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# State of New Jersey

## HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL

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**BENJAMIN L. SPINELLI, ESQ.**  
*Executive Director*

### **DRAFT** CONSISTENCY REVIEW AND RECOMMENDATIONS REPORT

### **FOR PUBLIC COMMENT**

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#### **PETITION FOR PLAN CONFORMANCE TOWNSHIP OF ALLAMUCHY, WARREN COUNTY**

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Prepared by the State of New Jersey Highlands Water Protection and Planning Council in Support of the Highlands Regional Master Plan

**SEPTEMBER 3,  
2025**

**DRAFT FOR PUBLIC COMMENT**

**NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL  
Petition for Plan Conformance – Draft Consistency Review and Recommendations Report**

**PETITION SUMMARY**

<b>Municipality:</b>	<u>Township of Allamuchy, Warren County</u>
<b>Date of Petition Submission:</b>	<u>July 9, 2025</u>
<b>Conformance Area:</b>	<u>Planning Area</u>
<b>Staff Recommendation:</b>	<u>Approve subject to conditions</u>

**A. REVIEW OF ADMINISTRATIVE SUBMITTALS**

1. Township of Allamuchy, NJ - Resolution 2025-101, “Resolution of the Township of Allamuchy to Petition the Highlands Council for Plan Conformance in the Planning Area.”
2. Highlands Initial Assessment Report, Allamuchy Township, July 2025 (Appendix B)

**B. SUBSTANTIVE REVIEW**

The Township of Allamuchy is in the eastern section of Warren County and the western-central area of the Highlands Region. Covering approximately 20.27 square miles, Allamuchy is bordered by Frelinghuysen and Green Townships to the North, Byram Township to the East, Independence Township to the West, and Mount Olive Township and Hackettstown to the south and southeast.

Allamuchy is primarily a rural community with much of its land preserved as open space and farmland. Residential development is concentrated mainly in Panther Valley, accompanied by a small commercial area. The Township contains notable historic resources such as the Rutherford House, and offers abundant open space opportunities, including Allamuchy State Forest and Pequest River Greenway State Park. The area features scenic vistas, historically significant sites, active farmland, and outdoor recreational opportunities. There is no public transportation in Allamuchy. The Township is bisected by State Route 80 and supported by various county routes and local roadways.

Allamuchy lies within both the Preservation and Planning Areas of the Highlands region. Approximately 5,278 acres (41% of the Township) are in the Preservation Area, predominantly in the southeast and northwest, including Allamuchy State Park and the Pequest River Greenway State Park. Allamuchy has conformed to the Preservation Area since December 2011. The remaining 7,695 acres (59% of the Township) are in the Planning Area, mostly in the central and northern parts of the Township.

The Township has initiated steps towards full plan conformance with the Highlands Regional Master Plan (RMP) for both Preservation and Planning Area lands. This includes completion of an Initial Assessment Report and the adoption of Resolution 2025-101 approving the petition for plan conformance.

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While conformance with the RMP is voluntary in the Planning Area, adopting Highlands standards may restrict development, particularly for large-scale projects. Planning Area conformance would not impact existing single-family homes or the development of new single-family residential units. The Initial Assessment Report analyzed the Land Use Capability Zones (LUCZ), vacant parcels, redevelopment areas, and the zoning ordinance to review the impacts of conformance in the Planning Area. While Allamuchy's existing land use and zoning is mostly consistent with the Highlands RMP, there are some conflicts and there may be some impact to parcel developability.

The RMP divides the Preservation and Planning areas into Land Use Capability Zones (LUCZ), which overlay municipal zoning. The LUCZs are divided into three primary zones and four-sub zones. Based on existing conditions and infrastructure, these zones balance protection of environmental resources with economic development. For a conforming municipality, the LUCZ may limit development in some areas and direct it to more appropriate places.

Land Use Capability Zone	Acreage	% of Land	Location	Description
Protection Zone (PZ)	5,823.3	44.9%	Mostly in the South and Southeast (Allamuchy State Park). Smaller areas in north and northwest.	Consists of high resource value lands to maintain water quality, quantity and sensitive ecological resources. Land acquisition priority; development limited.
Conservation Zone (CZ)	234.7	1.8%	Northwestern corner.	Consists of areas with significant agricultural lands, woodlands, and environmental features. Preservation when possible; limited non-agricultural development.
Conservation-Environmentally Constrained Subzone (CZ-ECZ)	5,581.8	43%	North and northwest corners; predominantly farmland	Consists of significant environmental features that should be preserved and protected from non-agricultural development.
Existing Community Zone (ECZ)	805.8	6.2%	Southwest; Panther Valley Area, Municipal Complex & Panther Valley Mall.	Consists of areas with significant concentrated development of existing communities. Limited environmental constraints.
Existing Community-Environmentally Constrained Subzone (EC-ECZ)	39.3	0.3%	Three parcels north of Route 80.	Consists of environmental features within the ECZ that should be protected from further fragmentation.
Lake Community Subzone (LCZ)	160.6	1.2%	Panther Valley Community; centered around Independence Creek.	Consists of patterns of community development within 1,000 feet of lakes.

## **DRAFT FOR PUBLIC COMMENT**

### **NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL Petition for Plan Conformance – Draft Consistency Review and Recommendations Report**

Most of the land in Allamuchy is within the Protection Zone (PZ) and the Conservation-Environmentally Constrained Subzone (CZ-ECZ). The Initial Assessment Report found the Township's zoning is generally consistent with the LUCZ but identified some inconsistencies that need to be addressed. The Initial Assessment Report recommended changes to the Township's zoning ordinance and encouraged discussion with the Highlands Council to address any inconsistencies.

The Initial Assessment Report found that most districts are consistent with the RMP, but several districts were noted as inconsistent and would need to be addressed by the Township. Inconsistent zoning in the Preservation Area should be addressed as a priority to be consistent with DEP Highlands Rules and the Highlands Regional Master Plan.

- **Professional Office District (P.O.):** All lands in this zoning district are within the Preservation Area and the Protection Zone. The zoning is inconsistent with the RMP. Rezoning and ordinance amendments are recommended, with further consultation with the Highlands Council regarding redevelopment and/or reuse.
- **Commercial District (C.C.):** A portion of the lands are within the Protection Zone and are not within a Sewer Service Area. While the CC zoning district is mostly consistent with the RMP, inconsistent properties should be rezoned.
- **Office Research District (O.R.):** The entire OR district is within the Preservation Area and Protection Zone. The recommendation is that the district be rezoned to reflect existing development patterns and the RMP.
- **Limited Manufacturing District (L.M.):** The entire LM district is within the Preservation Area and Protection Zone. The recommendation is that the district be rezoned to reflect existing development patterns and the RMP.
- **Planned Development Options:** Single Family Conservation Clusters, Age Restricted Residential Clusters; Residential Density Transfers, Lot Averaging. These development options conflict with the RMP and should be amended or eliminated.

The Highlands Council encourages continued dialogue with Allamuchy Township regarding zoning amendments, particularly where development may be appropriate.

Allamuchy's Initial Assessment Report analyzed vacant parcels to assess the impact of plan conformance for future development. Forty-six (46) vacant parcels were identified, with twenty-eight (28) of those parcels in the Planning Area. Of these, only 6 are within the existing Sewer Service Area (SSA) and have access to public water. Allamuchy's SSA and public water is concentrated within the Existing Community Zone, primarily in Panther Valley. The Initial Assessment Report indicates that SSA extension would be unlikely. Many vacant parcels contain environmental constraints that would further impede development. Planning Area conformance would not further impact the developability of these vacant parcels as their development potential is otherwise limited.

The Initial Assessment Report identified five parcels for potential redevelopment. Three of these sites are in the Preservation Area and the other two are in the Planning Area. Only one site, Block



## **DRAFT FOR PUBLIC COMMENT**

### **NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL Petition for Plan Conformance – Draft Consistency Review and Recommendations Report**

401, Lot 100 has sewer and water capacity. All five sites are currently developed, with a potential for redevelopment, or adaptive reuse in the future. While no redevelopment area has been designated for these sites, the Highlands Council believes that a redevelopment study would be beneficial for Allamuchy to undertake to analyze the extent of and feasibility for redevelopment in these parcels.

Finally, the Initial Assessment Report reviewed the environmental constraints within Allamuchy. Within the Planning Area, various environmental resources such as wetlands, riparian areas, prime groundwater recharge area, and critical habitat/vernal pools are present. In addition, the southern half of the Township is constrained by steep slopes. These resources make development of Planning Area lands difficult, and that conformance would not further limit development. Maps of Allamuchy's environmental resources can be found in *Appendix C*.

#### **Conclusion**

Conformance with the RMP in the Planning Area of the Township is expected to have limited impact. Existing single-family homes in the Planning Area will be exempt from regulations/standards adopted by the Township as part of plan conformance implementation. Development of less than three dwelling units on existing vacant lots will not be impacted by conformance with the RMP.

It is recommended that the Township adopt the Highlands Conformance Ordinance and the supporting Master Plan Element and Re-examination report. Based on the Initial Assessment Report, it is recommended the Township update their zoning map, and at some point conduct a redevelopment plan study and a zoning ordinance study as part of their efforts to align their planning with the RMP.

#### **C. STAFF RECOMMENDATION AND CONDITIONS**

Based on the components of the Initial Assessment Report, outlined above, Highlands Council Staff recommends that the Petition for Plan Conformance for the Township of Allamuchy be approved with conditions and tasks as outlined below. Other conformance tasks may arise in future years, such as specific resource management ordinances and planning documents. The required conditions will bring the Township into conformance with the Highlands Plan Conformance Procedures, the Highlands Regional Master Plan (RMP), and the Highlands Act. The Highlands Council is available to provide technical assistance and guidance through the adoption of any of the below listed plans. The Highlands Council is committed to providing financial support for all Plan Conformance activities.

- 1) Adoption of Approved Master Plan Highlands Element and Re-examination Report.**  
The municipality shall prepare the Highlands Master Plan Re-examination Report and the Conformance Ordinance version of the Master Plan Highlands Element and submit it to the Highlands Council for final approval. Upon receipt of final Highlands Council approval, the municipal Planning Board shall arrange for the required process of scheduling, notice, public hearing, consideration, and formal adoption of the documents by the municipal Planning Board. At the conclusion of the process, certified copies of the adopted documents shall be provided to the Highlands Council.

## **DRAFT FOR PUBLIC COMMENT**

### **NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL Petition for Plan Conformance – Draft Consistency Review and Recommendations Report**

- 2) **Adoption of Highlands Conformance Ordinance.** The municipality shall adopt the Highlands Conformance Ordinance, implementing the Land Use Capability Zones of the Highlands Regional Master Plan along with other Highlands resource protections. Adoption of the Conformance Ordinance also meets the requirement for the adoption of a Planning Area Petition Ordinance as required under Section 15 of the Highlands Act. The Highlands Resource Maps are attached as a component of the Initial Assessment/Petition for Plan Conformance (Appendix C).
- 3) **Approval of Highlands ERI.** The Township shall review the Highlands Interactive Environmental Resource Inventory (ERI) as it relates to municipal resources and notify the Highlands Council of any necessary updates. Upon conclusion that the ERI is accurate, the municipal Environmental Commission shall provide for and complete the required process of formal approval of the ERI. At the conclusion of the process, a copy of the minutes of the meeting(s) and/or resolution shall be provided to the Highlands Council.
- 4) **Zoning Map Amendment.** As discussed in the Initial Assessment Report, certain parcels should be rezoned to align with the goals and objectives of the Regional Master Plan. This will support Allamuchy's current zoning to be consistent with the Land Use Capability Zones outlined and the Regional Master Plan.
- 5) **Open Space Goals Implementation – Trails, and Mapping.** As part of the petition for Plan Conformance, Allamuchy Township requests funding to undertake a trails study and mapping resources update in response to their recently completed Open Space and Recreation Plan (OSRP). This study will implement some of the goals outlined in the recently adopted document.
- 6) **Grant Approval for FY2026 –** The approval of the petition shall include approval of grant funding in the total amount of \$24,500 for FY2026 for the purposes outlined above and in the Implementation Plan and Schedule found at Appendix A.

#### **Interagency Coordination**

In accordance with the Memorandum of Understanding with the Office of Planning Advocacy (OPA), the Highlands Council provided a copy of the Allamuchy Township Petition of Plan Conformance to the OPA for comment. OPA, in a formal response....*[details to be added]*.

#### **Comments From the Public**

The Draft Consistency Review and Recommendations Report was posted to the Highlands Council website and made available at the Highlands Council offices in Chester, NJ, for review by the general public between September 2 and October 1, 2025. The comment/response document is attached to this document at Appendix D.

**APPENDIX A**

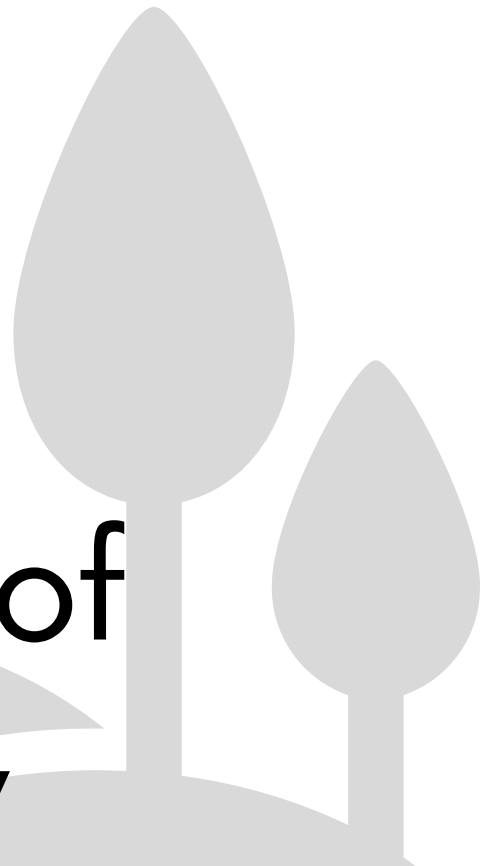
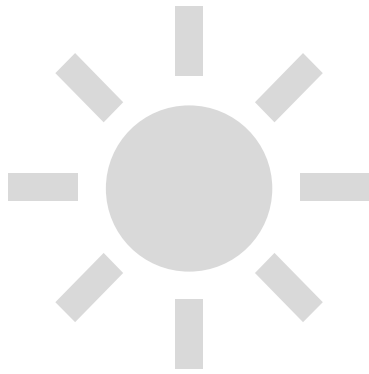
**IMPLEMENTATION PLAN AND SCHEDULE  
Petition for Plan Conformance  
Township of Allamuchy, Warren County**

**DRAFT**  
Allamuchy Township, Warren County, New Jersey  
Highlands Implementation Plan and Schedule

	Proposed Cost Fiscal Year 2026	Future Projects (requires HC Approval)	Status and Comments
<b>PLAN CONFORMANCE TASK</b>			
<b>Highlands Environmental Resource Inventory</b>	\$5,000		Review Highlands Interactive ERI, propose amendments as necessary, and adopt.
<b>Highlands Element of Municipal Master Plan– Amended and Adopted</b>	\$6,000		Adoption of updated Highlands Element and reexamination report.
a. Prepare and adopt Reexamination Report and applicable mapping	-		
b. Highlands Element of the Municipal Master Plan	-		
<b>Municipal Master Plan Elements</b> (as applicable)			
a. Land Use Element		TBD	Amend the Land Use Element as identified in the 2023 Reexam and to conform to the Highlands RMP.
b. Economic Plan		TBD	
c. Historic Preservation Plan Element		TBD	
<b>Highlands Land Use Ordinances</b>			
a. Adopt Conformance Ordinance	\$5,000		
b. Adopt Delegated Exemption Ordinance (Update)	\$500		
<b>Redevelopment &amp; Planning Studies</b>			
a. Highlands Redevelopment Planning		TBD	Prepare redevelopment study on parcels identified in Initial Assessment Report.
<b>Zoning Updates</b>			
a. Zoning Map Amendment	\$1,000		Update municipal zoning map for consistency
b. Zoning Text Amendment		TBD	Update Zoning Code as needed for consistency
<b>Resource Management Plans and Programs</b>			
a. Municipal Stormwater Management Plan	\$50,000		<i>Awarded in November 2024. Scope is underway.</i>
b. Open Space Goals Implementation, Trails, and Mapping	\$7,000		
<b>Estimated Subtotal</b>	<b>\$24,500</b>		

**APPENDIX B**

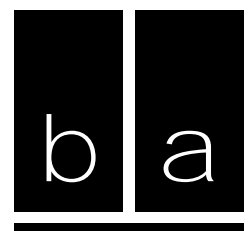
**INITIAL ASSESSMENT REPORT  
Petition for Plan Conformance  
Township of Allamuchy, Warren County**



# Township of Allamuchy

## Highlands Initial Assessment Report

Dated 07-28-25









Community Planning  
Land Development and Design  
Landscape Architecture

**B U R G I S**  
A S S O C I A T E S , I N C .

Principals:  
*Joseph H. Burgis PP, AICP*  
*Edward Snieckus, Jr. PP, LLA, ASLA*  
*David Novak PP, AICP*

## Highlands Initial Assessment Report

Township of Allamuchy  
Warren County, New Jersey

Prepared for the Township of Allamuchy  
Land Use Board and Mayor and Council

BA# 4231.02

The original document was appropriately signed and sealed on July 28, 2025 in accordance with  
Chapter 41 of Title 13 of the State Board of Professional Planners

---

David Novak, AICP, PP  
Professional Planner #6269

## Members of the Township of Allamuchy Land Use Board

Ryan Benson, Chairman  
Scott Churchill, Vice-Chairman  
Rosemary Tuohy, Mayor  
Michael DeCarlo  
Edward Fabula  
Emilio Lois  
Jeff McDonnell  
Mary Renaud  
Charles Zukoski  
Hunter Moneta, Alternate #1

## Township of Allamuchy Mayor and Council

Rosemary Tuohy, Mayor  
Deborah Bonanno, Council President  
Suzanne Chamberlin  
Ed Fabula  
Manuel (Manny) P. Quinoa

## Land Use Board Secretary

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Joseph H. Burgis PP, AICP  
David Novak PP, AICP  
Burgis Associates, Inc.

