands Region will have a lasting impact.

Highlands RMP Receives State Plan Endorsement



As the RMP was being developed, collaboration with the State Planning Commission was already underway. A Memorandum of Understanding (MOU) between the two agencies was drafted in 2007 outlining a cooperative planning process for Highlands municipalities and counties, and a path for State Plan Endorsement of the RMP. This process was put on hold, but in early 2020 the effort was renewed by the Highlands Council and the Office of Planning Advocacy.

In June, the Highlands Council, the State Planning Commission, and the Office of Planning Advocacy completed an update to the MOU. The agreement is significant for a number

of reasons, but primarily because it streamlines processes for Highlands municipalities and counties. As a result of the MOU, the Highlands Council and the State Planning Commission agreed to coordinate on endorsements, center designations, and a number of other areas where each organization's respective missions align. The agreement also ensures that maximum benefits accompany the approvals of each agency.

In addition, on November 4, 2020 the State Planning Commission approved a resolution to endorse the Highlands RMP. For Highlands municipal and county partners this means that any master plan or development regulations adopted as part of the Highlands Plan Conformance process are now deemed equivalent to having endorsement by the State Planning Commission.

Implementing the RMP with Municipalities and Counties

The Highlands RMP provides a framework for implementing the Highlands Act at the local level. Programs are outlined in the RMP for management of Natural Resources; Water Resources and Utilities; Agricultural Resources; Historic, Cultural, Archaeological and Scenic Resources; Transportation; Future Land Use; Landowner Equity; Sustainable Economic Development; and Air Quality.

Conformance with the RMP is required by the Highlands Act throughout the Preservation Area and is voluntary in the Planning Area. The conformance process involves the revision of local planning and regulatory documents to integrate the land use provisions and resource management protections of the Highlands Act, so that those documents align with the goals, policies and objectives of the RMP. Grant funding is available to support this work.

Highlands Center Designation in Chester Borough

In January 2020, the Highlands Council voted to designate Chester Borough as a Highlands Center. A Highlands Center is an area within a municipality that the town and the Highlands Council have jointly determined is appropriate for development. The designation of a Highlands Center facilitates a planning process that supports development and redevelopment, while remaining consistent with the Highlands RMP.

Chester Borough is located entirely within the Planning Area of the Highlands Region, where conformance with the Highlands RMP is voluntary. In 2016, the Highlands Council approved the Borough's Petition for Plan Conformance. For a municipality like Chester, with a well-established,

historic downtown, conformance with the RMP provides access to a wide variety of planning grants and expertise from the Highlands Council staff. Accordingly, Chester’s approved petition included funding for grants to support sustainable economic development planning, historic preservation initiatives, and infrastructure planning related to water, wastewater and stormwater.

The majority of the proposed Highlands Center is currently developed. Undeveloped areas within the Borough that contain Highlands resources will be protected within the parameters of a “Highlands Environmental Resource Zone” (HERZ). The delineation of the HERZ recognizes that a designated Center, while generally suitable for future development and redevelopment, may contain areas of sensitive resources that may require additional protections.

Well-known for its historic downtown, Chester Borough first sought separation from Chester



Main Street Chester Borough, Morris County

Township nearly a century ago due to increasing development that had led to water supply issues. Today, public water and wastewater challenges remain top municipal priorities. Chester’s Highlands Center Designation study revealed that designation would support the Borough’s long-term planning objective to protect the character and scale of existing residential and non-residential areas, while simultaneously addressing these challenges.

Parsippany-Troy Hills Petition Approved

In December, the Highlands Council approved a petition for Plan Conformance for the Morris County Township of Parsippany-Troy Hills. Parsippany-Troy Hills is the largest municipality in the Highlands Region by population. It’s also located entirely within the Planning Area of the Highlands, where conformance with the RMP is voluntary.

In 2018, Parsippany-Troy Hills launched an effort to create a new master plan for the community. After an extensive process of public outreach and planning analysis, the 2020 Master Plan was adopted. The Master Plan establishes a series of goals, strategies and recommendations for the



Rainbow Lake, Parsippany-Troy Hills, Morris County

Township’s future. The goals include mitigation of transportation problems, enhancement of parks and open spaces, protection of environmental features, utilization of sustainable development practices, wise management of water and sewer services, protection of cultural and historic resources, and support for regional growth management planning.

Throughout this municipal process Highlands Council staff had been in contact with Township officials discussing their needs primarily related to water availability. Through these conversations, staff was able to better understand the Township’s goals and how they aligned with goals of the RMP, ensuring the petition for plan conformance was structured to help advance local priorities as well as Highlands Region priorities.

Approval of the Petition provides the municipality with access to funding and the expertise of the Highlands Council staff in support of efforts to implement priorities in the Township’s recently revised Master Plan. The municipality is particularly eager to get to work on developing a Water Use and Conservation Management Plan (WUCMP) and Stormwater Management Plan (SWMP). In addition, the Township’s Plan Conformance “Implementation Plan and Schedule” specifies funding for development of a Historic Preservation Plan and Open Space/Recreation Plan among other priorities.

Implementation Success Story:

Warren County Completes Transportation Study

In 2020 the Warren County Planning Department completed a Highlands Council funded Light Industrial Site Assessment to examine the impact of truck and automobile traffic in industrial zoned areas of the County. Within the parameters of an approved scope of work, the County examined 15 industrial zoned sites that include more than 4,000 acres that could potentially be developed into over 45-million square-feet of gross floor area for industrial uses such as warehousing. The study evaluated the changes in traffic volume, from both trucks and automobiles, that would result from such development, as increased employment and goods movement would be generated to and from the sites. The study determined the potential long-term impacts of such development in the County would be substantial.

Specifically, a press release issued by the County stated, “The study ... concluded that ‘Roadway levels of service would deteriorate to unacceptable conditions at most analyzed intersection locations and mainline segments of CR 519, as well as other key intersections throughout the County.’ To mitigate those impacts, Route 519 would have to be widened to two lanes in each direction from Route 46 in White Township to the Route 646 split in Harmony Township with turning lanes added to many intersections, and the road would still get a “D” rating, or just above failing, the report found.”

In the release, County Commissioner James Kern III thanked the Highlands Council for funding the study and encouraged Highlands municipalities within the County to engage the Council in their planning efforts.