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# Executive Summary

The following **Highlands Initial Assessment Report** has been prepared for the Township of Allamuchy in Warren County, New Jersey.

By way of background, the Highlands Water Protection and Planning Act (the "Highlands Act" or "the Act") was enacted on August 10, 2004 with the intent of preserving open space and protecting the state's greatest diversity of natural resources, including water resources which supply drinking water to more than half of New Jersey's families. The Highlands Region, which encompasses eighty-eight separate and distinct municipalities throughout seven counties, comprise over 850,000 acres of land throughout the northerly half of the state. The Act essentially delineated this region within two major areas: the Planning Area, wherein appropriate patterns of compatible development and redevelopment are encouraged; and the Preservation Area, wherein the preservation of extensive and contiguous land in its natural state is encouraged.

To develop a comprehensive approach in guiding the protection of the region's natural resources, the Highlands Act set forth the establishment of the New Jersey Highlands Water Protection and Planning Council (the "Highlands Council") which was tasked to develop a Regional Master Plan (the "Highlands RMP" or "RMP"). The Highlands RMP ultimately was adopted on July 17, 2008 and sets forth the framework for implementing the Highlands Act at the local level as well as outlines a program to guide municipalities in the region through the conformance process.

The entirety of the Township of Allamuchy is located within the westerly portion of the Highlands Region. Approximately 5,277 acres of the Township are located in the Preservation Area wherein conformance with the Highlands RMP is mandatory, while approximately 7,695 acres are located within the Planning Area wherein conformance with the RMP is optional. The Township initially submitted a Petition for Plan Conformance for the Preservation Area which was approved by the Highlands Council on December 1, 2011. That petition did not include conformance with the Planning Area.

However, in recognition of its location within the Highlands Region as well as the unique challenges this presents for future development, the Township now seeks to conform with the Highlands Planning Area. Accordingly, the following analysis identifies changes necessary to align the Township's local planning program (including its master plan and land use regulations) with the Highlands Regional Master Plan. These changes, as well as additional considerations, are summarized on the following page and are discussed in greater detail herein.

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## Relationship to the Highlands RMP

Approximately 5,277 acres of the Township are located within the Preservation Area while 7,695 acres are located within the Planning Area. While the majority of the Township may be located in the Planning Area, an analysis of its underlying Land Use Capability Zones (LUCZs) indicates that future development opportunities are significantly limited.

As discussed in greater detail in Section 2.2, LUCZs are designated areas which identify those lands which are best suited for different types of development and those lands where special consideration is required to protect regionally significant resources. Nearly 46.0% of the Township is located within the Protection Zone (PZ), while an additional 44.1% is located in the Conservation Zone – Environmentally Constrained Subzone (CZECZ). The Highlands RMP indicates that land acquisition and preservation are high priorities in both of these LUCZs, and thus development activities should be extremely limited. Meanwhile, only 6.4% of the Township is located within the Existing Community Zone (ECZ). This LUCZ typically has existing infrastructure that can support development and redevelopment.

To support Highlands conformance, the Township must take into consideration the overarching goals and objectives of these LUCZs in relation to its local zoning regulations. This is discussed in greater detail below and in Section 3.

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## Township Planning Program

The Township will need to amend its local planning program to better conform with the Highlands RMP. This is summarized below and discussed in greater detail in Section 3.

Master Planning Documents	The Township should consider adopting a new land use plan element. This can be conducted in tandem with the adoption of a new Master Plan Highlands Element.
PO District	The Township should refine the list of uses to reflect the existing development pattern of the area and the constraints of the Highlands RMP. Limited redevelopment opportunities should be considered.
CC District	The Township should rezone the southerly portion of this district to the SFR District to better reflect the existing development pattern of that area as well as the Highlands RMP.
OR District	The Township should eliminate this district and rezone this area to the PPE and SFR Districts to better reflect its existing pattern as well as the Highlands RMP.
LM District	The Township should eliminate this district and rezone this area to the PPE District to better reflect its development pattern as well as the Highlands RMP.
Planned Developments	Due to limited opportunities and infrastructure for future development and in consideration of the Highlands RMP, the Township should reconsider permitting these options.

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## Vacant and Developable Tracts

As per the Township's tax records, only forty-six lots throughout the municipality are identified as vacant. Of these, twenty-eight are located in the Highlands Planning Area while the remaining fourteen are located in the Preservation Area. Overall, the development potential of these vacant lots are significantly limited. In most cases, they lack access to public water and sewer service areas. In addition, several vacant properties are nearly entirely constrained with environmental constraints.

In addition to these vacant properties, there exist several development properties throughout the municipality which may have the potential to be redeveloped. The Township should consult with the Highlands Council to determine how these properties may be redeveloped in a manner which complements the Highlands RMP and meets the local planning goals of the community.

Block	Lot	Address	Acreage	Infrastructure	Highlands Region	LUCZ
901	24.02	1500 Route 517	7.41	None	Preservation Area	PZ
802	10	1001 Route 517	6.69	None	Preservation Area	PZ
802	13	1115 Route 517	3.73	None	Preservation Area	PZ
401	100	20 Johnsonburg Road	74.59	Partial Water/Sewer	Planning Area	CECSZ
105	13	77 Gibbs Road	5.56	None	Planning Area	CECSZ

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## Environmental Constraints and Regulations

There are a variety of extensive environmental constraints which exist throughout the Township, which is reflective of both Allamuchy's rural character and the significant amount of open space which can be found within the municipality. These constraints significantly limit the amount of future development which the Township may accommodate.

While the Township presently regulates certain environmental constraints, it will need to update its land development regulations to conform to the requirements set forth by the Highlands RMP.



# Section 1: Township Overview

The Township of Allamuchy is located in the easterly corner of Warren County. It is bounded by six (6) municipalities: the Township of Frelinghuysen and the Township of Green to the north; the Township of Byram to the east; the Township of Mount Olive and the Township of Hackettstown to the southeast and south; and the Township of Independence to the west.

Allamuchy has a land area of approximately 20.45 square miles, making it the ninth largest municipality in Warren County. As summarized in the following table and on Map 2, the Township is a predominantly rural community characterized by a concentrated residential population within Panther Valley, large swaths of preserved open space and over 4,000 acres of farmland.

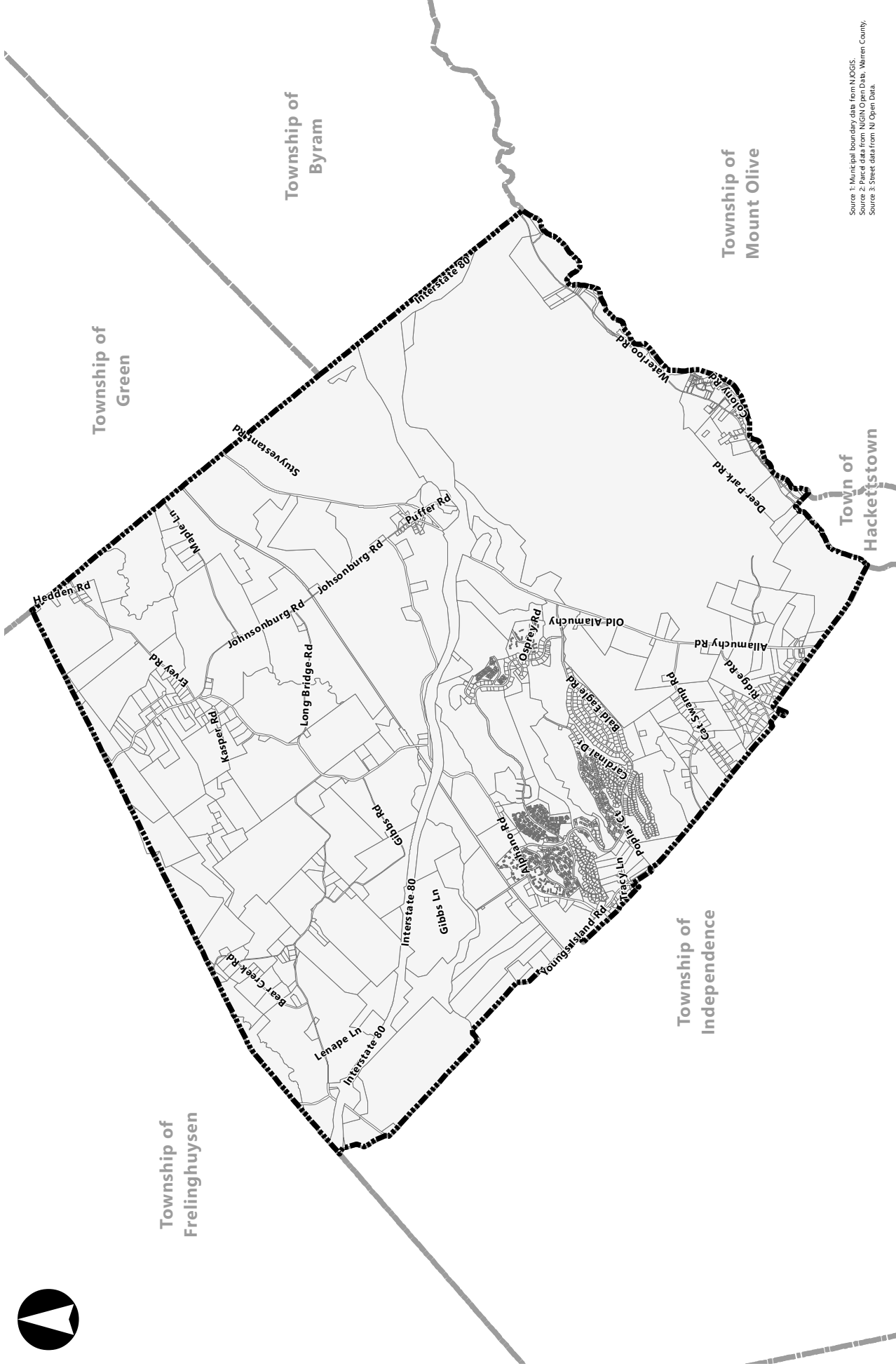
In terms of residential development, single-family residential uses account for 792 parcels of land comprising approximately 1,069 acres. Multifamily residential uses, which typically take the form of townhouse units, account for an additional 1,513 parcels of land comprising approximately 96.0 acres of land. Common elements associated with residential development, which often contain restricted open space and recreational amenities, comprise nearly 680.3 acres of land

Nonresidential development throughout the Township is fairly limited. This is most noticeable in commercial development, as only eleven (11) properties comprising approximately 36.7 acres are devoted to this use. Conversely, open space accounts for nearly one-half of the Township's parcel area, while farmland accounts for an additional one-third.

Table 1: Existing Land Uses

Land Use	Parcels	Parcels %	Acres	Acres %
Residential: Single Family	792	28.5%	1,069.0	8.7%
Residential: Multifamily	1,513	54.5%	96.0	0.8%
Residential: Assisted Living	1	0.0%	8.0	0.1%
Residential: Common Elements	73	2.6%	680.3	5.6%
Commercial	11	0.4%	36.7	0.3%
Open Space	210	7.6%	5,726.9	46.8%
Farmland	117	4.2%	4,216.8	34.5%
Public and Quasi-Public	17	0.6%	170.6	1.4%
Public School	2	0.1%	83.5	0.7%
House of Worship/Cemetery	2	0.1%	6.1	0.0%
Rail Line	1	0.0%	0.8	0.0%
Vacant	40	1.4%	136.1	1.1%
Total	2,779	100.0%	12,230.8	100.0%

Source: ArcGIS Calculations



Source 1: Municipal boundary data from NJGIS.  
Source 2: Parcel data from NGIN Open Data, Warren County.  
Source 3: Street data from NJ Open Data.

Dwg Title

## Map 1: Community Overview


b


a

**BURGIS ASSOCIATES, INC.**  
COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE  
p: 201.666.1811  
25 Westwood Avenue  
Westwood, New Jersey 07675  
f: 201.666.2599

Project Title  
**Highlands Initial Assessment Report**  
Township of Allamuchy, Warren County, New Jersey

### Legend

 Municipal Boundary

 Parcels

Project No.	Date	Drawn	Legend
4231.02	07.21.25	DN	
Scale	Dwg No.	map 1	
1" = 4,800'			



Township of  
Frelinghuysen

Township of  
Green

Township of  
Byram

Township of  
Mount Olive

Township of  
Independence

Town of  
Hackettstown

Existing Land Use

- Residential: Single Family
- Residential: Multifamily
- Residential: Assisted Living
- Common Element
- Commercial
- Farmland
- Open Space
- Public and Quasi-Public
- Public School
- House of Worship/Cemetery
- Rail Line
- Vacant

Source 1: Municipal boundary data from NJOGIS  
Source 2: Parcel data from NGLIN Open Data, Warren County  
Source 3: Street data from NJ Open Data  
Source 4: Existing land use data from Mod IV tax data, with edits  
made by Burgis Associates, Inc.

Dwg. Title

Map 2: Existing Land Use

b

a

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Township of Allamuchy | Warren County, New Jersey

Project No.	Date	Drawn	Legend
4231.02	07.21.25	DN	Municipal Boundary
Scale	Dwg. No.	Parcels	
1" = 4,800'	map 2		

## Section 2: Highlands RMP

The following section provides an overview of the Highlands Regional Master Plan (RMP) as it relates to the Township. It offers an overview of the Planning and Preservation Area's locations throughout the Township as well as the Land Use Capability Zones (LUCZs) established by the RMP.

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### 2.1: The Preservation and Planning Area

The Highlands RMP broadly separates the Highlands Region into two general areas: the Preservation Area and the Planning Area. These areas, as well as how they relate to the Township, are summarized as follows.

#### The Preservation Area



The Highlands RMP establishes that one of the overarching goals of the Preservation Area is to preserve extensive and, to the maximum extent possible, contiguous areas of land in its natural state in order to ensure the continuation of the Highlands environment which contains the unique and significant natural, scenic, and other resources representative of the region. Accordingly, the Preservation Area seeks to prohibit or limit, to the maximum extent possible, construction or development which is incompatible with the preservation of this region. The Preservation

Area also promotes compatible agricultural, horticultural, recreational, and cultural uses and opportunities within the framework of protecting the Highlands environment.

Approximately 5,278 acres of the Township are located within the Preservation Area. As shown on Map 3, the Preservation Area is generally located in two areas of the Township: to the southeast of Allamuchy Road (Route 517); and near the northwest portion of the municipality, between the former rail line and Route 80. These two areas respectively coincide with Allamuchy Mountain State Park as well as the Pequest River Greenway State Park. A smaller residential neighborhood centered near Cornerstone Drive is also located within the Preservation Area.

## The Planning Area

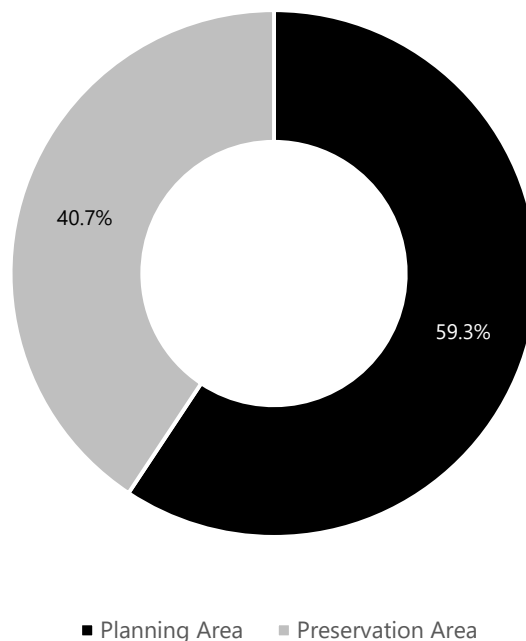


While the Highlands RMP also seeks to preserve to the maximum extent possible any environmentally sensitive lands and other lands needed for recreation and conservation purposes, it nevertheless supports appropriate patterns of compatible residential, commercial, and industrial development, redevelopment, and economic growth in or near areas already utilized for such purposes. Instead of piecemeal, scattered, or inappropriate development, the Planning Area envisions local and regional growth and economic development to be conducted in an orderly

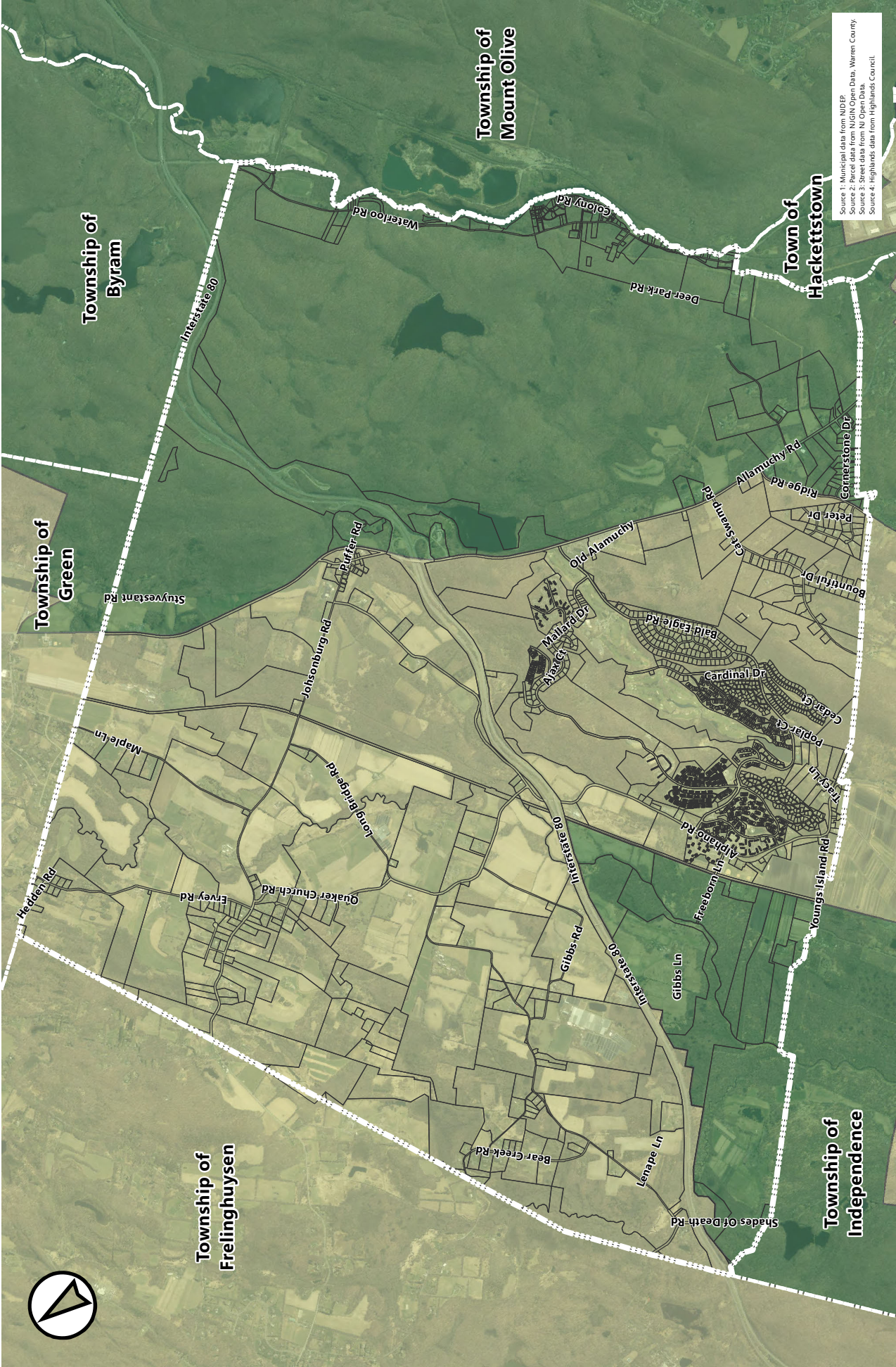
way which protects the Highlands environment from individual and cumulative adverse impacts. The Planning Area also promotes the continuation and expansion of agricultural, horticultural, recreational and cultural uses and opportunities as well as a sound, balanced transportation system.

Approximately 7,695 acres of the Township are located within the Planning Area. As shown on Map 3, the Planning Area is generally located within the central and northerly portions of the Township. It encapsulates those areas located to the north of Cat Swamp Road and to the northeast of Route 517 including Panther Valley, as well as the land located to the north of Route 80.

Figure 1: Summary of Planning and Preservation Area







Source 1: Municipal data from NIDFP  
 Source 2: Parcel data from NJGIN Open Data, Warren County  
 Source 3: Street data from NJ Open Data  
 Source 4: Highlands data from Highlands Council

Dwg. Title

Map 3: Highlands Planning and Preservation Area

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Project No.	Date	Drawn	Legend
4231.02	02.19.25	DN	<div> <div></div> <div>Boundary</div> </div> <div> <div></div> <div>Parcels</div> </div>
Scale: 1" = 3,800'		Dwg. No.: map 3	

Highlands Planning Area

Highlands Preservation Area

---

## 2.2: Land Use Capability Zones

In addition to the general delineations established by the Planning Area and the Preservation Area, the Highlands RMP further divides the Highlands Region into more refined Land Use Capability Zones (LUCZs). The overarching goal of these LUCZs is to address the requirements of the Highlands Act and provide regional guidance for the implementation of the policies contained within the RMP.

LUCZs are designated areas which identify those lands which are best suited for different types of development and other lands where special consideration is required to protect regionally significant resources. While they are referred to as zones, LUCZs do not replace existing municipal zoning. Rather, they build upon municipal zoning by establishing additional standards and criteria. They are intended to provide a means to address issues of special interest (such as watershed management areas, open space and historic preservation, urban enterprise zones, etc.) which underlying zoning may not otherwise take into consideration.

The Highland Council has established three primary overlay zones and four sub-zones. These are identified below. Additional insights into the LUCZs which exist throughout the Township are provided on the following pages.

### Primary Zones

Protection Zone  
Conservation Zone  
Existing Community Zone

### Sub-Zones

Wildlife Management Sub-Zone  
Conservation Zone – Environmentally  
Constrained Sub-Zone  
Existing Community Zone –  
Environmentally Constrained Subzone  
Lake Community Sub-Zone

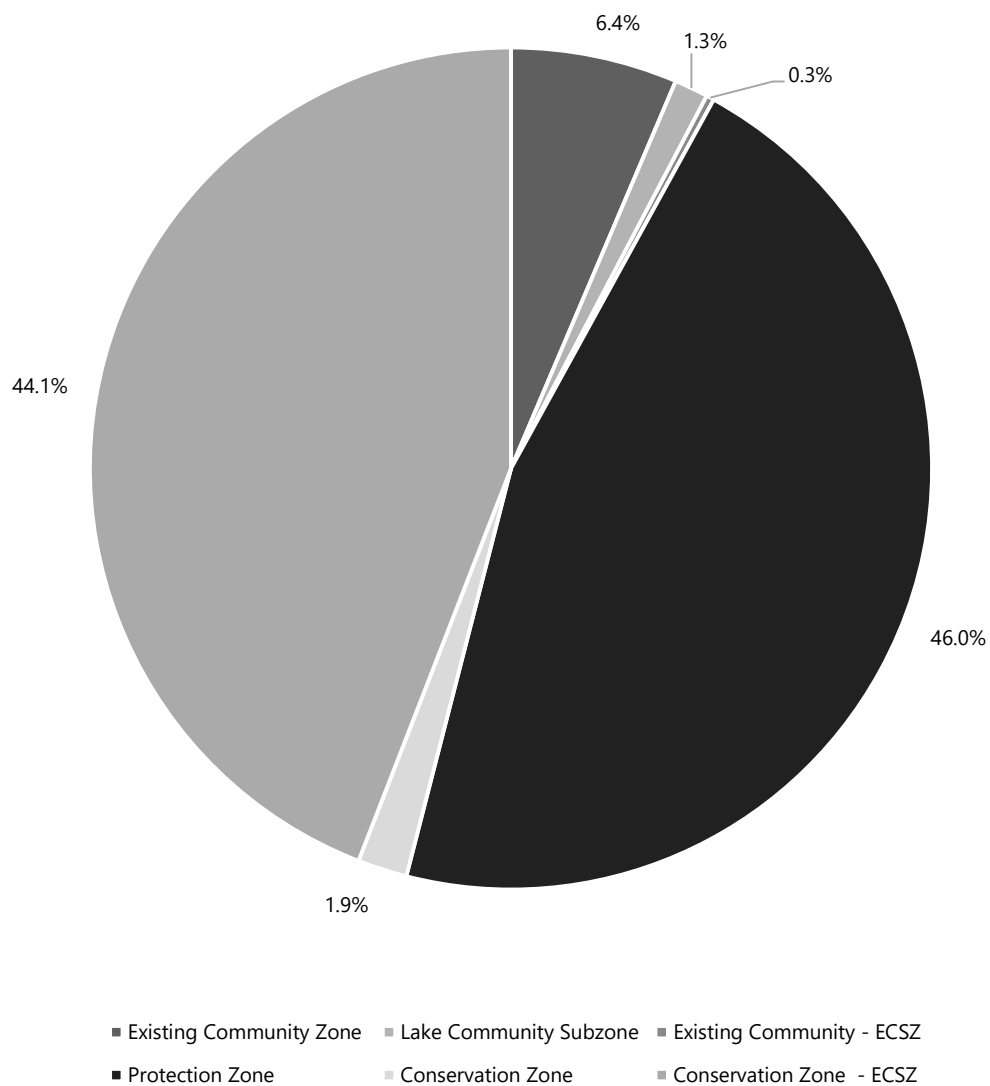


Table 2: LUCZ Summary

Land Use Capability Zone	Acres	%
Existing Community Zone	805.8	6.4%
Lake Community Subzone	160.6	1.3%
Existing Community - ECSZ	39.3	0.3%
Protection Zone	5,823.3	46.0%
Conservation Zone	234.7	1.9%
Conservation Zone - ECSZ	5,581.8	44.1%
Total	12,645.6	100.0%

*Note: LUCZs does not include waterbodies*

Figure 2: LUCZ Summary



### The Existing Community Zone (ECZ)

The Existing Community Zone consists of areas with regionally significant concentrated development which are representative of existing communities. These areas tend to have limited environmental constraints due to their preexisting development patterns. They also typically have existing infrastructure that can support development and redevelopment, provided that such development is compatible with the Highlands environment and is at a level which is appropriate to maintain the character of the established community.

The location of the ECZ within the Township is identified on Map 4. As shown, the ECZ comprises a significant portion of the Panther Valley community as well as the Township's municipal complex and the Panther Valley Mall. Altogether, the ECZ comprises approximately 805.8 acres which represents 6.4% of the Township.

### The Lake Community Subzone (LCZ)

The Lake Community Subzone consists of patterns of development that are within the Existing Community Zone while also within 1,000 feet of lakes. In establishing the LCZ, the Highlands Council focused on lakes that are ten acres or greater as well as delineated lake management areas consisting of an area up to 1,000 feet from the lake shoreline in order to protect water quality, resource features, shoreline development recreation, scenic quality, and community character.

The location of the LCZ within the Township is identified on Map 4. The LCZ is located within the Panther Valley Community and is specifically centered around Independence Creek. Altogether, the LCZ comprises approximately 160.6 acres which represents 1.3% of the Township.

### The Existing Community Zone – Environmentally Constrained Subzone (ECECSZ)

The Existing Community Zone – Environmentally Constrained Subzone consists of significant and contiguous areas of critical habitat, steep slopes, and forested areas that should be protected from further fragmentation. They serve as regional habitat “stepping stones” to larger, contiguous critical habitat and forested areas. As such, they are not appropriate for significant development and are best served by land preservation and protection. Development is subject to stringent limitations on consumptive and depletive water use, degradation of water quality, and impacts to environmentally sensitive lands.

The location of the ECECSZ within the Township is identified on Map 4. The extent of the ECECSZ is fairly limited. It includes lands located within or near Route 80 as well as three small residential properties along Johnsonburg Road. Altogether, the ECECSZ comprises approximately 39.3 acres which represents 0.3% of the Township.

### Protection Zone

The Protection Zone consists of high natural resource value lands that are important to maintain water quality, water quantity, and sensitive ecological resources and processes. Land acquisition is a high priority in the PZ and development activities are extremely limited. Any development within the PZ is typically subject to stringent limitations on consumptive and depletive water use, degradation of water quality, and impacts to environmentally sensitive lands.

The location of the PZ within the Township is identified on Map 4. The PZ is the largest LUCZ within the Township. It predominantly encapsulates the southeasterly portion of the Township, inclusive of Allamuchy Mountain State Park. Portions of the PZ are also located to the north of the former rail line near the vicinity of Pequest River Greenway State Park and the Pequest River, as well as additional areas along either side of Johnsonburg Road within the northerly portion of the Township. Altogether, the PZ comprises approximately 5,823.3 acres which represents 46.0% of the Township.

### Conservation Zone

The Conservation Zone consists of areas with significant agricultural lands interspersed with associated woodlands and environmental features that should be preserved when possible. Non-agricultural development activities are encouraged to be limited in area and intensity due to infrastructure constraints and resource protection goals.

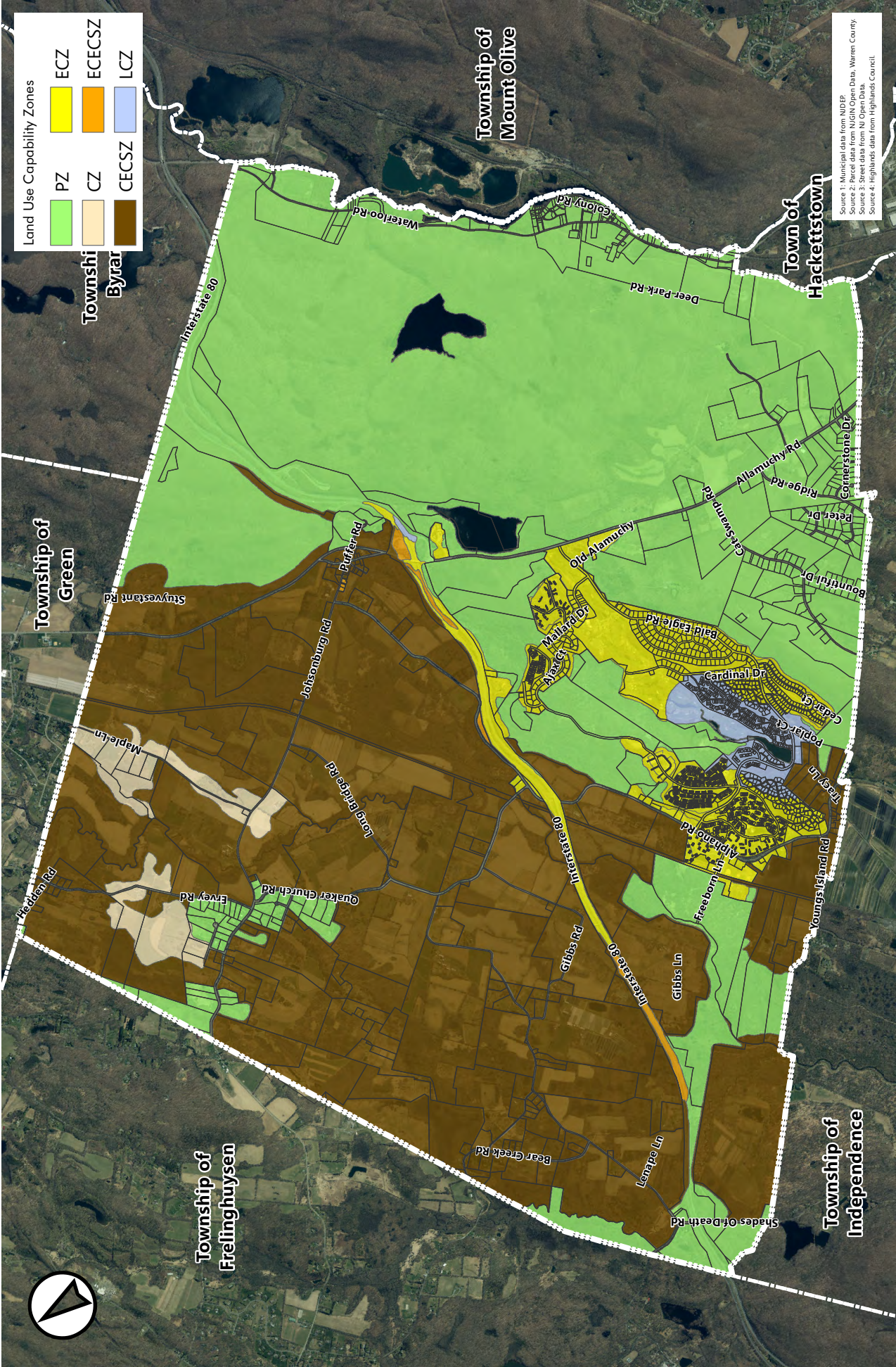
The location of the CZ within the Township is identified on Map 4. The CZ is limited to two areas in relatively close proximity to one another. One area is generally located along Fieldview Road and Summit Road (with two extensions toward Creek Road). The second area is located along Pequest Road, to the south of the Fox Run Drive cul-de-sac. Altogether, the CZ comprises approximately 234.7 acres which represents 1.9% of the Township.

### Conservation Zone – Environmentally Constrained Subzone (CZECZ)

The Conservation Zone – Environmentally Constrained Subzone consists of significant environmental features within the Conservation Zone that should be preserved and protected from non-agricultural development. Development activities are limited and subject to stringent limitations on consumptive and depletive water use, degradation of water quality, and impacts to environmentally sensitive lands.

The location of the CZECZ within the Township is identified on Map 4. The CZECZ is the second largest LUCZ within the Township. It generally extends from the north of Route 80 and from the northwest of Alphano Road, and encapsulates a majority of the existing farmland located throughout the northerly half of the Township. Portions of the CZECZ are also located near the westernmost extent of Alphano Road and near the northwesterly corner of the Township. Altogether, the CZECZ comprises approximately 5,581.8 which represents 44.1% of the Township.





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# Map 4: Land Use Capability Zones

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Project No.	Date	Drawn
4231.02	02.19.25	DN

Scale	Dwg. No.
1" = 3,800'	map 4

Legend	Boundary
	Parcels



# Section 3: Township Planning

The following section provides an overview of the Township's local planning program. It reviews the Township's master plan as well as its land use regulations to determine how they relate to the Highlands RMP.

---

## 3.1: Master Planning Documents

The Municipal Land Use Law (MLUL), which serves as the guiding legal document for planning and zoning throughout New Jersey, defines a master plan as "...a composite of one or more written or graphic proposals for the development of the municipality as set forth in and adopted pursuant to section 19 of P.L. 1975, c.291" (C.40:55D-28).