The report can be viewed online:

www.nj.gov/njhighlands/warren_county_county/wc_lightindustrial_2020.pdf



Cole's Gristmill, Pohatcong Township, Warren County

Resource Protection Firsts

Two significant milestones were reached in 2020 with the adoption of the very first Highlands Council funded Critical Habitat Conservation Management Plan in Kinnelon Borough and the very first Highlands funded, municipal-wide Water Use and Conservation Management Plan (WUCMP) in Holland Township.

Critical Habitat and Conservation Management Plan

In October 2020, Kinnelon Borough in Morris County adopted the first Critical Habitat and Conservation Management Plan (CHCMP) funded through a Highlands Council Plan Conformance grant. Developed through the technical expertise of The Land Conservancy of New Jersey (TLC-NJ), the CHCMP identifies all critical habitat within the municipality and provides strategies for avoiding, minimizing and mitigating any impacts to that habitat.

In addition to development of the CHCMP for Kinnelon, TLC-NJ also provided a template that can be used throughout the Highlands Region for any municipality interested in completing a similar RMP implementation task.



Pond on Beaver Brook, Kinnelon, Morris County

Water Use and Conservation Management Plan

There are 183 subwatersheds within the Highlands Region. One of the highest priority objectives described in the Highlands RMP is to protect, restore and enhance water resources within the Highlands. To help achieve this objective, the Highlands Council developed model Water Use and Conservation Management Plans (WUCMPs). The model plans are designed to ensure efficient use of water through water conservation and Low Impact Development Best Management Practices, and to avoid the creation of new deficits in Net Water Availability (NWA). NWA is defined as total available groundwater minus consumptive and depletive water uses.

In August, Holland Township in Hunterdon County adopted the first Highlands Council funded municipal-wide WUCMP. Net Water Availability of the subwatersheds in Holland Township was reevaluated for the first time since publication of the RMP. The Township then appointed a committee to analyze a robust list of water conservation strategies for local implementation. The process also involved convening a diverse group of stakeholders including local industry, landowners, elected officials, and utilities. This group assessed and selected water conservation strategies to include in the WUCMP and evaluated long-term planning for water use. Technical assistance for this project was provided by CDM Smith. At this time, 12 additional WUCMPs are in various stages of development across the region.

Advancing Region-wide Initiatives

Rutgers Stormwater Project Nearing Completion

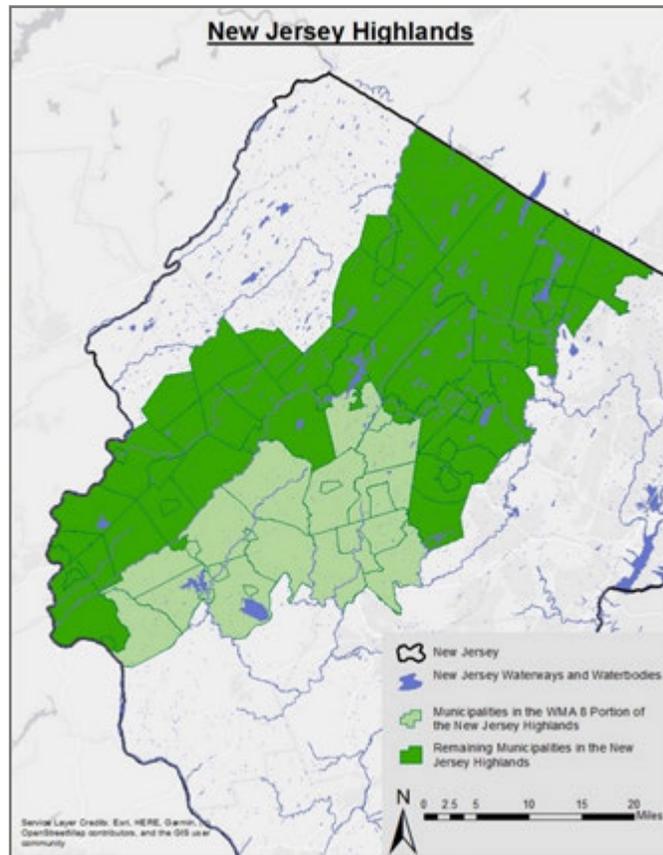
In 2019, the Highlands Council began working with the Rutgers University Cooperative Extension (RCE) Water Resources Program to develop a regional stormwater management plan for a portion of the New Jersey Highlands. The RCE Water Resources Program is an award-winning, statewide effort to identify and address community water resources issues using sustainable and practical, science-based solutions.

The project includes 24 Highlands municipalities in the Raritan River Watershed and involves a unique three-pronged approach:

1. Preparation of an Impervious Cover Assessment (ICA)
2. Preparation of an Impervious Cover Reduction Action Plan (RAP)
3. Creation of a Green Infrastructure Feasibility Study (GIFS)

Although the assessments will be completed on a municipal basis, the recommended corrective actions and suggested mitigation projects included in the final plans will reflect a regional perspective. Municipalities within the watershed will be able to use the resulting information to augment or replace existing stormwater mitigation planning documents.

Through the end of 2020, the project is more than 80% complete with all 24 ICAs and RAPs with web maps completed, and 16 GIFSs completed. An additional eight GIFSs are currently under Rutgers internal review as of February 2021, and work on summarizing findings and recommendations on a HUC14 subwatershed basis has been initiated. The project is expected to be completed by April 2021. Additional information and all project deliverables are available at: www.water.rutgers.edu/Projects/NJHighlandsCouncil/NJHC.html.



Map showing location of WMA 8 in the context of the New Jersey Highlands Region
Source: RCE Water Resources Program website

Highlands Region Economic Sustainability Plan Progresses

In June 2020, the Highlands Council approved a contract to develop an Economic Sustainability Plan for the New Jersey Highlands Region. The project will result in a comprehensive plan that includes an economic analysis and profile of the Highlands Region along with recommendations for strategies and

policies to guide economic growth in the region. Given the current COVID-19 crisis, the project will focus sharply on considerations related to the pandemic and its impacts on Highlands economies. The \$150,000 contract was awarded to the team of Camoin Associates 310 and Maser Consulting.