The **Municipal Land Use Law (MLUL)** is the enabling legislation for municipal land use and development, planning, and zoning for the State of New Jersey.

In other words, a master plan is a comprehensive, long-term strategic document which is intended to guide the growth and development of a community. It is a roadmap, one which identifies where a municipality presently is and where it wishes to be in the future. A master plan develops the general parameters around which development is to occur and, more specifically, where different types of development should occur. By doing so, a master plan links a municipality's land use vision to its existing and proposed zoning regulations. Master plans therefore provide municipalities with the legal basis to control development through the adoption of land use ordinances which are designed to implement their goals, policies, and recommendations.

The MLUL further identifies the mandatory contents of a master plan, which include: a statement of objectives, principles, assumptions, policies, and standards upon which the constituent proposals for the physical, economic, and social development of the municipality are based; a land use plan; a recycling plan, and; a housing plan. In addition, the MLUL outlines a number of other optional plan elements which may be incorporated into a master plan. These optional elements include, but are not limited to: circulation plans; utility service plans; community facility plans; recreation plan; conservation plans; economic plans; historic preservation plans; farmland preservation plans; educational facilities plans; green building and environmental sustainability plans; and public access plans.

Municipalities are required by the MLUL to either adopt a new land use plan or periodically reexamine their master plan and development regulations at least once every ten years. This is essential to ensure that a community's master plan and development regulations are up-to-date, effective, and consistent with current development patterns and the provisions of the MLUL.

The preparation and adoption of a master plan is the responsibility of the planning board. The following master planning documents have been adopted by the Township of Allamuchy Land Use Board. Additional information regarding the Township's 2023 Master Plan Reexamination Report is provided on the following pages.

Table 3: Summary of Master Planning Documents

Element	Adoption Date
Background Studies	August 1991
Land Use Element	June 1993
Housing Plan	June 1993
Traffic Circulation Plan	October 1993
Build-Out Analysis	September 1998
Conservation Plan	September 1998
Master Plan Reexamination Report	July 1999
Open Space and Recreation Plan	April 2000
Land Use Plan amendment	September 2000
Reexamination Report	December 2003
Stormwater Management Plan	April 2005
Housing Element and Fair Share Plan	May 2005
Master Plan Reexamination Report	August 2005
Land Use Plan amendment	November 2010
Master Plan Reexamination Report	September 2013
Master Plan Reexamination report	November 2015
Housing Element and Fair Share Plan	June 2017
Reexamination Report	June 2023
Open Space and Recreation Plan	November 2024

### 2023 Master Plan Reexamination Report

The most significant master planning document adopted by the Township in recent years is its 2023 Master Plan Reexamination Report. The 2023 Reexamination Report reviews the Township's historic master planning goals and offers an analysis of various changes at the local, county, regional, and state levels which may impact those goals. After offering this analysis, the document provides several recommendations regarding the Township's master plan elements. These are summarized in Table 4.

Table 4: 2023 Reexamination Report Recommendations re: Master Plan

Master Plan Element	Recommendations
Land Use Plan	Prepare a revised land use plan element
Housing Plan	Prepare a new housing plan
Circulation Plan	No recommendations
Utility Plan	No recommendations
Stormwater Management Plan	Potential amendment required
Community Facilities Plan	No recommendations
Recreation Plan	No recommendations
Conservation Plan	No recommendations
Economic Plan	Adopt an economic plan
Historic Preservation Plan	Adopt a historic preservation plan
Recycling Plan	No recommendations
Farmland Preservation Plan	Adopt a farmland preservation plan
Development Transfer Plan	No recommendations
Educational Facilities Plan	No recommendations
Green Buildings/Sustainability Plan	No recommendations
Public Access Plan	No recommendations



In addition to the aforementioned, the 2023 Reexamination Report also offers several recommendations regarding the Township's existing development regulations. These are summarized below. Generally, the 2023 Reexamination Report established three categories of recommendations: rezoning certain properties from one district to another; zone-specific changes relating to permitted and conditionally permitted uses; and more general land use development recommendations.

Table 5: 2023 Reexamination Report Recommendations - Zone Changes

Rezoning	Block 37 Lot 901: LM/SFR Districts to PPE District
	Block 901 Lots 32, 34, 36: OR District to PPE District
	Block 901 Lot 29: SFR District to PE District
	Block 901 Lot 33: OR District to SFR District
	Block 901 Lots 25, 29.03, 31, 31, 35: OR District to SFR District
RR Rural Residential	Permit agritourism
	Conditionally permit bed-and-breakfasts
	Permit equestrian facilities and riding academies
SFR District	Conditionally permit bed-and-breakfasts
CC Community Commercial	Revise permitted uses to be more flexible
	Conditionally permit age-restricted units on upper floors
General Recommendations	Update signage regulations
	Amend the definition of farm to include agritourism events
	Consider Panther Valley as an Area in Need of Rehabilitation
	Seek Highlands funding for agriculture
	See Highlands funding for master planning
	Consult with Warren County/NJ Transit re: expansions of public transportation
	Establish requirements for special event permits

### Master Plan Analysis

Overall, the recommendations contained in the Township's 2023 Reexamination Report of the Master Plan are consistent with the Highlands RMP. Nevertheless, due to its age, it is recommended that the Township consider adopting a new land use plan element. This can be done in tandem with the adoption of a new Master Plan Highlands Element to ensure that the Township's planning goals and policies are aligned to the goals and policies of the Highlands Planning and Preservation Areas as well as the Highlands LUCZs.

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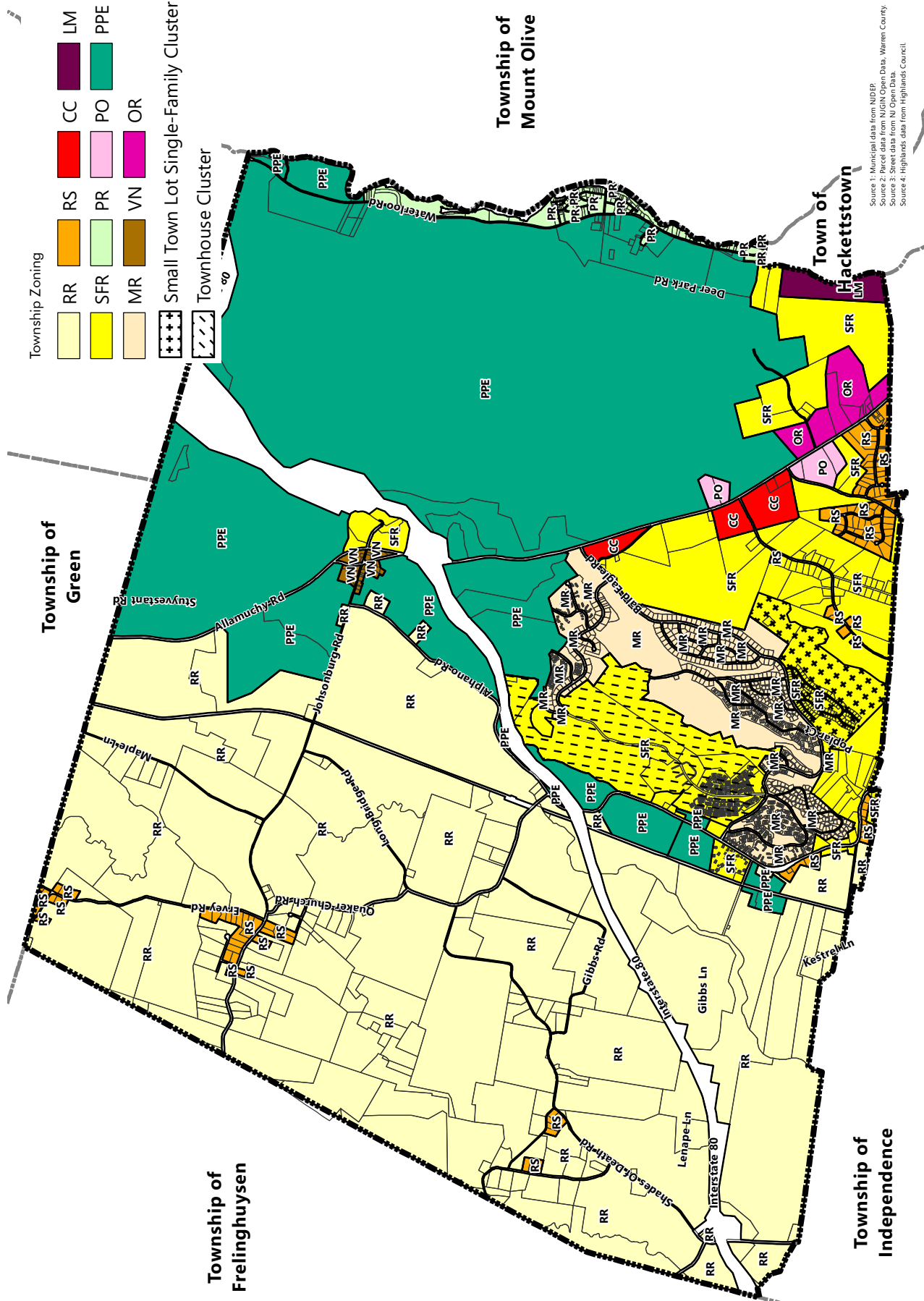
### 3.2: Land Use Regulations

While master plans are prepared and adopted by planning boards, the land use regulations which implement those documents into a regulatory schema are adopted by governing bodies. In sum, land use regulations govern how land and buildings can be utilized and designed throughout a municipality. Zoning districts are typically established to delineate the types of activities and uses which may be legally conducted throughout different portions of a municipality. This is to ensure that the development of land occurs in an orderly and responsible fashion.

The Township's land development regulations establish eleven zoning districts which are located throughout the community. These districts are summarized in Table 6 and are discussed in greater detail on the following pages. For additional information and mapping regarding these districts, please see Appendix A.

Table 6: Township Zoning Summary

Zoning District	Area (ac)	% Area	Parcels	% Parcels
RR Rural Residential	5,576.50	45.70%	200	13.90%
SFR Single-Family Residential	1,444.20	11.80%	734	50.80%
MR Mixed Residential	570.4	4.70%	129	8.90%
RS Residential Settlement	182.2	1.50%	138	9.60%
PR Park Residential	96	0.80%	129	8.90%
VN Village Neighborhood	20.6	0.20%	35	2.40%
PO Professional Office	40.6	0.30%	5	0.40%
CC Community Commercial	74.1	0.60%	5	0.30%
OR Office Research	88.6	0.70%	9	0.60%
LM Limited Manufacturing	45.8	0.40%	1	0.10%
PPE Parks, Public and Education	4,075.30	33.30%	59	4.10%
Total	12,214.30	100.00%	1,444	100.00%



Source 1: Municipal data from NIDFP  
Source 2: Parcel data from NJGIN Open Data, Warren County  
Source 3: Street data from NJ Open Data  
Source 4: Highlands data from Highlands Council

Dwg. Title

Map 5: Township Zoning



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Project No. 4231.02	Date 02.19.25	Drawn DN	Legend 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### **RR Rural Residential District**

The RR Rural Residential District is predominantly located within the northerly portion of the Township, to the north of Route 80 and Route 517. Lands located within the RR District are generally developed as farms or as single-family dwellings. The district also contains a significant amount of preserved open space.

The district permits a variety of different uses which include: farms and farm-related activities; veterinarian offices; detached single-family dwellings, including those on flag lots; public playgrounds; conservation areas; parks and public purposes; churches; community residences; residential density transfer developments; single-family conservation cluster developments; public utility uses; and cellular antennas. The required minimum lot size of the district is ten acres.

**Consistency with the Highlands RMP.** While the majority of the RR District is located in the Highlands Planning Area, nearly the entirety of the district is split between the Protection Zone, the Conservation Zone, and the Conservation Zone – Environmentally Constrained Subzone. As detailed in Section 1.2, development activities in these LUCZs are significantly limited and land preservation is a high priority. Due to the limited number of uses typically permitted in the RR District as well as its required minimum lot size and associated bulk requirements, the RR District is largely reflective and complementary to the objectives of the Highlands RMP.

### **SFR Single-Family Residential District**

The SFR District is generally located within the westerly portion of the Township, along either side of Panther Valley. In addition, a small portion of this district is also located near the intersection of Puffer Road and Old Hackettstown Road. Lands located within the SFR District are generally developed with single-family and multifamily residential uses. The district also contains farmland and preserved open space.

The district permits a variety of different uses which include: farms; detached single-family dwellings; playgrounds, conservation areas, parks and public purpose uses; churches; community residences; small lot single-family clusters; townhouse clusters; single-family conservation clusters; age-restricted clusters; lot averaging; neighborhood centers; and cellular antennas. Minimum lot sizes range from one acre to four acres.

**Consistency with the Highlands RMP.** The majority of the SFR District is located in the Highlands Planning Area. Furthermore, the more densely developed portions of the District – including multifamily neighborhoods located along Old Farm Drive and Sparrow Hawk Road as well as single-family neighborhoods located along Bowers Drive – are predominantly located in the Existing Community Zone. The remainder of the district is located within the Protection Zone and the Conservation Zone – Environmentally Constrained Subzone. Accordingly, the use and bulk requirements of the SFR District are largely reflective and complementary to the Highlands RMP. Additional discussion with the Highlands Council regarding those portions of the SFR District located within the PZ and the CZECZ are required.

### **MR Mixed Residential District**

The MR Mixed Residential district is located within the westerly portion of the Township and encompasses a significant portion of Panther Valley. It is generally developed with single-family and multifamily residential dwellings as well as open space amenities.

The district permits a limited number of uses which include: detached single-family dwellings; apartments; townhouses; playgrounds, conservation areas, open space, parks and public purposes; golf courses and golf clubhouses; maintenance and general office uses. Minimum lot size requirements range from 9,000 square feet to 17,500 square feet.

**Consistency with the Highlands RMP.** The entirety of the MR District is located in the Highlands Planning Area. Furthermore, nearly the entirety of the district is located in the Existing Community Zone and the Lake Community Subzone, which is reflective of the area's well-established developed nature. Small portions of the MR District are also located in the Protection Zone which corresponds to areas which are already preserved or restricted for open space purposes. Accordingly, the MR District is consistent and complementary to the Highlands RMP.

### **RS Residential Settlement District**

The RS Residential Settlement District encapsulates small pockets of residential development located sporadically throughout the Township. Specifically, this district is located: at the intersection of Ervey Road and Hedden Road; at the intersection of Ervey Road and Johnsonburg Road; at the intersection of Shades of Death Road and Rydell Road; along Bear Creek Road; along Alphano Road; along Cat Swamp Road; near the intersection of Peter Drive and Joseph Court; and along Cornerstone Drive. Nearly every property within this district is developed with a single-family residential dwelling.

The RS District permits a limited number of uses which include: detached single-family dwelling units; public playgrounds, conservation areas, parks and public purposes uses; and community residences. A minimum lot size of one and one-half acre is required.

**Consistency with the Highlands RMP.** The RS District is located within both the Highlands Planning Area and Preservation Area. Furthermore, most properties throughout the district are located within the Protection Zone or the Conservation Zone – Environmentally Constrained Subzone. Only four properties located along Alphano Road are located within the Existing Community Zone. The RS District only permits a limited number of uses, and development opportunities within this district are limited. Accordingly, the use and bulk requirements of the RS District are consistent and complementary to the Highlands RMP.

### **PR Park Residential District**

The PR Park Residential District encapsulates a limited area located within the southerly portion of the Township, generally to the south of Waterloo Road. Lands in this district are generally comprised of preserved open space, with single-family dwellings as well as quasi-public uses also located sporadically throughout.

The district permits a limited number of uses which include: farms; detached single-family dwelling units; playgrounds, conservation areas, parks and public purpose areas; and community residences. A minimum lot size of 8,000 square feet is established for single-family dwellings, while a minimum lot size of ten acres is established for farms.

**Consistency with the Highlands RMP.** The PR District is located entirely within the Highlands Preservation Area as well as the Protection Zone. This is reflective of the preserved nature of this area of the Township and the limited remaining development opportunities which exist there. Therefore, the PR District is consistent and complementary to the Highlands RMP.

### **VN Village Neighborhood District**

The VN Village Neighborhood District is centered upon the intersections of Old Hackettstown Road, Johnsonburg Road, and Puffer Road. The district is predominantly developed with single-family uses as well as an assortment of retail uses, commercial uses, farmland, and open space.

The district is essentially a mixed-use one which permits a variety of different uses including: detached single-family and two-family dwellings; professional offices; shops and stores for retail sales; personal service shops; community residences; and child-care centers. Service stations and automobile repair garages are also conditionally permitted. Minimum lot size requirements range from 8,000 square feet to 16,000 square feet.

**Consistency with the Highlands RMP.** While the entirety of the VN District is located within the Highlands Planning Area, the majority of the district is located within the Conservation Zone – Environmentally Constrained Subzone. Furthermore, three lots are located in the Existing Community – Environmentally Constrained Subzone. As discussed in Section 2.2 of this analysis, these LUCZs encourage land preservation and discourages future development. While future development opportunities in this district may be limited, the zoning reflects the existing development pattern of the area. Thus, changes to this district may not be necessary.

### **PO Professional Office District**

The PO Professional Office District comprises five lots which front along Allamuchy Road near its intersections with Cat Swamp Road and Deer Park Road. The northerly portion of the district contains an office building and a house of worship, while the southerly portion contains a restaurant, an office building, and qualified farmland.

The district permits a limited number uses which include: professional and business offices and office buildings; research, manufacturing and industrial uses; service contracting business uses; restaurants; churches; child-care centers; and detached single-family dwellings. A minimum lot size of two acres is established.

**Consistency with the Highlands RMP.** The entirety of the PO Professional Office District is located in the Highlands Preservation Area as well as the Protection Zone, both of which strongly discourage future development and encourage preservation activities. Thus, the district is inconsistent with the Highlands RMP. The Township should refine the list of uses permitted in this district to better reflect the existing development pattern of the area. Research, manufacturing, and industrial uses will likely need to be eliminated as permitted uses. However, the Township should consult with the Highlands Council on supporting limited redevelopment and/or adaptive reuse opportunities in this area. This is discussed in Section 4.2.

### **CC Commercial District**

The CC Commercial district is located in two portions of the Township. One area is located near the intersection of Allamuchy Road and Bald Eagle Road and encompasses the Panther Valley Mall. The second area is located further south near the intersection of Allamuchy Road and Cat Swamp Road. Lands within this portion of the district predominantly feature farmland as well as a single-family dwelling and a residential medical office building.

The district permits a variety of uses which include: retail sales of goods; retail sales of personal services and repair; delicatessens, bakeries, candy stores, food markets, and grocery stores; banks; offices and office buildings; restaurants and bars within a restaurant; fitness centers; shopping centers; child-care centers; and motels. It also permits service stations, utility uses, and residential limited care facilities as conditional uses. Minimum lot sizes of one acre for retail uses, six acres for shopping centers, and seven acres for motels are established.

**Consistency with the Highlands RMP.** Both portions of the CC District are located in the Highlands Planning Area. The northerly portion of the CC District encompassing the Panther Valley Mall is located in the Existing Community Zone which reflects the area's developed nature. The southerly portion of the CC District is located in the Protection Zone which encourages preservation and discourages development. This portion of the Township is also not located in its sewer service area. Thus, future development opportunities are limited in this area. The Township may need to amend the zoning of this area to better reflect these constraints and the Highlands RMP.

### **OR Office Research District**

The OR Office Research District is located in the southerly portion of the Township, near the intersection of Allamuchy Road and Dear Park Road. Despite its name, the district predominantly encompasses farmland and preserved open space as well as single-family dwellings.

The district permits a variety of commercial uses which include: offices and office buildings; research laboratories; playgrounds, conservation areas, parks and public purpose uses; child-care centers; and office research parks. Corporate training centers, public utility uses, assisted living/nursing care facilities, and age-restricted developments are also permitted as conditional uses. Minimum lot sizes of three acres to five acres are required.

**Consistency with the Highlands RMP.** The entirety of the OR District is located in the Highlands Preservation Area as well as the Protection Zone, wherein preservation is a priority and development is significantly limited. Therefore, it is recommended that the Township rezone this area to the PPE District and the SFR District to better reflect its existing development pattern as well as the goals of the Highlands RMP.

### **LM Limited Manufacturing District**

The LM Limited Manufacturing District is located in the southeasterly corner of the Township, near Allamuchy's shared municipal borders with the Township of Independence and the Town of Hackettstown. Despite its name, the entirety of the district contains preserved open space.

The district permits a variety of uses which include: farms; offices and office buildings; research laboratories; wholesale uses; child-care centers; playgrounds, conservation areas, parks, and public purpose areas; and planned industrial parks. Public utility uses and cellular antennas are also permitted as conditional uses. Minimum lot sizes of three acres to five acres are required.

**Consistency with the Highlands RMP.** The entirety of the LM District is located in the Highlands Preservation Area as well as the Protection Zone, wherein preservation is a priority and development is significantly limited. Therefore, it is recommended that the Township rezone this area to the PPE District to better reflect its existing development pattern as well as the goals of the Highlands RMP.



### **PPE Parks, Public and Education**

The PPE Parks, Public and Education District is largely located throughout the southerly half of the Township, to the south of Allamuchy Road. Portions of this district are also located within the central portion of Allamuchy as well, along either side of US Route 80 and Johnsonburg Road. The PPE District generally contains large swaths of preserved open space (including Allamuchy Mountain State Park) as well as the municipal complex, municipal dog park and recreation fields, Rutherford Hall, and Allamuchy Township School.

The district permits a variety of uses which include: educational activities, including the operation of public and private schools; municipal and county buildings and uses; playgrounds, conservation areas, parks, and public purpose uses; volunteer fire and first aid company uses; public libraries; and cultural facilities. Public utility uses and cellular antennas are also permitted as conditional uses.

**Consistency with the Highlands RMP.** The portions of the PPE District to the south of Allamuchy Road are located in the Highlands Preservation Area, while the remaining portions of the district are located in the Highland Planning area. In addition, the majority of the district is located in the Protection Zone. Portions of the district are also located in the Conservation Zone – Environmentally Constrained Subzone and, to a more limited extent, the Existing Community Zone. The purpose and intent of the PPE District is largely consistent with its developed character as well as the Highlands RMP.

### **Planned Developments**

In addition to the Township's larger zoning districts, its land development regulations identify a variety of planned development options. These are summarized as follows.

**Small Lot Single-Family Clusters.** Small lot single-family clusters are permitted on tracts of land at least thirty acres as identified on the zoning map in the SFR District. As shown on Map 5, the small lot single-family cluster option comprises an existing single-family development as well as larger tracts of land which are reserved as open space.

**Consistency with the Highlands RMP.** There is little remaining, if any, development potential under this cluster option. Therefore, no amendments to this zoning are required at this time.

**Townhouse Clusters.** Townhouse clusters are permitted on tracts of land at least 365 acres in area where specifically identified on the zoning map in the SFR District. As shown on Map 5, the townhouse cluster option comprises an existing townhouse development as well as larger tracts of land which are reserved as open space.

**Consistency with the Highlands RMP.** There is little remaining, if any, development potential under this cluster option. Therefore, no amendments to this zoning are required at this time.

**Residential Density Transfer.** Residential density transfer zoning is permitted on tracts of land in the RR District, provided each planned development includes two tracts of land with areas of at least fifty acres each. As noted by Section 190-600-602D.(1), the purpose of this transfer option is to provide a method of preserving significant farmland within that portion of the Township characterized by active farms, prime agricultural lands, extensive wetlands and one-hundred year floodplains by permitting the transfer of residential development rights from one tract of land to another.

The residential density transfer option requires two tracts which must be at least fifty acres in size. The maximum number of dwelling units permitted under this transfer option is the same number of units which could otherwise be developed on both tracts of land if they were being developed as conventional developments in conformance with the zoning regulations set forth for the RR District. A minimum residential lot size of four acres and an average lot size of at least five acres is required.

It is unlikely that the residential density transfer option would be consistent with the Highlands RMP. While the RR District is predominantly located in the Highlands Planning Area, it is largely divided amongst the Protection Zone, the Conservation Zone, and the Conservation Zone – Environmentally Constrained Subzone. These LUCZs are designed to encourage preservation as well as agricultural activities and to discourage development. The septic densities established by the Highlands for these LUCZs may not be supportive of the yields in which the RR District regulations would otherwise permit.

Irrespective of the above, the RR District features an extensive amount of preserved farmland. Thus, future development opportunities under this transfer option are limited.

**Consistency with the Highlands RMP.** The RR District is largely divided amongst the Protection Zone, the Conservation Zone, and the Conservation Zone – Environmentally Constrained Subzone. Furthermore, the areas encompassed by the RR District feature an extensive amount of preserved farmland. The Township may consider amending or eliminating this development option in consideration of the established development pattern of the area and the constraints of the Highlands RMP.

**Single-Family Conservation Clusters.** Single-family conservation clusters are permitted on tracts of land at least one hundred acres in size in the RR District Area where individual lots are to be served by on-site septic systems and on tracts of land at least twenty-five acres in size in the SFR District where all individual lots are to be served by public sewerage facilities.

As noted by Section 190-600-602E.(1), the purpose of this option is to provide a method of creating imaginatively designed single-family residential environments that do not resemble traditional suburban subdivisions and which preserve desirable and appropriate open spaces, treed areas, steep slopes, floodplains, wetlands, wetland transition areas, stream corridors and scenic vistas and, in the RR District only, farmland.

The maximum number of units permitted under the single-family conservation cluster is the same number of dwelling units that could be developed on the subject tract of land if the tract were being developed as a non-lot-averaged conventional development in conformance with the zoning regulations of the RR District or the SFR District. A minimum lot area of 9,000 square feet is required by the SFR District, while a minimum lot size of two acres is required for the RR District.

Similar to the residential transfer density option, it is unlikely that the single-family conservation cluster option would be consistent with the Highlands RMP. While the RR District is predominantly located in the Highlands Planning Area, it is largely divided amongst the Protect Zone, the Conservation Zone, and the Conservation Zone – Environmentally Constrained Subzone. These LUCZs are designed to encourage preservation as well as agricultural activities and to discourage development. The septic densities established by the Highlands for these LUCZs may not be supportive of the yields in which the RR District regulations would otherwise permit.

In addition, the SFR District is also largely located in the Highlands Planning Area. However, those areas of the SFR District which are not centered immediately around Bowers Drive are predominantly located in the Protection Zone. Land acquisition is a high priority in the PZ and development activities are extremely limited. Any development within the PZ is subject to stringent limitations on consumptive and depletive water use, degradation of water quality, and impacts to environmentally sensitive lands. Thus, it is unlikely that the Township's sewer service area could be extended to these undeveloped or lesser developed portions of the SFR District.

**Consistency with the Highlands RMP.** This development option largely encompasses lands within the Protection Zone, the Conservation Zone, and the Conservation Zone – Environmentally Constrained Subzone. It is therefore unlikely that the single-family conservation cluster development option is consistent with the Highlands RMP. The Township may consider amending or eliminating this development option in consideration of the established development pattern of the area and the constraints of the Highlands RMP.

**Age-Restricted Residential Clusters.** Age-restricted residential clusters are permitted in tracts of land at least forty-five acres in size in the SFR District where individual lots are served by public water and public sewerage facilities.

Similar to single-family conservation cluster option, it is unlikely that the age-restricted residential cluster would be consistent with the Highlands RMP. While the SFR District is largely located in the Highlands Planning Area, those areas of the SFR District which are not centered immediately around Bowers Drive are predominantly located in the Protection Zone. Land acquisition is a high priority in the PZ and development activities are extremely limited. Any development within the PZ is subject to stringent limitations on consumptive and depletive water use, degradation of water quality, and impacts to environmentally sensitive lands. Thus, it is unlikely that the Township's sewer service area could be extended to these undeveloped or lesser developed portions of the SFR District.

**Consistency with the Highlands RMP.** This development option largely encompasses lands within the Protection Zone. It is therefore unlikely that the age-restricted residential cluster option is consistent with the Highlands RMP. The Township may consider amending or eliminating this development option in consideration of the established development pattern of the area and the constraints of the Highlands RMP.

**Lot Averaging.** Finally, lot averaging is permitted in the SFR District on tracts of land at least twenty-five acres in size. Lots may be served by either individual on-site septic systems or by public sewerage treatment facilities.

It is unlikely that the lot averaging option would be consistent with the Highlands RMP. While the SFR District is predominantly located in the Highlands Planning Area, those areas of the district which are not immediately centered around Bowers Drive are predominantly located in the Protection Zone. Land acquisition is a high priority in the PZ and development activities are extremely limited. Any development within the PZ is subject to stringent limitations on consumptive and depletive water use, degradation of water quality, and impacts to environmentally sensitive lands.

Thus, it is unlikely the Township's sewer service area could be extended to these undeveloped or lesser developed portions of the SFR District. Individual on-site septic systems are also unlikely to meet the septic density requirements of the Highlands RMP.

**Consistency with the Highlands RMP.** This development option largely encompasses lands within the Protection Zone. It is therefore unlikely that the lot averaging option is consistent with the Highlands RMP. The Township may consider amending or eliminating this development option in consideration of the established development pattern of the area and the constraints of the Highlands RMP.

# Section 4: Vacant and Redevelopable Tracts

The following section identifies vacant properties throughout the Township, as identified by municipal tax records. It also identifies tracts which may have the potential to be redeveloped or adaptively reused.

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## 4.1: Vacant Tracts

Table 7 relies upon parcel data and tax assessment records to identify vacant tracts throughout the Township.

As shown, only forty lots throughout the Township were identified as being vacant. Of these, twenty-six are located in the Highlands Planning Area while the remaining fourteen are located in the Preservation Area. Furthermore: one vacant property is located in the Conservation Zone; one property is located in both the Conservation Zone and the Conservation Zone – Environmentally Constrained Subzone; fifteen properties are located in the Conservation Zone – Environmentally Constrained Subzone; five properties are located in the Existing Community Zone; and nineteen properties are located in the Protection Zone. The distribution of these vacant lots in relationship to the Highlands RMP is summarized in Figure 3 and Figure 4.

Overall, the development potential of these vacant lots are limited. In most cases, vacant lots lacked access to public water and the Township’s sewer service area. In addition, properties were nearly entirely inundated with environmental constraints including, but not limited to, wetlands and associated buffers, category-one waterways and associated buffers, and steep slopes. Additional information regarding the Township’s environmental constraints is provided in Section 5.

Figure 3: Vacant Land by Highlands Region

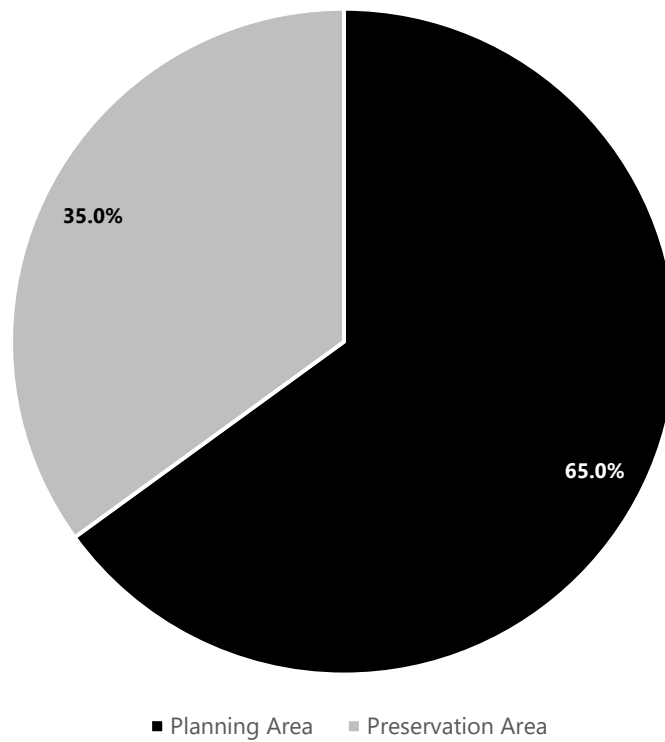


Figure 4: Vacant Land by Highlands LUCZ

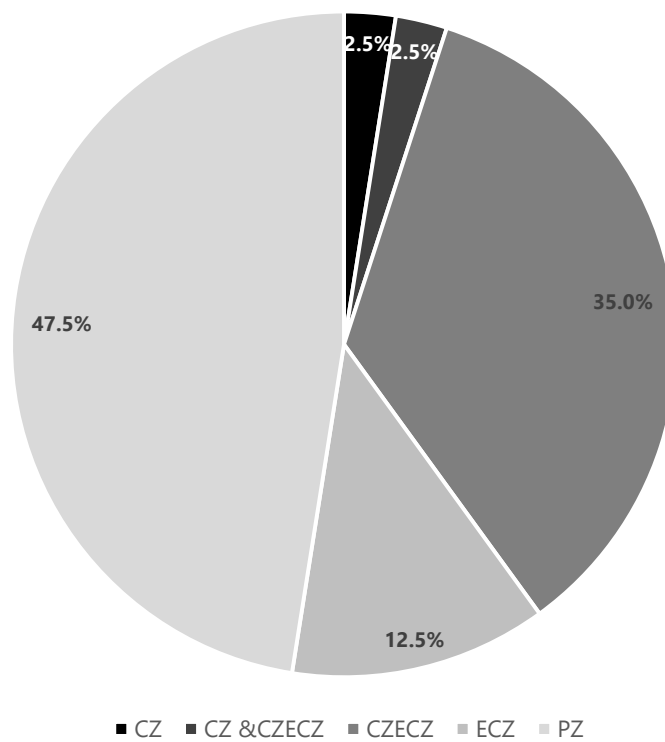


Table 7: Vacant Properties

Block	Lot	Address	Acres	Infrastructure	Highlands Region	LUCZ
301	7.01	569 Ervey Road	1.04	None	Planning Area	CZECZ
301	5	Off Johnsonburg Road	3.15	None	Planning Area	PZ
301	2.02	22 Johnsonburg Road	3.79	None	Planning Area	PZ
303	8.02	520 Maple Lane	23.69	None	Planning Area	CZ & CZECZ
303	8.03	510 Maple Lane	5.28	None	Planning Area	CZ
502	8	3 Springbrook Road	0.77	Water & Sewer	Planning Area	CZECZ
201	31	Off Bear Creek Road	0.45	None	Planning Area	CZECZ
201	26	51 Kaper Road	10.6	None	Planning Area	CZECZ
104	3.04	1 Rydell Road	1.05	None	Planning Area	CZECZ
105	4	Shades of Death Road	0.57	None	Planning Area	CZECZ
104	4.01	223 Bear Creek Road	6.40	None	Planning Area	CZECZ
701	5	300 Alphano Road	0.88	None	Planning Area	ECZ
705.01	68	Eaglet Glen	1.56	Water and Sewer	Planning Area	ECZ
704	4	28 Mallard Drive	0.54	Water and Sewer	Planning Area	ECZ
704	5	Mallard Drive	0.54	Water and Sewer	Planning Area	ECZ
711	2	3 Cardinal Road	0.43	Water and Sewer	Planning Area	ECZ
602.01	7	209 Alphano Road	0.38	None	Planning Area	CZECZ
602.01	4	205 Alphano Road	0.48	None	Planning Area	CZECZ
602.01	3	203 Alphano Road	0.35	None	Planning Area	CZECZ
602.01	2.03	201 Alphano Road	0.90	None	Planning Area	CZECZ
602.01	1	193 Alphano Road	0.80	None	Planning Area	CZECZ

Block	Lot	Address	Acres	Infrastructure	Highlands Region	LUCZ
701.02	18	200 Alphano Road	1.98	None	Planning Area	CZECZ
701.02	19	196 Alphano Road	0.32	None	Planning Area	CZECZ
701.02	22	Off Alphano Road	16.0	None	Planning Area	PZ
701.02	23.15	79 Catswamp Road	5.64	None	Planning Area	PZ
801	7	96 Catswamp Road	22.02	None	Planning Area	PZ
802	12.03	102 Ridge Road	1.04	None	Preservation Area	PZ
802	12.05	108 Ridge Road	5.46	None	Preservation Area	PZ
802	9	997-999 Ridge Road	11.63	None	Preservation Area	PZ
804	4	8 Oakcrest Drive	0.06	None	Preservation Area	PZ
804	5	8 Oakcrest	0.06	None	Preservation Area	PZ
804	10	13 Cornerstone Drive	0.20	None	Preservation Area	PZ
804	11	11 Cornerstone Drive	0.21	None	Preservation Area	PZ
804	14	5 Cornerstone Drive	0.20	None	Preservation Area	PZ
804	15	3 Cornerstone Drive	0.16	None	Preservation Area	PZ
804	17	5 Lone Pine Terrace	0.30	None	Preservation Area	PZ
804	24	9 Palmer Place	0.09	None	Preservation Area	PZ
804	25	7 Palmer Place	0.09	None	Preservation Area	PZ
901	10	Waterloo Road	0.19	None	Preservation Area	PZ
901	12	1178 Waterloo Road	0.79	None	Preservation Area	PZ



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## 4.2: Redevelopable Tracts

In addition to the aforementioned vacant properties, the Township contains several sites which are currently developed but could potentially be redeveloped or adaptively reused in the future. These properties are summarized in Table 8 and are discussed in greater detail on the following pages.