The origins of the Highlands Regional Economic Sustainability Plan can be found in the 2018 Monitoring Program Recommendation Report (MPRR), which summarized the findings of the first-ever review of the Highlands RMP. The MPRR includes a section focused on the regional economy and a specific recommendation to create an economic development plan for the Highlands Region. Subsequently, the Highlands Council established an Economic Sustainability Steering Committee with representation from all seven Highlands counties. The committee drafted the



High Bridge Borough, Hunterdon County

framework for the project, which will include the following components: 1) Development of a Stakeholder Outreach Plan; 2) Development of an Economic Profile for the Highlands Region; 3) Analysis of Economic Growth Potential in the Highlands Region; 4) Development of Economic Growth Strategies; 5) Development of an Implementation Action Plan; and finally 6) the Economic Sustainability Plan for the Highlands Region itself, which will assemble all components into a single plan.

Following approval of the contract in June, a kickoff meeting with the Steering Committee and the consulting team was held in August, and work commenced immediately on stakeholder outreach. A Technical Advisory Committee was assembled and a Facebook page for the project was launched. Outreach directly to municipal officials sought to validate existing information about areas appropriate for development and redevelopment throughout the region.

In November, the first draft of an Economic Profile of the Highlands Region was completed and reviewed by the Steering Committee. The final Economic Profile will be included with all other project components in the complete Economic Sustainability Plan, which is expected to be delivered by the end of 2021.

Functional Ecosystem Valuation (FEV) Project Enters Field Testing

Both the Highlands Act and RMP directed protection of natural resources with an emphasis on “no-net-loss” of habitat values, however no guidance was provided for how to determine habitat values. In 2013, the Highlands Council launched a project to create a Highlands Region Functional Ecosystem Valuation (FEV) methodology to address this need, and a draft methodology was completed in 2019. The methodology evaluates land use history, contiguous habitat, and the presence of state and federally listed flora and fauna to assign a numeric value to the quality of specified areas.

Highlands Council staff anticipates that the most likely users of this methodology will be project applicants who propose disturbance of forest and critical habitat. Other potential users of this methodology include municipalities that want to enhance or restore forests, conservation land managers, and private landowners who would like to know the value of the natural resources present on their property.



Ringwood State Park, Ringwood Borough, Passaic County

Because FEV is a cutting-edge concept, field testing is required to determine its practical application in real-world scenarios and its ability to be replicated across different scenarios. In addition, an important part of the scientific process is validation of the methodology by a third party. In support of these goals, the Highlands MPRR included a specific recommendation that: “the FEV methodology should be field tested to assess usability and functionality of the valuation determination.”

In February 2020 the Highlands Council approved a contract to complete this field testing. With oversight from Highlands Council science staff, the contracted team of ecologists, wildlife

biologists, GIS professionals, and an environmental economist was hired to field test a minimum of nine sites, three in the Preservation Area, three in the Planning Area, and three sites with land in both. Field testing is currently underway and anticipated to be completed in 2021.

Highlands Trail Mapping and Signage Project Moving Forward

In 2019 the Highlands Council awarded a contract to the New York-New Jersey (NY/NJ) Trail Conference to provide digital mapping and create a signage system for the New Jersey portion of the interstate, long-distance Highlands Trail.



In December 2020, the NY/NJ Trail Conference delivered a significant component of the project, documenting the field scouting portion of the project, including GPS coordinates and photographs of sites identified for enhanced Highlands Trail signage. The report included a final tally of signage materials needed, allowing the project to move forward to the sign fabrication step. The base map layer used for data collection during this phase of the project is an early draft of the interactive Avenza PDF map that will be made available to the public upon the project's completion, anticipated by the fall of 2021.



Long Pond Ironworks State Park (overlooking the Monksville Reservoir), West Milford, Passaic County
Photo courtesy of the New York-New Jersey Trail Conference

Funding Implementation Projects

Plan Conformance Grants Update

The Highlands Plan Conformance grant program is a reimbursement-based program in which municipalities and counties work in collaboration with Highlands Council staff to identify and prioritize projects that help implement the Highlands Act and RMP at the local level. The Highlands Act requires the Highlands Council to provide this funding and established the Highlands Protection Fund to support this work.

Since the Plan Conformance grant program was established in 2008, the Highlands Council has provided 75 municipalities and 5 counties with reimbursements totaling \$6.7 million for Plan Conformance activities.

In 2020, the Highlands Council provided a total of \$527,136.44 in reimbursements to 26 municipalities and 1 county for completion of Plan Conformance tasks. The following table includes a summary of some representative grant reimbursements from 2020.

2020 Plan Conformance Grant Reimbursements*		
Plan/Activity	Number of Grantees	Total Reimbursement
Master Plan Reexamination Reports	2	\$18,115.50
Housing Element and Fair Share Plans	3	\$42,535.60
Highlands Build-Out Reports	2	\$12,922.95
Sustainable Economic Development Plans	4	\$88,063.25
Stormwater Management Plans	4	\$62,278.13
Open Space and Recreation Plan Elements	3	\$84,619.30
Water Use and Conservation Management Plans	2	\$52,997.33
Redevelopment Plan and Center Planning Initiatives	1	\$6,371.25
Wastewater Management Plans	2	\$4,458.65
Lake Management Plans	2	\$50,657.53
Stream Restoration and Management Plan	1	\$2,706.15

**This table represents a portion of total reimbursements made in calendar year 2020.*

Conformance Projects on the Horizon

In 2020 the Highlands Council approved funding for several implementation projects across the region. Approval of funding triggers a process that first requires development of a detailed scope of work that will guide projects. Highlands Council staff members collaborate with municipal and county professionals during this process. Once a statement of work is approved by Council staff, project work may begin.

All Highlands Council Plan Conformance grants are reimbursement-based and only payable after project deliverables are reviewed and approved by Highlands Council staff. In 2020, the Highlands Council approved funding for nine projects. Summaries follow.

West Milford Township, Passaic County - Regional Watershed Based Assessment

Not to exceed \$200,000

West Milford intends to conduct a comprehensive assessment of the watersheds surrounding 22 private and public lakes in the municipality. In this first phase of a two-phase project, the scope of work is focused on historic data review; an examination of hydrologic/pollutant loads; a pollutant removal analysis; and stream/watershed water quality analyses.

Jefferson Township, Morris County - Wastewater Feasibility Study

Not to exceed \$100,000

With significant property frontage along the north and northeast portions of Lake Hopatcong – much of which is occupied by single-family homes on small lots served by aging septic systems – Jefferson Township plans to evaluate the viability of implementing public sanitary sewers in this area. Previous studies have indicated the area is a significant contributor to phosphorus loading in the lake, which is known to encourage Harmful Algal Blooms (HABs).

Chester Borough, Morris County - Sewer Study

Not to exceed \$97,200

Chester Borough intends to conduct a comprehensive planning and engineering study that will result in an NJDEP-approved Water Quality Management Plan Amendment and the design of an expanded sewage collection and treatment system to serve existing and future wastewater needs. The resulting design and plan will be consistent with Chester Borough's Highlands Center designation.

West Milford Township, Passaic County - Stormwater Infrastructure Mapping

Not to exceed \$70,900

Proposed project to develop a single Geographic Information System (GIS) map of the complete stormwater infrastructure system and a database of stormwater information for the entire Township. The project will enable West Milford to fully meet its Municipal Separate Storm Sewer Systems (MS4) permit requirements while building a comprehensive database that will assist in future management and maintenance of the system.

Mount Arlington Borough, Morris County - Beach Restoration Plan

Not to exceed \$60,000

The need for a Beach Restoration project at the Mount Arlington Municipal Beach was initially identified in the recently completed Lake Hopatcong Watershed Implementation Plan. The proposed project will result in a plan that outlines strategies to address water quality improvements through restoration of the beach, park, and associated stream areas.

Stanhope Borough, Sussex County - Water Use and Conservation Management Plan (WUCMP)

Not to exceed \$60,000

A proposed residential development project has applied for a Water Quality Management Plan Amendment, and Stanhope Borough will need to develop and implement a municipal-wide Water Use and Conservation Management Plan. This grant will enable that plan to proceed.

Ringwood Borough, Passaic County - Economic Sustainability Planning

Not to exceed \$50,000

Ringwood Borough is seeking to develop a municipal trail system for bicycle and pedestrian accessibility intended to provide linkages between commercial corridors, tourism sites, and public facilities. The project will require the assistance of a planning/engineering firm with GIS capabilities to assess and map existing trail segments and identify gaps and potential new linkages. The municipality plans to support the trail system with the assistance of a permanent resident and business partnership committee to maintain the trails.

Hopatcong Borough, Sussex County - Economic Corridor Planning

Not to exceed \$32,700

The Borough of Hopatcong plans to conduct a redevelopment study for several areas in the community that the Borough wishes to designate as Areas in Need of Redevelopment. All areas targeted for study fall within the Borough's designated Highlands Center. For this reason, the study will begin with a Highlands Resource Analysis to first determine the allowable extent of disturbance for each redevelopment area.

Passaic County -Transportation Analysis

Not to exceed \$24,400

Proposed project to advance County efforts to provide bicycle and pedestrian access and safety enhancements to assist its municipalities in attracting visitors to their downtown and scenic tourism areas.

Furthering Land Preservation Priorities

The Highlands Council operates two land preservation programs: The Highlands Open Space Partnership Funding Program (OSP) and Highlands Development Credit Purchase Program (HDCPP). Both programs are designed to increase protection of Highlands resources, while also advancing landowner equity priorities through acquisition or deed restriction of land throughout the region. They also fill a unique need among other preservation programs in the state since parcels of any size may qualify and the programs will consider applications for land that is forested, agricultural and/or mixed use. The programs are administered under the provisions of N.J.A.C. 7:70, Highlands Open Space Partnership Funding and Highlands Development Credit Purchase Program.

Open Space Partnership Funding Program (OSP)

The Highlands Council OSP is a matching grant program that is open to government and nonprofit entities. The Highlands Council provides up to a 50% match for acquisitions in fee simple or via deed restriction. Funding provided by the Highlands Council may only be used by project partners to support acquisition costs as payments to property owners. Since launching in 2016, the OSP has preserved more than 3,400 acres.

Highlands Development Credit Purchase Program (HDCPP)

The HDCPP is a deed restriction program open to individual property owners wishing to retain ownership of their property while placing a conservation easement on the land. The program is under the prevue of the HDC Bank. Please see the HDC Bank Annual Report beginning on page 23 for additional information.

2020 Highlands Region Land Preservation Status Report

In December, the Highlands Council released the *2020 Highlands Region Land Preservation Status Report*. The report provides an updated accounting of land preservation throughout the Highlands Region of New Jersey, with a focus on areas designated in the Highlands Regional Master Plan as priorities for protection. As the only state entity solely focused on the Highlands Region, the Highlands Council is in a unique position to maintain inventories of public and private preserved lands in the Highlands Region, and to serve as the primary source of such information.

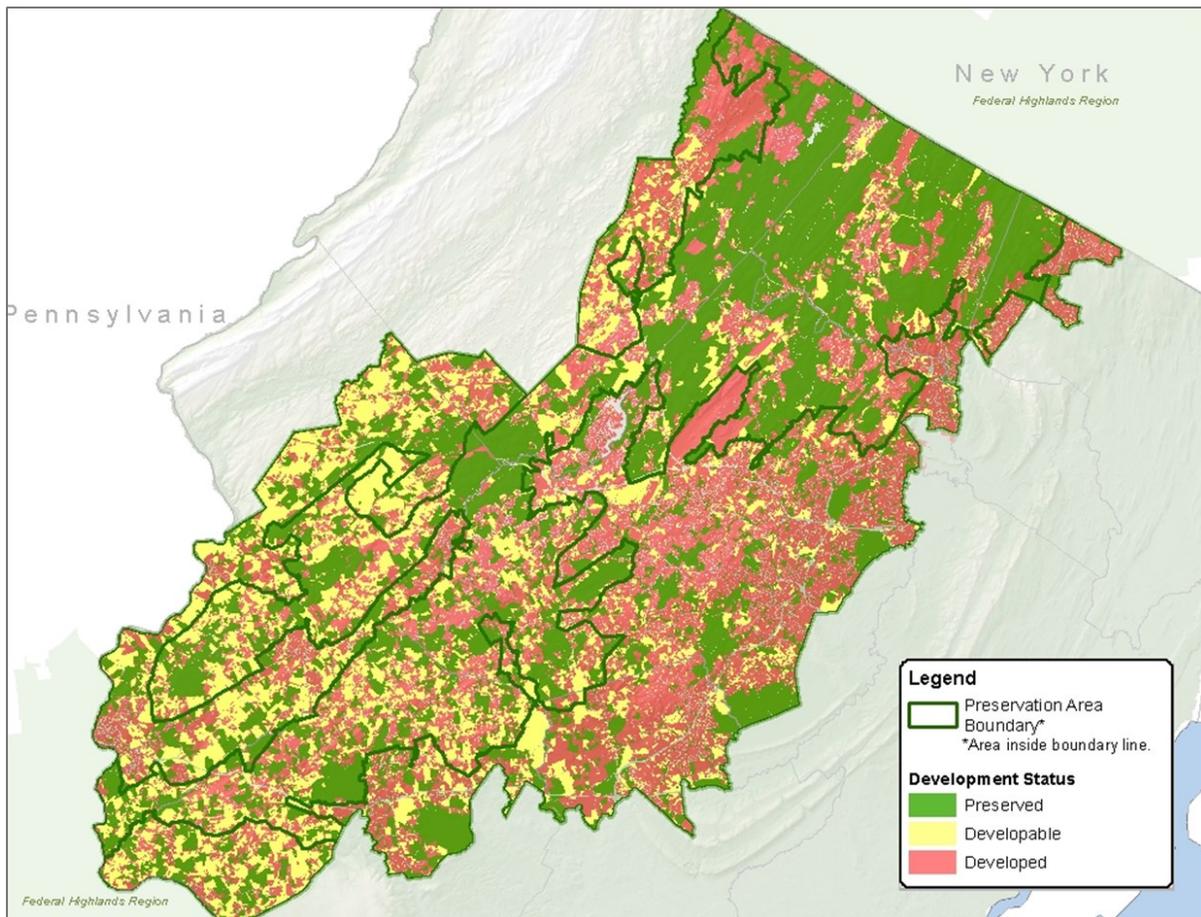
Preserved lands in the New Jersey Highlands were first calculated during development of the RMP and published in the 2008 Highlands “Land Preservation and Stewardship” technical report. Subsequent updates have been published in 2010, 2016, and 2018.