Table 8: Redevelopable Tracts

Block	Lot	Address	Acreage	Infrastructure	Highlands Region	LUCZ
901	24.02	1500 Route 517	7.41	None	Preservation Area	PZ
802	10	1001 Route 517	6.69	None	Preservation Area	PZ
802	13	1115 Route 517	3.73	None	Preservation Area	PZ
401	100	20 Johnsonburg Road	74.59	Partial Water/Sewer	Planning Area	CECSZ
105	13	77 Gibbs Road	5.56	None	Planning Area	CECSZ

Block 901 Lot 24.02



Map 6: Scale 1" = 300' (note: environmental mapping are for estimate purposes only)

Address:	1500 Route 17
Block and Lot:	Block 901 Lot 24.02
Area (ac):	7.41
Existing Zoning:	PO Professional Office
Land Use:	Office
Highlands Region:	Preservation Area
Highlands LUCZ:	Protection Zone
Constraints:	Wetlands; Riparian Area; Steep Slopes
Utilities:	None
Analysis:	<p>This property is developed with an office building and an associated parking area. Due to the presence of several environmental constraints, any future expansion of the building or parking area is unlikely.</p> <p>In consideration of the continued pressures on the office market, there may come a time when the building faces significant vacancies. Thus, the interior of the building may need to be retrofitted to accommodate other uses. Any such adaptive reuse must be considered with the current septic capacity of the property.</p>

### Block 802 Lot 10



Map 7: Scale 1" = 300' (note: environmental mapping are for estimate purposes only)

Address:	1001 Route 17
Block and Lot:	Block 802 Lot 10
Area (ac):	6.69
Existing Zoning:	PO Professional Office
Land Use:	Office
Highlands Region:	Preservation Area
Highlands LUCZ:	Protection Zone
Constraints:	Wetlands; Riparian Area; Steep Slopes
Utilities:	None
Analysis:	<p>Similar to Block 901 Lot 24.02, this property is developed with an office building and an associated parking area. Due to the presence of several environmental constraints, any future expansion of the building or parking area is unlikely.</p> <p>In consideration of the continued pressures on the office market, there may come a time when the building faces significant vacancies. Thus, the interior of the building may need to be retrofitted to accommodate other uses. Any such adaptive reuse must be considered with the current septic capacity of the property.</p>

### Block 802 Lot 13



Map 8: Scale 1" = 300' (note: environmental mapping are for estimate purposes only)

Address:	1001 Route 17
Block and Lot:	Block 802 Lot 10
Area (ac):	6.69
Existing Zoning:	PO Professional Office
Land Use:	Office
Highlands Region:	Preservation Area
Highlands LUCZ:	Protection Zone
Constraints:	Steep Slopes
Utilities:	None
Analysis:	<p>This property is developed with a restaurant and two associated parking areas. Unlike other commercial properties located in the immediate area, this property is not constrained by wetlands or by a riparian buffer. It nevertheless does feature some areas of steep slopes.</p> <p>Should the restaurant cease to function, the site may be redeveloped to accommodate another use. This must be considered with the current septic capacity of the site.</p>



Block 401 Lot 100



Map 9: Scale 1" = 1,000' (note: environmental mapping are for estimate purposes only)

Address:	20 Johnsonburg Road
Block and Lot:	Block 401 Lot 100
Area (ac):	74.59
Existing Zoning:	PPE Parks, Public and Education
Land Use:	School
Highlands Region:	Planning Area
Highlands LUCZ:	Conservation Zone – Environmentally Constrained Subzone
Constraints:	Wetlands; Riparian Area; Steep Slopes
Utilities:	Partial Water, Sewer Service Area
Analysis:	<p>This property is developed with the Allamuchy Township School as well as associated parking areas and photovoltaic panels. The westerly undeveloped portions of the site are largely constrained with wetlands and a riparian area. Bands of steep slopes are also located throughout the site.</p> <p>As indicated in Section 3.1, the Township largely lacks vacant and developable properties. Thus, should the Township require additional educational facilities in the future, it is likely that this property would have to accommodate these needs.</p>

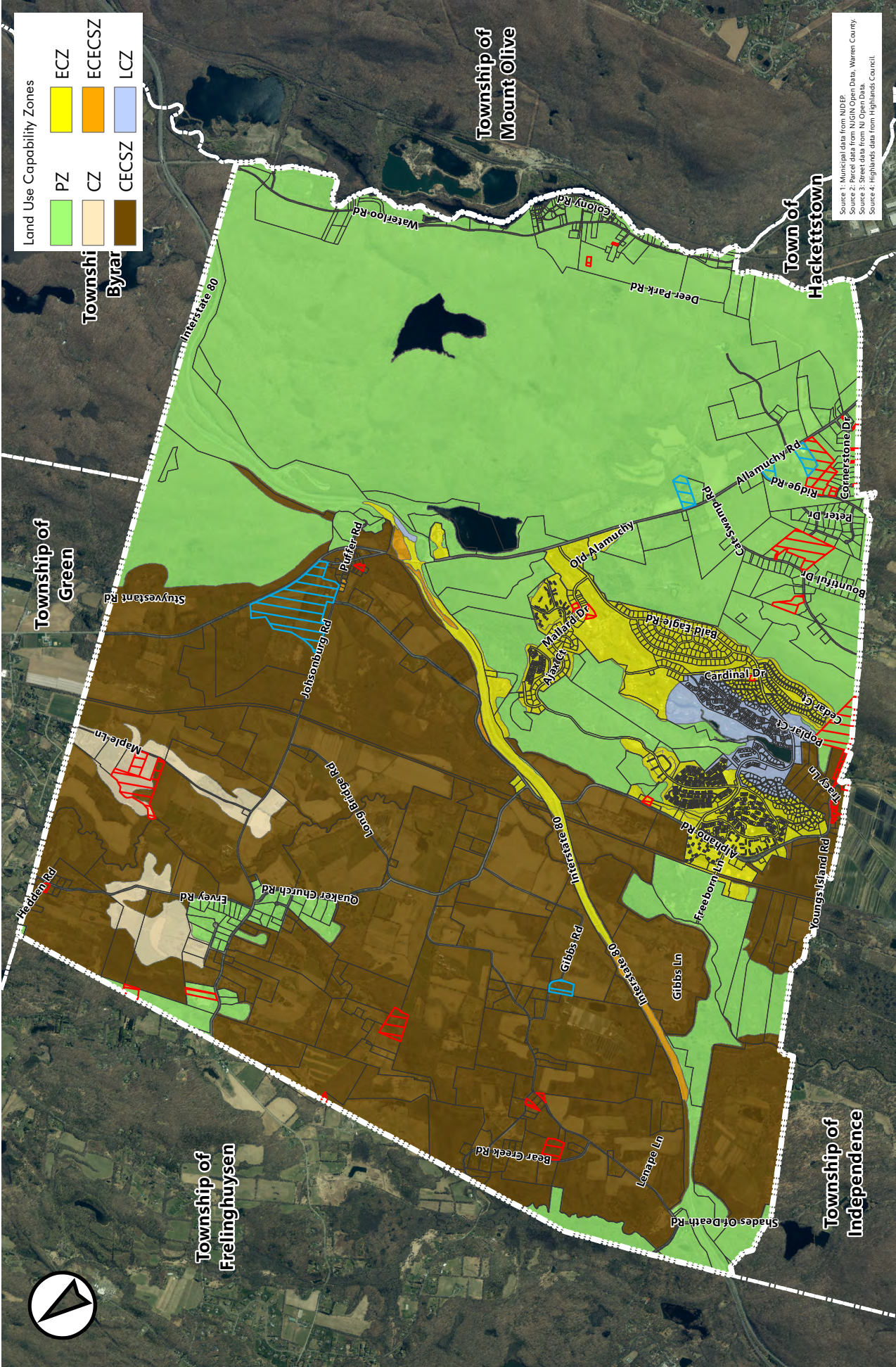
### Block 105 Lot 13



Map 10: Scale 1" = 1,000' (note: environmental mapping are for estimate purposes only)

Address:	77 Gibbs Road
Block and Lot:	Block 105 Lot 13
Area (ac):	5.56
Existing Zoning:	RR Rural Residential
Land Use:	Auto Repair Facility
Highlands Region:	Planning Area
Highlands LUCZ:	Conservation Zone – Environmentally Constrained Subzone
Constraints:	Riparian Area
Utilities:	None
Analysis:	<p>This property is developed with an auto repair facility. As shown on the above aerial, the majority of the site features the outdoor storage of vehicles. While the site received site plan approval for additional buildings to internalize this storage, these improvements have not yet been constructed.</p> <p>Should this business cease its operations, the site could potentially accommodate additional redevelopment due to its existing improvement coverage. However, due to its historic use, any future utilization of this site would likely require an environmental investigation.</p>





Source 1: Municipal data from NIDFP  
 Source 2: Parcel data from NJGIN Open Data, Warren County  
 Source 3: Street data from NJ Open Data  
 Source 4: Highlands data from Highlands Council

Dwg. Title

# Map 11: Vacant and Developable Land

**BURGIS ASSOCIATES, INC.**  
 COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE  
 p. 201.666.1811  
 25 Westwood Avenue  
 Westwood, New Jersey 07675

## Highlands Initial Assessment Report

Project Title  
 Highlands Initial Assessment Report  
 Township of Alamuchy | Warren County, New Jersey

Project No.	4231.02	Date	02.19.25	Drawn	DN
Scale	1" = 3,800'	Dwg. No.	map 11		

Legend

Boundary
 Redevelopable

Parcels
 Vacant

## Section 5: Environmental

The following section first identifies the natural and cultural resources located in the Township. These resources include, but are not limited to: wetlands; riparian areas; slopes; forest resource areas; scenic resource areas; and critical wildlife habitat. Next, it reviews the Township's land development regulations to determine whether Allamuchy presently has appropriate protections in place or whether additional protections are required to bring the municipality into conformance with the Highlands RMP.

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### 5.1: Environmental Analysis

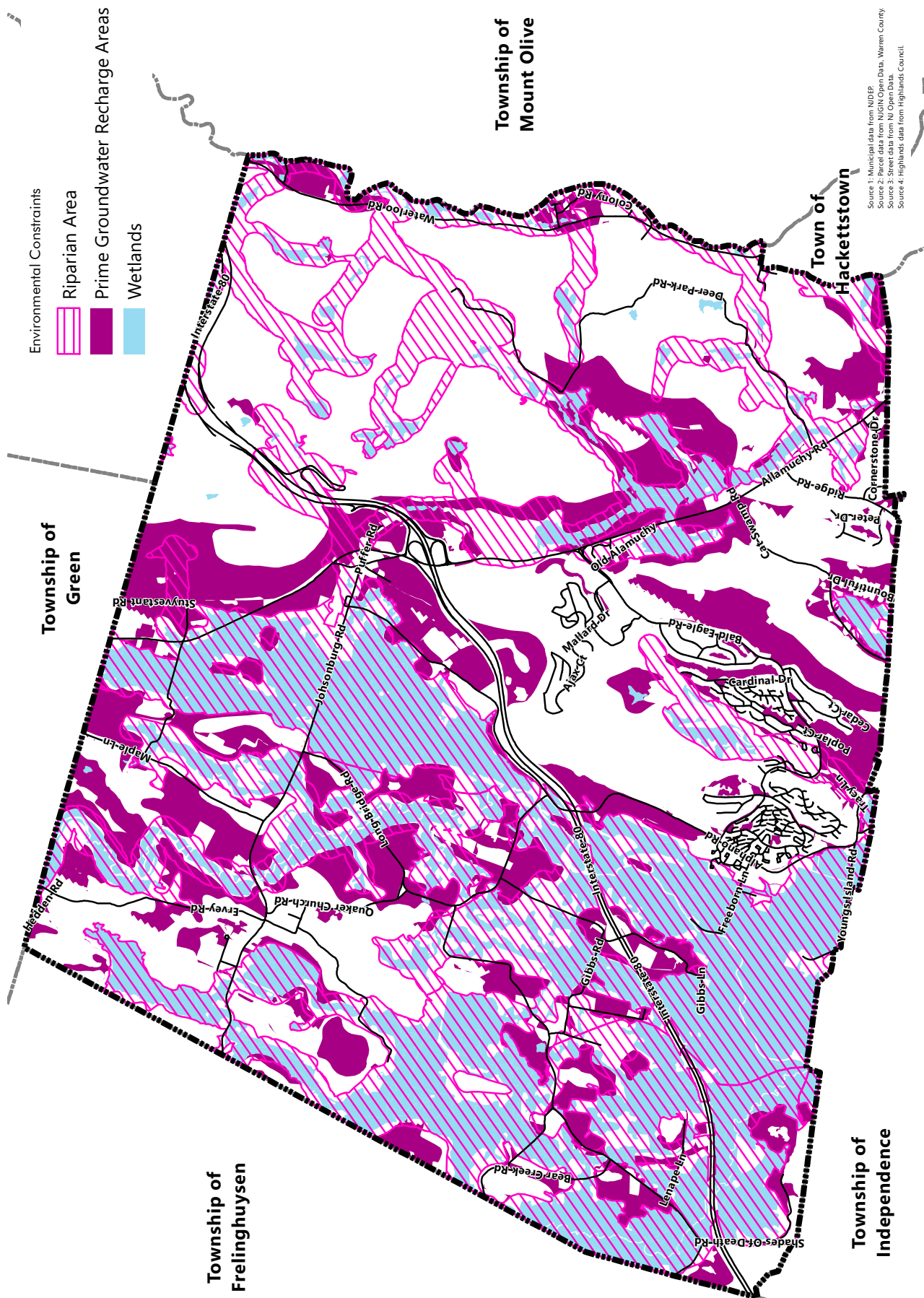
The Township contains a variety of extensive environmental constraints which are summarized in Table 9 below. These constraints, which are discussed in greater detail on the following pages, are reflective of the Township's rural character and the extensive amount of preserved open space which can be found throughout the municipality. They also significantly limit the amount of future development the Township may accommodate.