The 2020 Report noted that 323,903 acres of the Highlands Region, or 38%, is currently preserved. This is an increase of more than 50,000 acres since the Highlands Council’s first analysis of preserved lands in the “Land Preservation and Stewardship” technical report of 2008. Developed land accounts for 44% of the region, and 18% of the Highlands is neither developed nor preserved. Of the 414,994 acres in the Highlands Preservation Area, only 52% has been permanently protected through deed restrictions, easements, or fee simple purchases; while 16% remains neither preserved nor developed.

The report is available for download from the Highlands Council website at:

www.nj.gov/njhighlands/news/publ/LandPres_2020.pdf

2020 Land Preservation Status in the Highlands Region



Farmland Preservation Success Story:

Hart Farm, Franklin Township Warren County

In 2020, working in partnership with the Warren County Department of Land Preservation, the Highlands Council provided funding to help preserve a 388-acre farm in Franklin Township, Warren County. The Hart Farm, a third-generation family farm, producing primarily corn, soybean, wheat, and hay, is the 300th farm preserved in Warren County. The Highlands Council provided nearly \$667,000 of the total \$1.37 million development rights purchase price, with Warren County providing the remaining funding.

Located on the western edge of Franklin Township, bordering Greenwich Township, the property includes three larger parcels and two smaller ones. All five parcels lie within areas classified by the Highlands Council as moderate or high agricultural priority. This means they are among the best farmland in the region, offering the greatest potential for continued commercially significant agricultural production and should be prioritized for preservation.

One of the more rural areas in the Highlands Region, Warren County holds the distinction of having the most preserved farms and the most total preserved farmland by acreage of any County in the Highlands.



Hart Farm property, Franklin Township, Warren County



HDC property Oxford, Warren County

Plan Conformance Status

as of March 2021

Petition Status indicated by color <i>(see key at end of chart)</i>	Petitioning for:		Exemption Certification	Center Designation
	Preservation Area	Planning Area		
BERGEN COUNTY	✓			
Mahwah Township	✓	✓	✓	✓
Oakland Borough	✓		✓	
HUNTERDON COUNTY	✓	✓		
Alexandria Township	✓		✓	
Bethlehem Township	✓	✓	✓	
Bloomsbury Borough	✓	N/A		
Califon Borough	✓	N/A	✓	
Clinton Town	✓	✓		
Clinton Township	✓	✓	✓	
Glen Gardner Borough	✓	N/A	✓	
Hampton Borough	✓			
High Bridge Borough	N/A	✓	✓	
Holland Township	✓	✓		
Lebanon Borough	N/A	✓		✓
Lebanon Township	✓	✓	✓	
Milford Borough	N/A			
Tewksbury Township	✓	✓		
Union Township	✓	✓		
MORRIS COUNTY	✓			
Boonton Town	N/A			
Boonton Township	✓			
Butler Borough	N/A			
Chester Borough	N/A	✓		✓
Chester Township	✓	✓	✓	
Denville Township	✓			
Dover Town	N/A			
Hanover Township	N/A			
Harding Township	N/A			
Jefferson Township	✓		✓	
Kinnelon Borough	✓	✓		
Mendham Borough	N/A			
Mendham Township	N/A			
Mine Hill Township	N/A			
Montville Township	✓		✓	
Morris Plains Borough	N/A			
Morris Township	N/A			
Morristown Town	N/A			
Mountain Lakes	N/A			
Mount Arlington Borough	✓		✓	
Mount Olive Township	✓		✓	
Netcong Borough	N/A			
Parsippany-Troy Hills Twp.	N/A	✓		
Pequannock Township	✓			
Randolph Township	✓	✓		✓
Riverdale	N/A			
Rockaway Borough	N/A			
Rockaway Township	✓	✓		
Roxbury Township	✓			
Victory Gardens Borough	N/A			
Washington Township	✓	✓	✓	✓
Wharton Borough	N/A	✓		✓