Table 9: Environmental Features

Constraint	Acres	% of Township
Wetlands	3,163.0	24.4%
Riparian Area	5,959.9	45.9%
Prime Groundwater Recharge	2,556.1	19.7%
Slope Protection Area	3,718.4	28.7%
Forest Protection Area	9,999.2	77.1%
Scenic Resource Area	4,830.6	37.2%
Critical Wildlife Habitat	10,362.7	79.9%

Source: Highlands Council GIS





Source 1: Municipal data from NJDEP  
Source 2: Parcel data from NJGIN Open Data, Warren County  
Source 3: Street data from NJ Open Data  
Source 4: Highlands data from Highlands Council

Township of  
Green

Township of  
Mount Olive

Town of  
Hackettstown

Township of  
Independence

Township of  
Frelinghuysen

- Environmental Constraints
- Riparian Area
  - Prime Groundwater Recharge Areas
  - Wetlands

Dwg. Title

Map 12: Environmental Constraints - Water Related




**BURGIS ASSOCIATES, INC.**  
COMMUNITY PLANNING | LAND DEVELOPMENT AND DESIGN | LANDSCAPE ARCHITECTURE  
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25 Westwood Avenue  
Westwood, New Jersey 07675

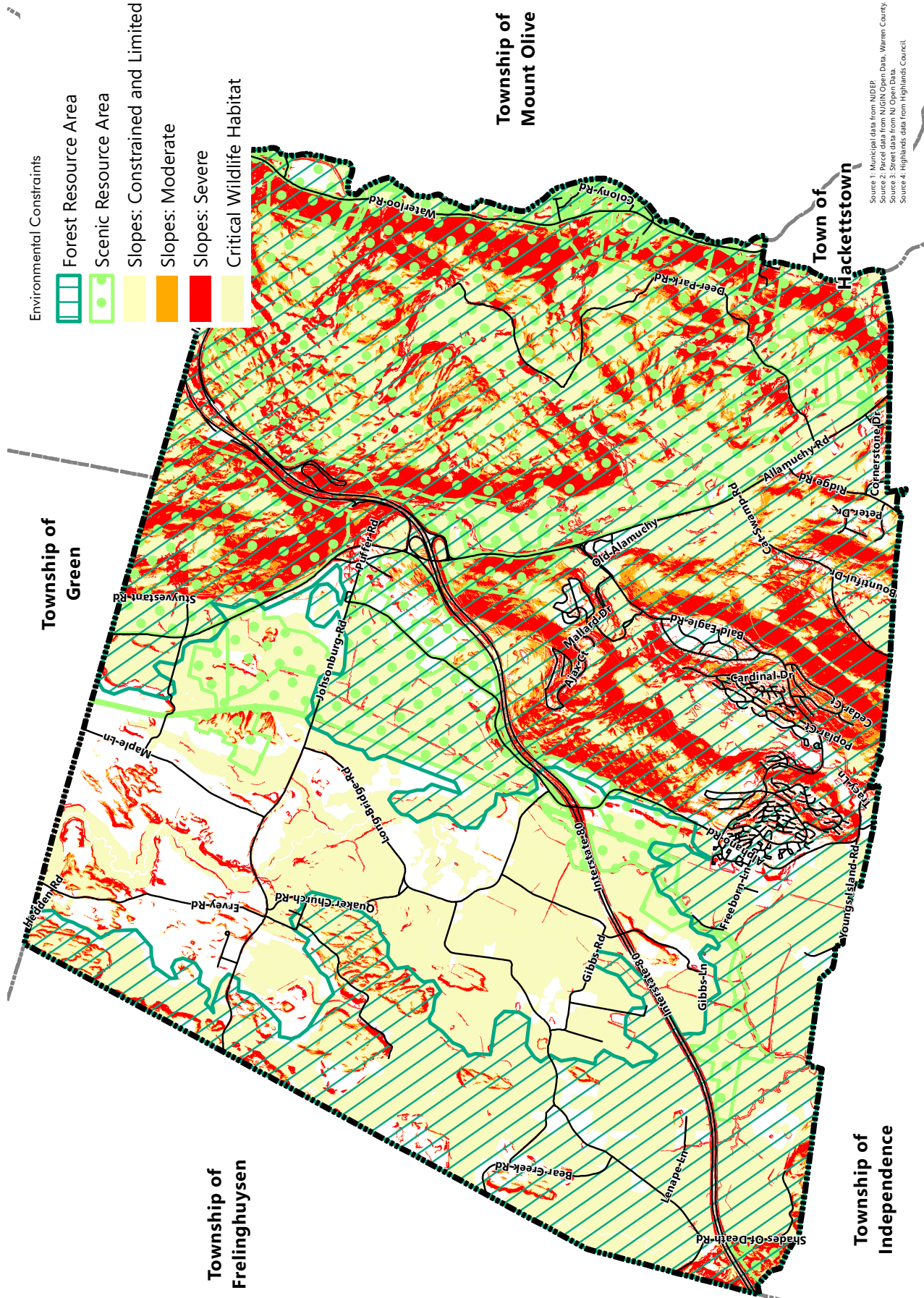
Project Title  
**Highlands Initial Assessment Report**  
Township of Alamuchy | Warren County, New Jersey

Project No.	Date	Drawn
4231.02	03.30.25	DN

Scale	Dwg. No.
1" = 3,800'	map 12

Legend

 Boundary



Source 1: Municipal data from NIDFP  
Source 2: Parcel data from NJGIN Open Data, Warren County  
Source 3: Street data from NJ Open Data  
Source 4: Highlands data from Highlands Council

Dwg. Title

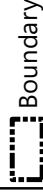
Map 13: Environmental Constraints - Non-Water Related

Project No. 4231.02

Date 03.30.25

Drawn DN

Legend



### Wetlands

As noted by the New Jersey Department of Environmental Protection (NJDEP), a wetland is a unique ecosystem where the land is regularly saturated with water for an extended period of time. While there are a variety of different wetlands, they typically have three essential characteristics in common. First, the water level in a wetland will be at, above, or just below the surface of the ground for some duration of time at least once per year. Wetlands also feature hydric soils, which are soils which are wet for long enough that they become anaerobic (e.g. they lack oxygen). Finally, certain species of plants (generally known as hydrophytes or hydrophytic vegetation) have adapted to survive in hydric soils and flooded conditions.

Wetlands are an incredibly valuable natural resource which provide benefits for humans, animals, and the environment as a whole. Wetlands help purify water by filtering out harmful pollutants before they reach waterways. Wetlands also help protect against flooding and climate change by soaking up water and absorbing excess carbon dioxide. Finally, wetlands are crucial for several animal and plant species throughout the state.

The Township contains approximately 3,163.0 acres of wetlands which represents nearly one-quarter (24.4%) of the municipality. As shown in Map 12, the majority of these wetlands are located within the northwesterly portion of the Township, to the north of Route 80 and Alphano Road.

### Riparia Area

Riparian areas are those area which are adjacent to and hydrologically connected to rivers and streams through overland surface runoff, inundation during floods, or subsurface flow. Riparian areas include area which are flood prone, wildlife corridors, riparian soils, and wetlands. Ultimately, riparian areas serve as the intermediary between water bodies and terrestrial ecosystems.

Accordingly, riparian areas are essential to maintaining the quality and ecological integrity of waterbodies throughout the Highlands Region. Riparian areas help moderate fluctuations in water temperate, maintain groundwater recharge and stream base flow, stabilize stream banks, and provide food storage area. Furthermore, during storm events, riparian areas help reduce erosion and sediment loads to surface water and remove excess nutrients and contaminants from flood waters.

Approximately 5,959.9 acres of the Township are located in a riparian area which represents nearly one-half (45.9%) of the municipality. Similar to the Township's wetlands, the majority of these riparian areas are located within the northwesterly portion of Allamuchy, to the north of Route 80 and Alphano Road. Large, contiguous riparian areas are also located throughout Allamuchy Mountain State Park.

### Prime Groundwater Recharge Area

As noted by the Highlands RMP, Prime Groundwater Recharge Areas are those areas in each subwatershed which have the highest recharge rate and, in total, provide 40% of the total recharge for that subwatershed. The Highlands RMP places a high priority on the protection of these lands as well as their quality and quantity of recharge.

Approximately 2,556.1 acres of the Township are located in a Prime Groundwater Recharge Area, which represents less than one-fifty (19.7%) of its total area. Prime Groundwater Recharge Areas are located throughout the Township, but are generally more concentrated to the north of Allamuchy Road.

### Steep Slope Protection Areas

The Highlands RMP identifies four subsets of Steep Slope Protection Areas:

- ❖ Severely Constrained Slopes. All lands with slopes of 20% or greater and lands within riparian areas with slopes of 10% and greater;
- ❖ Moderately Constrained Slopes. All non-riparian area lands having a slope of 15% to less than 20% which are forested;
- ❖ Constrained Slopes. All non-riparian areas having a slope of 15% to less than 20% which are non-forested with one or more of the following characteristics: (a) are highly susceptible to erosion; (b) have a shallow depth to bedrock; or c) have a soil capability class indicative of wet or stony soils.
- ❖ Limited Constrained Slopes. All non-riparian area lands having a slope of 15% to less than 20%, which are non-forested, are not highly susceptible to erosion, and do not have a shallow depth to bedrock or a Soil Capability Class indicative of wet or stony soils.

Steep slopes play an important ecological, recreational, scenic, and functional role within the Highlands Region. Disturbance of these areas can trigger erosion and sedimentation, resulting in the loss of topsoil. Steep slope disturbance can also result in the loss of habitat quality, degradation of surface water quality, silting of wetlands, and alteration of drainage patterns.

Approximately 3,718.4 acres of the Township are located in Steep Slope Protection Areas which represents over one-quarter (28.7%) of Allamuchy. Unsurprisingly, these steep slopes are largely concentrated in Allamuchy Mountain State Park. The Township's topography north of Route 80, where the majority of its farmland is located, features fewer bands of steep slopes.



### Forest Resource Area

As per the Highlands RMP, forest provide essential ecosystem functions including, but not limited to, surface water and air filtration, carbon sequestration, groundwater recharge, and habitats for a wide range of animal and plant species. Thus, the Highlands RMP places a priority on protecting these forested areas and in particular larger forested tracts. A Forest Resource Area includes high ecological value forest areas, including those forested areas that exhibit the least fragmentation and are vital for the maintenance of ecological processes.

Approximately 9,999.2 acres of the Township are located in a Forest Resource Area, which represents over three-quarters (77.1%) of the municipality. Generally, those areas of the Township which are not located in a Forest Resource Area are concentrated within the vicinity of Shades of Death Road, Ervey Road, and Maple Lane.

### Scenic Resource Areas

As per the Highlands RMP, Scenic Resource Areas include sites and landscapes which are distinctive and remarkable for their geology, topography, history, culture, and aesthetics. Often times, Scenic Resource Areas represent the defining character of a community. Examples of sites and landscapes which may be located in a Scenic Resource Area include prominent ridgelines, mountainsides or hillsides, panoramic vistas, community gateways and landmarks, river valleys, and agricultural landscapes.

Over one-third (37.2%) of the Township is located in a Scenic Resource Area. Of the approximately 4,830.6 acres of the Township located within a Scenic Resource Area, the vast majority comprises Allamuchy Mountain State Park. The Pequest River Greenway and Jenny Jump State Forest are also located in Scenic Resource Areas.

### Critical Wildlife Habitat

Critical Wildlife Habitat includes those areas which contain physical or biological features which are essential to the conservation of certain species. Typically, these areas contain rare, threatened, and/or endangered species habitat. Over 10,000 acres throughout the Township are located in a Critical Wildlife Habitat area, which represents approximately 79.9% of the municipality.

---

## 5.2: Environmental Regulations

In consideration of the aforementioned environmental constraints, the following subsection summarizes the Township's environmental regulations. The Township will likely need to update these regulations to conform to the requirements set forth by the Highlands RMP.

### Wetlands

The Township's land development regulations do not contain specific recommendations pertaining to wetlands or wetland buffers. While wetlands are peripherally regulated in Chapter 235 (discussed below), the Township typically relies upon the NJDEP for regulating wetlands.

### Riparian Areas

The Township regulations riparian areas in Chapter 235 of its general legislation. As noted therein, the general purpose of this chapter is to "designate riparian zones and to provide for land use regulation therein in order to protect the streams, lakes and other surface water bodies of the Township of Allamuchy; to protect the water quality of watercourses, reservoirs, lakes, and other significant water resources within the Township of Allamuchy to protect the riparian and aquatic ecosystems of the Township of Allamuchy; to provide for the environmentally sound use of the land resources of the Township of Allamuchy; and to complement existing state, regional, county and municipal stream corridor protection and management regulations and initiatives."

Accordingly, Chapter 235 establishes a list of uses which are permitted and prohibited in riparian zones. These are summarized as follows.

Permitted	Prohibited
Uses permitted by Stormwater Management Rules (NJAC 7:8-5.5(h))	Uses prohibited by Stormwater Management Rules (NJAC 7:8-5.5(h))
Uses permitted by Flood Hazard Area Control Act (NJAC 7:13)	Uses prohibited by Flood Hazard Area Control Act (NJAC 7:13)
Open space uses	Removal or clear-cutting of vegetation
Fences	Storage of hazardous/noxious materials
Crossings by farm vehicles	Use of fertilizers, pesticides, herbicides, and/or other chemicals
Stream bank stabilization or riparian reforestation	Roads/driveways
	Motor or wheeled vehicle traffic
	Parking lots
	Any type of permanent structures
	New subsurface sewage disposal systems
	Residential grounds or lawns

#### Prime Groundwater Recharge Areas

The Township's land development regulations do not contain specific regulations pertaining to wetlands or wetland buffers. These regulations would need to be incorporated during the conformance process.

#### Steep Slope Protection Areas

Section 90-600-606L. of the Township's land development regulations pertain to the disturbance of steep slopes. This section establishes that no slopes greater than 30% in grade may be disturbed or developed. Furthermore, no steep slope between 15% and 30% may be disturbed or developed except in the following specific situations:

- ❖ The crossing of steep slopes may be permitted in order for the developer to provide necessary infrastructural improvements for utilities, streets and stormwater management;
- ❖ An isolated area or a narrow band of steep slopes may be disturbed on a lot for good cause shown by the developer, when approved by the Board.

To better conform with Highlands regulations, the Township would likely need to update its steep slope regulations to reflect the steep slope protection area categories discussed in Section 4.1 as well as to prohibit disturbance for slopes greater than 20% in grade.

#### Forest Resource Area

The Township's land development regulations do not contain specific regulations pertaining to forest resource areas. While the Township adopted a new tree removal ordinance, it will nevertheless likely need to incorporate forest resource area regulations during the conformance process.

#### Scenic Resource Area

The Township's land development regulations do not contain specific regulations pertaining to wetlands or wetland buffers. These regulations would likely need to be incorporated during the conformance process.

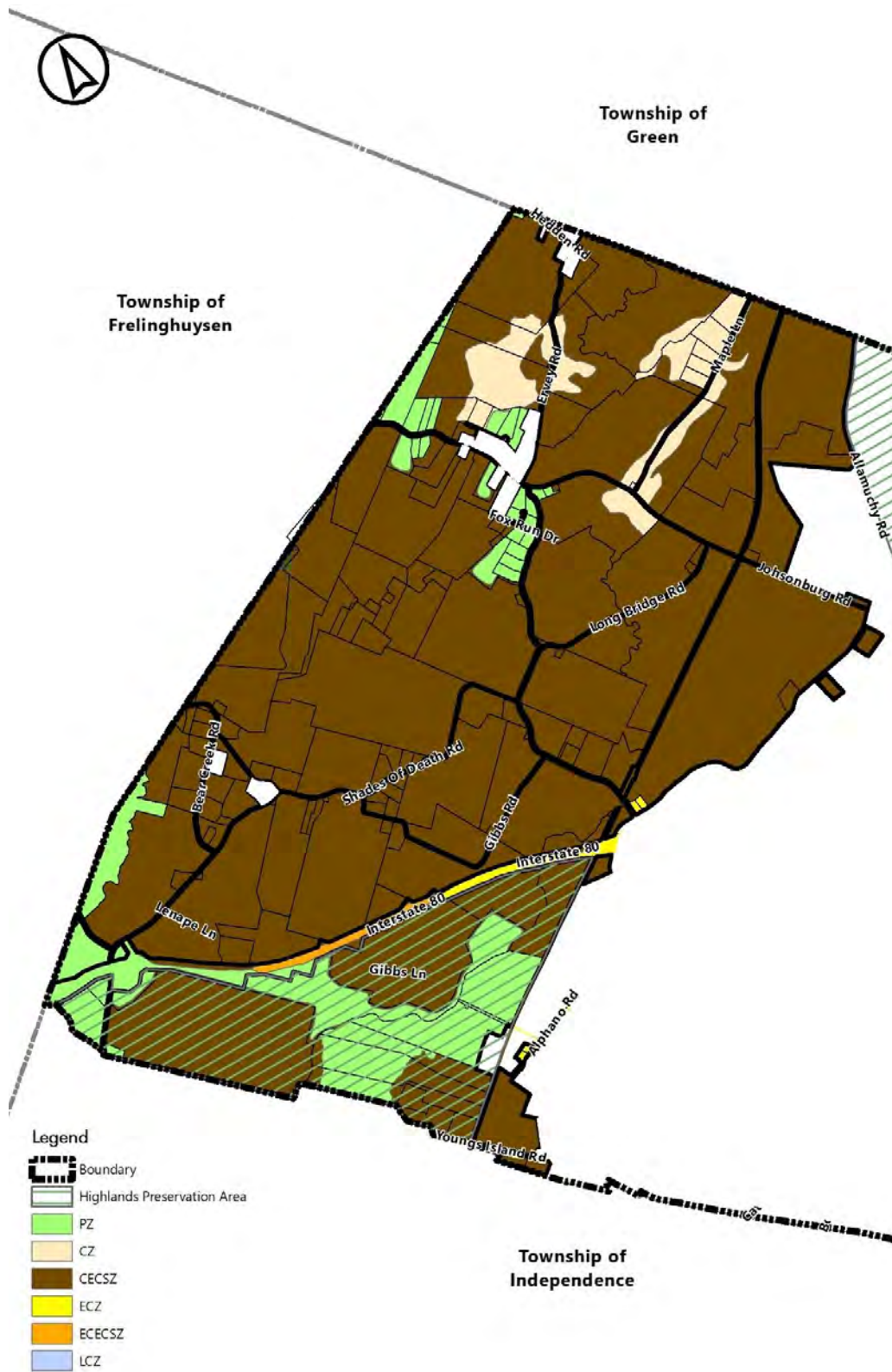
#### Critical Wildlife Habitat

The Township's land development regulations do not contain specific regulations pertaining to critical wildlife habitat. These regulations would likely need to be incorporated during the conformance process.

## Appendix A: Township Zoning Information



# RR Rural Residential District



Map 14: RR Rural Residential District (1" = 4,000')

## Overview

As shown in Map 14, the RR Rural Residential District is predominantly located within the northerly portion of the Township, to the north of Route 80 and Route 517. Lands located within the RR District are generally developed as farms or as single-family dwellings. The district also contains a significant amount of preserved open space.

## Permitted Uses

The district permits a variety of different uses which include: farms and farm-related activities; veterinarian offices; detached single-family dwellings, including those on flag lots; public playgrounds; conservation areas; parks and public purposes; churches; community residences; residential density transfer developments; single-family conservation cluster developments; public utility uses; and cellular antennas.