Plan Conformance Status

as of March 2021

Petition Status indicated by color <i>(see key at end of chart)</i>	Petitioning for:		Exemption Certification	Center Designation
	Preservation Area	Planning Area		
PASSAIC COUNTY	✓			
Bloomington Borough	✓			
Pompton Lakes Borough	N/A			
Ringwood Borough	✓	N/A	✓	
Wanaque Borough	✓			
West Milford Township	✓	N/A	✓	
SOMERSET COUNTY	✓			
Bedminster Township	✓		✓	
Bernards Township	N/A			
Bernardsville Borough	N/A			
Far Hills Borough	N/A	✓		
Peapack Gladstone Borough	N/A			
SUSSEX COUNTY	✓			
Byram Township	✓	✓	✓	✓
Franklin Borough	N/A	✓		
Green Township	✓			
Hamburg Borough	N/A			
Hardyston Township	✓		✓	
Hopatcong Borough	✓	✓	✓	✓
Ogdensburg Borough	✓			
Sparta Township	✓		✓	
Stanhope Borough	N/A	✓		
Vernon Township	✓		✓	
WARREN COUNTY				
Allamuchy Township	✓		✓	
Alpha Borough	N/A	✓		✓
Belvidere Town	N/A			
Franklin Township	✓		✓	
Frelinghuysen Township	N/A			
Greenwich Township	✓	✓		
Hackettstown Town	✓	✓	✓	✓
Harmony Township	✓		✓	
Hope Township	N/A			
Independence Township	✓			
Liberty Township	✓			
Lopatcong Township	✓	✓	✓	✓
Mansfield Township				
Oxford Township	✓	✓	✓	✓
Phillipsburg Town	N/A	✓		✓
Pohatcong Township	✓	✓	✓	✓
Washington Borough	N/A	✓		✓
Washington Township	✓		✓	
White Township	✓			

Petition approved, whole municipality
Petition approved, Preservation Area only
Petition filed, not approved
No petition filed
No petition filed, petition not required

Highlands Municipalities

Alexandria Township, 7B
 Allamuchy Township, 4C
 Alpha Borough, 6A
 Bedminster Township, 6D
 Belvidere, 5A
 Bernards Township, 6E
 Bernardsville Borough, 6E
 Bethlehem Township, 6B
 Bloomingdale Borough, 3G
 Bloomsbury Borough, 6A
 Boonton, 4F
 Boonton Township, 4F
 Butler Borough, 3F
 Byram Township, 4D
 Califon Borough, 6C
 Chester Borough, 5D
 Chester Township, 5D
 Clinton, 6C
 Clinton Township, 7C
 Denville Township, 4E
 Dover, 4E
 Far Hills Borough, 6E
 Franklin Borough, 2E
 Franklin Township, 6B
 Frelinghuysen Township, 4C
 Glen Gardner Borough, 6B
 Green Township, 3C
 Greenwich Township, 6A
 Hackettstown, 5C
 Hamburg Borough, 2E
 Hampton Borough, 6B
 Hanover Township, 5F
 Harding Township, 6E
 Hardyston Township, 2E
 Harmony Township, 5A
 High Bridge Borough, 6C
 Holland Township, 7A
 Hopatcong Borough, 4D
 Hope Township, 4B
 Independence Township, 4C
 Jefferson Township, 3E
 Kinnelon Borough, 3F
 Lebanon Borough, 6C
 Lebanon Township, 6C
 Liberty Township, 4B
 Lopatcong Township, 6A
 Mahwah Township, 2H
 Mansfield Township, 5C
 Mendham Borough, 5E
 Mendham Township, 5E
 Milford Borough, 7A
 Mine Hill Township, 4E
 Montville Township, 4F
 Morris Plains Borough, 5F
 Morris Township, 5E
 Morristown, 5F
 Mount Arlington Borough, 4E
 Mount Olive Township, 4D
 Mountain Lakes Borough, 4F
 Netcong Borough, 4D
 Oakland Borough, 3G
 Ogdensburg Borough, 3E
 Oxford Township, 5B
 Parsippany-Troy Hills Township, 4F
 Peapack-Gladstone Borough, 6D
 Pequannock Township, 4G
 Phillipsburg, 6A
 Pohatcong Township, 6A
 Pompton Lakes Borough, 3G
 Randolph Township, 5E
 Ringwood Borough, 2G
 Riverdale Borough, 3G
 Rockaway Borough, 4E
 Rockaway Township, 4E
 Roxbury Township, 4D
 Sparta Township, 3E
 Stanhope Borough, 4D
 Tewksbury Township, 6C
 Union Township, 7B
 Vernon Township, 1E
 Victory Gardens Borough, 4E
 Wanaque Borough, 3G
 Washington Borough, 5B
 Washington Township (Warren), 5B
 Washington Township (Morris), 5C
 West Milford Township, 2F
 Wharton Borough, 4E
 White Township, 5B



Highlands Development Credit Bank Annual Report

The Highlands Act charged the Highlands Council with developing a Transfer of Development Rights (TDR) program as a way of addressing landowner equity issues while advancing the regional planning goals of the Act (P.L. 2004, c. 120 C.13:20-13). The Council adopted a TDR Program as part of the Highlands Regional Master Plan (RMP) and established the Highlands Development Credit Bank (HDC Bank) in 2008.

In a TDR program, eligible landowners in Sending Zones may apply for and receive Highlands credit allocations reflective of lost development potential, which they can then sell to purchasers who buy the credits. The credits then permit the purchaser to build in a Receiving Zone at a density greater than otherwise permitted in the underlying zoning.

Through the end of 2020, the Highlands Council had allocated 4,072.25 Highlands Development Credits (HDCs). Until voluntary Receiving Zones are established, the HDC Bank is serving as the sole purchaser of these HDCs.

The HDC Bank is supported in its work by Highlands Council staff and the Landowner Equity and Land Preservation Committee. In 2020, the HDC Bank held one public meeting. Information and materials related to this meeting, including agendas, resolutions, and meeting minutes are available on the 2020 calendar page of the Highlands Council website. Additional information regarding the HDC Bank is available via the “Highlands Development Credits (TDR Program)” link on the Highlands Council homepage. (www.nj.gov/njhighlands/hdcbank)



HDC property Jefferson Township, Morris County

Highlands Development Credit Purchase Program (HDCPP)

The HDCPP is designed to address the landowner equity goals of the Highlands Act and RMP by compensating landowners for lost development potential through TDR transactions in which property owners retain the land but place a deed restriction on their property limiting future development. In the HDCPP, valuations are based on the development potential of the property prior to the passage of the Highlands Act, along with a comprehensive analysis of the natural resources present on the property. A number of credits is determined and an offer is made using an established per-credit price. This program is administered under the provisions of N.J.A.C. 7:70.

In 2020, the Highlands Council completed 5 HDC transactions, permanently protecting resources on 300 acres and providing more than \$1.6 million to property owners.

2020 Highlands Development Credit Purchase Program Easement Recordings					
Municipality	County	Acres	No. of HDCs	Consideration	HDC Easement Recorded
Independence	Warren	26.76	30.25	\$484,000.00	1/17/2020
Mansfield	Warren	109	35.75	\$572,000.00	1/24/2020
Mount Olive	Morris	88.16	31.75	\$508,000.00	5/27/2020
Mount Olive	Morris	15.29	4.00	\$64,000.00	5/27/2020
White Township	Warren	62.00	25.75	*	6/30/2020

**Property owners in the HDC Purchase Program may choose to record a deed of easement (DOE) on their property, while retaining ownership of the HDCs. In these cases, the HDC Bank has not purchased the credits. The property owner may choose to sell the credits any time in the future, but the property and the resources contained within it remain permanently protected through the DOE.*

As of December 31, 2020, the HDC Bank had certified 1,814 credits, permanently protecting more than 2,500 acres. In addition, through the purchase of 1,732 of those credits, the Bank has provided over \$27 million to property owners in the Highlands Region. See HDC Registry on the following pages for all HDC recorded easements.

Highlands Development Credit Registry

As of December 31, 2020

Holder/Owner of HDC Credits	Property Owner at time of HDC Purchase	Municipality	County	Block	Lot(s)	HDC Easement Recorded	No. of HDCs	Consideration	Acres
HDC Bank	Ronald May	Bethlehem Twp	Hunterdon	9	6	7/22/2010	4	\$ 64,000.00	15.45
HDC Bank	OFF, LLC	Washington Twp	Morris	37	4 & 9	8/25/2010	83	\$ 1,328,000.00	93.19
HDC Bank	Julian B. Varettoni	Mount Olive	Morris	8301	13	4/27/2011	23.25	\$ 372,000.00	2.31
HDC Bank	Marie A. Accetturo	Oxford	Warren	24	4 & 20	5/3/2011	23	\$ 368,000.00	44.13
HDC Bank	Marie A. Accetturo	White	Warren	16	45		1	\$ 16,000.00	18.29
HDC Bank	Joyce C. Davis	West Milford	Passaic	6902	23	12/13/2011	30.25	\$ 484,000.00	6.95
HDC Bank	Anton Company Limited Partnership	Independence	Warren	23	3	12/29/2011	24.75	\$ 396,000.00	41.54
HDC Bank	Valley Ridge Development Company	West Milford	Passaic	8002	4	1/5/2012	122.5	\$ 1,960,000.00	26.23
HDC Bank	Moira and Mark Kendra	Washington Twp	Warren	40	33.01	2/24/2012	8	\$ 128,000.00	39.16
HDC Bank	Karen Koerner	Franklin Twp	Warren	15	11.03	2/24/2012	42	\$ 672,000.00	9.69
HDC Bank	Anita Schmidt	Liberty Twp	Warren	21.01	20.01	7/9/2012	3	\$ 48,000.00	10.54
HDC Bank	Marie B. Fox	Rockaway Twp	Morris	40801	85.01	11/29/2012	27.75	\$ 444,000.00	24.73
HDC Bank	Welch Family Estate, LP	Vernon	Sussex	73	5	3/11/2013	1.75	\$ 28,000.00	17.59
HDC Bank	Moira and Mark Kendra	Washington Twp	Warren	40	109	4/16/2013	2	\$ 32,000.00	4.59
HDC Bank	Joseph Vicari	Bethlehem Twp	Hunterdon	8	11 & 12.01	5/24/2013	20.5	\$ 328,000.00	75.2
HDC Bank	Genesis Real Estate LLC	Ringwood Boro	Passaic	877	16	7/19/2013	26.25	\$ 420,000.00	42.36
HDC Bank	Mountain Ridge Estates Inc.	Sparta	Sussex	19	110	9/30/2013	63.75	\$ 1,020,000.00	110.69
HDC Bank	David Newhouse	White	Warren	16	24, 24.15	9/26/2013	4.5	\$ 72,000.00	14.5
HDC Bank	Matthew and Jeanne Smetana	Sparta	Sussex	35002 (formerly 6.25)	10, 11 (formerly 70.01, 70.02)	12/19/2014	7	\$ 112,000.00	6
HDC Bank	Estate of Roberta Brush	Union Twp	Hunterdon	15	1	1/15/2015	1.75	\$ 28,000.00	26.27
HDC Bank	Estate of Roberta Brush	Union Twp	Hunterdon	15	1	1/15/2015	1.75	\$ 28,000.00	-
HDC Bank	Estate of Roberta Brush	Union Twp	Hunterdon	15	1	1/15/2015	1.75	\$ 28,000.00	-
HDC Bank	Thomas Wagner	Union Twp	Hunterdon	25	21	8/12/2016	11	\$ 176,000.00	43.21
HDC Bank	LeMad Corporation, Inc.	Clinton Township	Hunterdon	68	6	11/1/2016	86.25	\$ 1,380,000.00	9.9
HDC Bank	Trust of Everett True	Oxford Twp	Warren	2	12	8/1/2017	12	\$ 192,000.00	20.55
HDC Bank	Trust of Everett True	Oxford Twp	Warren	2	14	8/1/2017	20.5	\$ 328,000.00	34.52
HDC Bank	Trust of Everett True	Oxford Twp	Warren	2	18.03	8/1/2017	23.75	\$ 380,000.00	48.89
HDC Bank	Trust of Everett True	Wash. Twp (W)	Warren	4	4	8/1/2017	1.75	\$ 28,000.00	13.83
HDC Bank	Mervyn Haines	Wash. Twp (M)	Morris	20	52	8/1/2017	3.5	\$ 56,000.00	10.89
HDC Bank	Mariner's Bank	Vernon	Sussex	240	4	8/8/2017	24.75	\$ 396,000.00	118.4
HDC Bank	Richard and Jodie Sparling	Jefferson	Morris	387	8	8/31/2017	5.75	\$ 92,000.00	10.27
HDC Bank	Tariq Mahmood	Mount Olive	Morris	5300	16	10/17/2017	29.75	\$ 476,000.00	10.46
HDC Bank	William J Tierney	West Milford	Passaic	11106	13, 17	11/20/2017	2.5	\$ 40,000.00	1.35
HDC Bank	The Ringwood Industrial Partnership	Ringwood Boro	Passaic	508	2	12/21/2017	88.75	\$ 1,420,000.00	38.37
HDC Bank	The Ringwood Industrial Partnership	Ringwood Boro	Passaic	508	2.29	12/21/2017	74	\$ 1,184,000.00	19.36
HDC Bank	John A. Runge	Rockaway Twp	Morris	40701; 40703	21; 8, 9	11/21/2017	5.5	\$ 88,000.00	18.1
HDC Bank	Alex Zikas	White	Warren	68	59	11/29/2017	8	\$ 128,000.00	19.34

Highlands Development Credit Registry

As of December 31, 2020

Holder/Owner of HDC Credits	Property Owner at time of HDC Purchase	Municipality	County	Block	Lot(s)	HDC Easement Recorded	No. of HDCs	Consideration	Acres
HDC Bank	Bi-County Development	Jefferson	Morris	555	4	12/26/2017	147.75	\$ 2,364,000.00	162.79
HDC Bank	Terence Allan	Sparta	Sussex	4	45.01	12/21/2017	18.75	\$ 300,000.00	16.84
HDC Bank	Kazella Trust	Hopatcong	Sussex	40005	18	12/8/2017	5.5	\$ 88,000.00	27.4
HDC Bank	Beverly Atkinson	Bethlehem Twp	Hunterdon	33	12	1/16/2018	18	\$ 288,000.00	51.59
HDC Bank	Anthony Liberti	West Milford	Passaic	6803	4	2/16/2018	30.25	\$ 484,000.00	16.11
HDC Bank	Barry Shandor	Harmony Twp	Warren	24	10.07	2/26/2018	2.25	\$ 36,000.00	1.79
HDC Bank	David Newhouse	White	Warren	13	21	3/19/2018	14	\$ 224,000.00	30.74
HDC Bank	Route 173 Associates	Bethlehem Twp	Hunterdon	18	2	5/15/2018	20	\$ 320,000.00	2.23
HDC Bank	Dennis J. Murphy	Lebanon Twp	Hunterdon	37	25	6/15/2018	4	\$ 64,000.00	29.65
HDC Bank	Joe Santoro/Santoro Education of Lifeskills Foundation, Inc.	Roxbury Twp	Morris	9203	1	6/29/2018	42.25	\$ 676,000.00	10.26
HDC Bank	Highview Farm LLC	Liberty Twp	Warren	10	4	7/13/2018	51.75	\$ 828,000.00	90.9
HDC Bank	Highview Farm LLC	Liberty Twp	Warren	11	43	7/13/2018	1.5	\$ 24,000.00	4.7
HDC Bank	Highview Farm LLC	Liberty Twp	Warren	11	44	7/13/2018	4.25	\$ 68,000.00	7.14
HDC Bank	Clark Twining and Debra Borup	Lebanon Twp	Hunterdon	65	2	7/2/2018	2.25	\$ 36,000.00	6.33
HDC Bank	Michael Joyce and Bryan Szerlip-Joyce	Bedminster Twp	Somerset	2	8.02	8/10/2018	18.25	\$ 292,000.00	39.46
HDC Bank	Robert Shandor	Harmony Twp	Warren	24	10.06	8/20/2018	2.25	\$ 36,000.00	2.31
Trubek Hills, Inc.	-	Lopatcong Twp	Warren	90	13, 16.01	8/20/2018	26.25	*	60.35
HDC Bank	Robert Shandor Sr. Testamentary Trust	Harmony Twp	Warren	24	10.05	9/18/2018	2.25	\$ 36,000.00	2.47
HDC Bank	Hands in 4 Youth of NJ, Inc	West Milford	Passaic	13301	12	9/28/2018	7.25	\$ 116,000.00	11.54
HDC Bank	Hands in 4 Youth of NJ, Inc	Bloomington	Passaic	3005	5	9/28/2018	10	\$ 160,000.00	24.87
HDC Bank	Bloomsbury Orchards, LCC	Alexandria	Hunterdon	4	12	1/8/2019	49.25	\$ 788,000.00	92.9
HDC Bank	Douglas and Susan Tack	Lebanon Twp	Hunterdon	56	13.02	4/29/2019	16.75	\$ 268,000.00	72.19
HDC Bank	Eric and Marcie Metzler	Lebanon Twp	Hunterdon	56	10	5/28/2019	31.50	\$ 504,000.00	112.84
HDC Bank	Norene Koerner	Pohatcong Twp	Warren	110; 117	9; 3	6/10/2019	6.75	\$ 108,000.00	53.14
HDC Bank	Armin and Elissa Schlotterbeck	Tewksbury	Hunterdon	15	23	7/15/2019	44.25	\$ 708,000.00	46.69
HDC Bank	Carol Jean Miller	Tewksbury	Hunterdon	14	9.02	9/12/2019	44.25	\$ 708,000.00	45.94
HDC Bank	E. Wayne Nordberg	Tewksbury	Hunterdon	16	13	10/16/2019	24.50	\$ 392,000.00	11.52
HDC Bank	E. Wayne Nordberg	Tewksbury	Hunterdon	19	13.07	10/16/2019	23.00	\$ 368,000.00	42.55
HDC Bank	Joseph and Helen Jarowicz	Tewksbury	Hunterdon	13	8, 10	11/20/2019	44.25	\$ 708,000.00	70.05
HDC Bank	Interverse Enterprises, Inc.	Mount Olive	Morris	5300	38	11/20/2019	25.75	\$ 412,000.00	53.14
Gary and Deborah Enters	-	Tewksbury	Hunterdon	15	8.02	12/5/2019	26.25	*	16.65
HDC Bank	Great Northern Buck Hill, LLC	Independence	Warren	1	67	1/17/2020	30.25	\$ 484,000.00	26.76
HDC Bank	Victor Ottilio	Mansfield	Warren	1001.01	20, 21, 22	1/24/2020	35.75	\$ 572,000.00	109
HDC Bank	Interverse Enterprises, Inc.	Mount Olive	Morris	800	15	5/27/2020	31.75	\$ 508,000.00	88.16
HDC Bank	Interverse Enterprises, Inc.	Mount Olive	Morris	800	16	5/27/2020	4.00	\$ 64,000.00	15.29
Albert Jarvis	-	White Twp	Warren	14	17	6/30/2020	25.75	*	62.00
Totals							1,814	\$ 27,772,000.00	2,565.14

* Property owners in the HDC Purchase Program may choose to record a deed of easement (DOE) on their property, while retaining ownership of the HDCs. In these cases, the HDC Bank has not purchased the credits. The property owner may choose to sell the credits any time in the future, but the property and the resources contained within it remain permanently protected through the DOE.



State of New Jersey

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