## Area and Yard Requirements

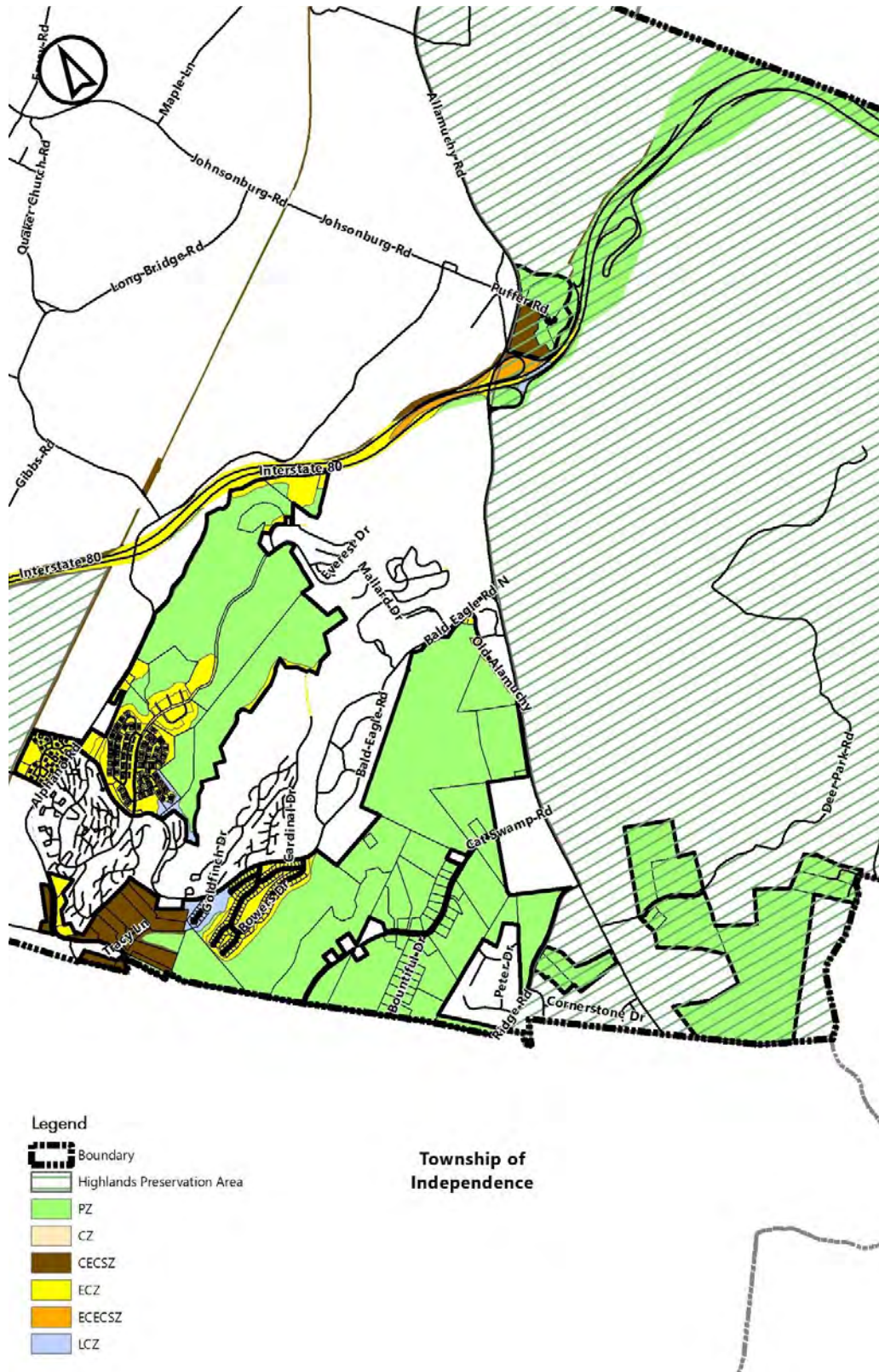
The following area and yard requirements are summarized for the RR District.

Table 10: RR Rural Residential Bulk Requirements

Requirement	Single-Family Dwellings	Churches	Farms and Veterinarian Offices
Min. Lot Area (ac)	10	10	10
Min. Lot Frontage (ft)	350	350	N/A
Min. Lot Width (ft)	350	350	N/A
Min. Lot Depth (ft)	700	700	N/A
Min. Side Yard (ft)	100	100	100
Min. Front Yard (ft)	100	100	100
Min. Rear Yard (ft)	100	100	100
Max. Building Coverage: Principal Buildings (%)	4	6	8
Max. Building Coverage: Accessory Buildings (%)	2	2	8
Lot Coverage (%)	10	15	20

**Consistency with the Highlands RMP.** While the majority of the RR District is located in the Highlands Planning Area, nearly the entirety of the district is split between the Protection Zone, the Conservation Zone, and the Conservation Zone – Environmentally Constrained Subzone. As detailed in Section 2.2, development activities in these LUCZs are significantly limited and land preservation is a high priority. Due to the limited number of uses typically permitted in the RR District as well as its required minimum lot size and associated bulk requirements, the RR District is largely reflective and complementary to the objectives of the Highlands RMP.

# SFR Single-Family Residential District



Map 15: SFR Residential District (1" = 4,000')

## Overview

As shown in Map 15, the SFR Single-Family Residential District is generally located within the westerly portion of the Township, along either side of Panther Valley. In addition, a small portion of this district is also located near the intersection of Puffer Road and Old Hackettstown Road. Lands located within the SFR District are generally developed with single-family and multifamily residential uses. The district also contains farmland and preserved open space.

## Permitted Uses

The district permits a variety of different uses which include: farms; detached single-family dwellings; playgrounds, conservation areas, parks and public purpose uses; churches; community residences; small lot single-family clusters; townhouse clusters; single-family conservation clusters; age-restricted clusters; lot averaging; neighborhood centers; and cellular antennas.

## Area and Yard Requirements

The following area and yard requirements are summarized for the RR District.

Table 11: SFR Single-Family Residential Bulk Requirements

Requirement	Single-Family Dwellings (public sewer)	Single-Family Dwellings (public sewer)	Churches	Farms
Min. Lot Area (ac)	1	6	6	4
Min. Lot Frontage (ft)	150	300	300	N/A
Min. Lot Width (ft)	150	300	300	N/A
Min. Lot Depth (ft)	200	500	600	N/A
Min. Side Yard (ft)	25	75	100	100
Min. Front Yard (ft)	50	75	100	100
Min. Rear Yard (ft)	50	100	100	100
Max. Building Coverage: Principal Buildings (%)	10	6	8	8
Max. Building Coverage: Accessory Buildings (%)	3	2	N/A	8
Lot Coverage (%)	15	10	20	20

**Consistency with the Highlands RMP.** The majority of the SFR District is located in the Highlands Planning Area. Furthermore, the more densely developed portions of the District – including multifamily neighborhoods located along Old Farm Drive and Sparrow Hawk Road as well as single-family neighborhoods located along Bowers Drive – are predominantly located in the Existing Community Zone. The remainder of the district is located within the Protection Zone and the Conservation Zone – Environmentally Constrained Subzone. Accordingly, the use and bulk requirements of the SFR District are largely reflective and complementary to the Highlands RMP. Additional discussion with the Highlands Council regarding those portions of the SFR District located within the PZ and the CZECZ are required.



# MR Mixed Residential District



Map 16: MR Mixed Residential District (1" = 1,800')

## Overview

As shown in Map 16, the MR Mixed Residential District is located within the westerly portion of the Township and encompasses a significant portion of Panther Valley. It is generally developed with single-family and multifamily residential dwellings as well as open space amenities.

## Permitted Uses

The district permits a limited number of uses which include: detached single-family dwellings; apartments; townhouses; playgrounds, conservation areas, open space, parks and public purposes; golf courses and golf clubhouses; maintenance and general office uses.

## Area and Yard Requirements

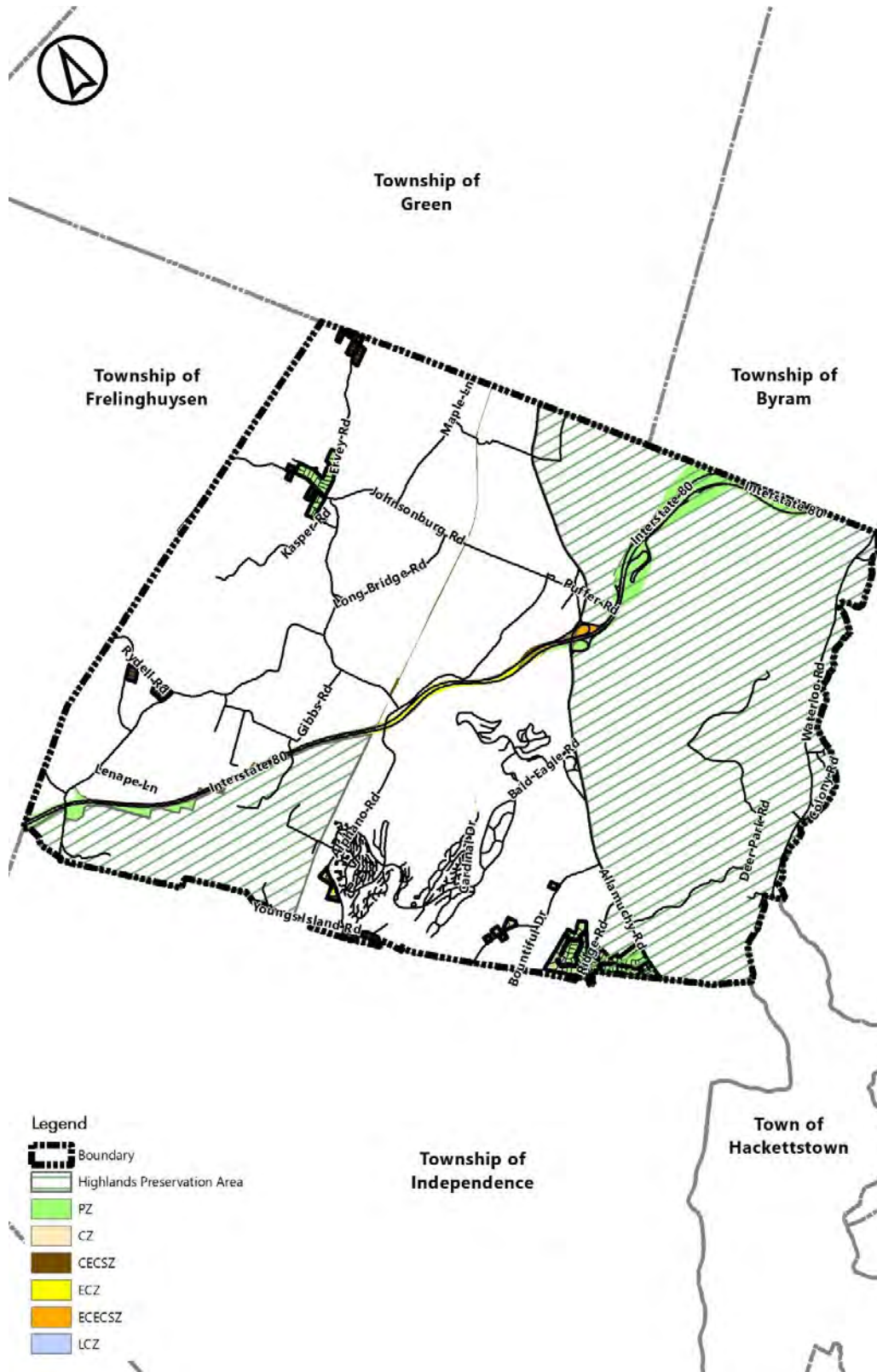
The following area and yard requirements are summarized for the MR District.

Table 12: MR Mixed Residential Bulk Requirements

Requirement	Single-Family Nonclustered Dwellings	Single-Family Clustered Dwellings
Min. Lot Area (sf)	17,500	9,000
Min. Lot Frontage (ft)	120	30
Min. Lot Width (ft)	120	30
Min. Lot Depth (ft)	120	N/A
Min. Side Yard (ft)	18	5
Min. Front Yard (ft)	35	10
Min. Rear Yard (ft)	40	5
Max. Building Coverage for all Buildings (%)	20	20
Lot Coverage (%)	30	35
Net Density (units/acre)	2	3.3

**Consistency with the Highlands RMP.** The entirety of the MR District is located in the Highlands Planning Area. Furthermore, nearly the entirety of the district is located in the Existing Community Zone and the Lake Community Subzone, which is reflective of the area's well-established developed nature. Small portions of the MR District are also located in the Protection Zone which corresponds to areas which are already preserved or restricted for open space purposes. Accordingly, the MR District is consistent and complementary to the Highlands RMP.

## RS Residential Settlement District



Map 17: MR Mixed Residential District (1" = 6,200')

## Overview

As shown in Map 17, the RS Residential Settlement District encapsulates small pockets of residential development located sporadically throughout the Township. Specifically, this district is located: at the intersection of Ervey Road and Hedden Road; at the intersection of Ervey Road and Johnsonburg Road; at the intersection of Shades of Death Road and Rydell Road; along Bear Creek Road; along Alphano Road; along Cat Swamp Road; near the intersection of Peter Drive and Joseph Court; and along Cornerstone Drive. Nearly every property within this district is developed with a single-family residential dwelling.

## Permitted Uses

The RS District permits a limited number of uses which include: detached single-family dwelling units; public playgrounds, conservation areas, parks and public purposes uses; and community residences.

## Area and Yard Requirements

The following area and yard requirements are summarized for the RS District.

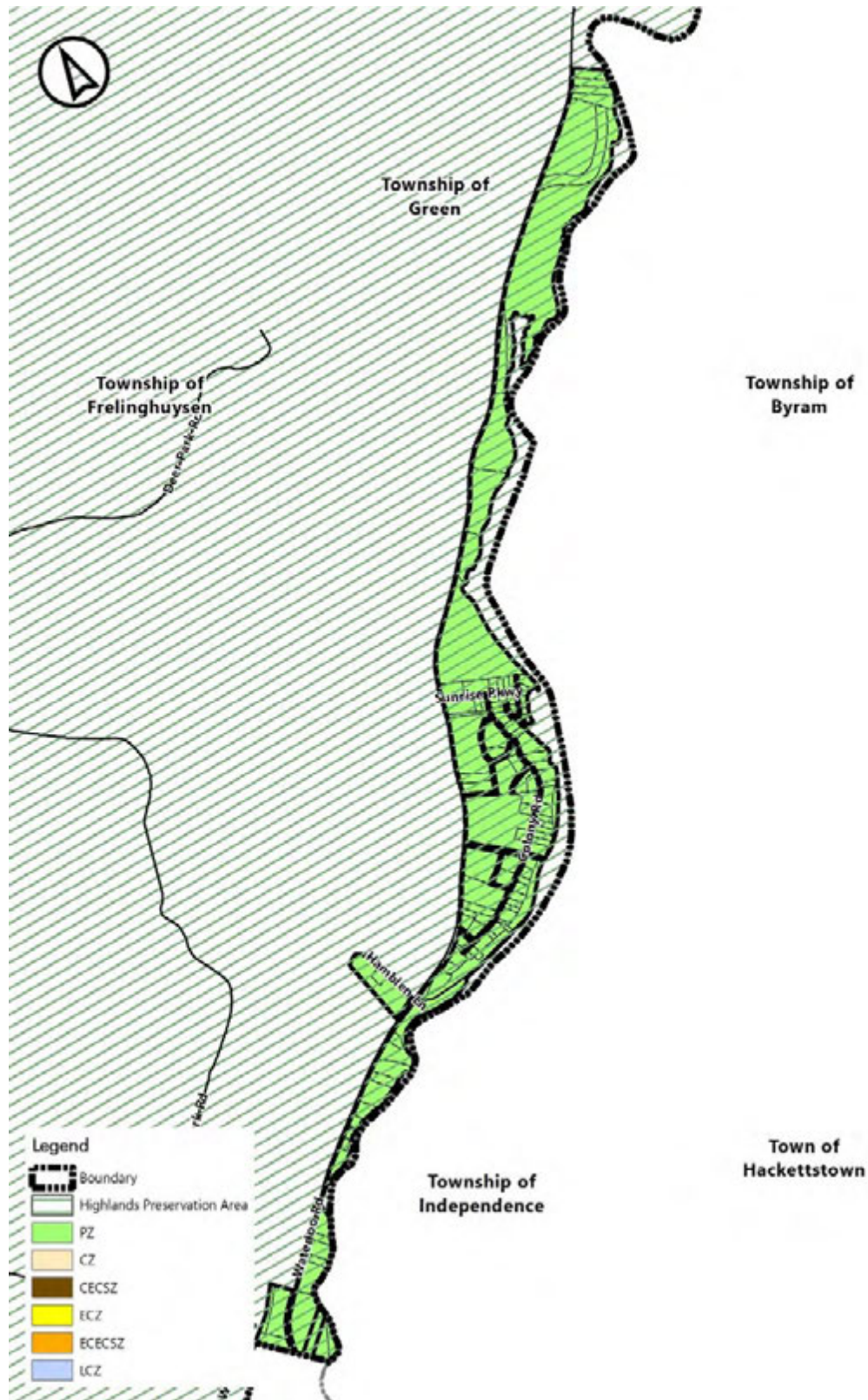
Table 13: RS Residential Settlement Bulk Requirements

Requirement	Single-Family Dwellings
Min. Lot Area (ac)	1.5
Min. Lot Frontage (ft)	100
Min. Lot Width (ft)	100
Min. Lot Depth (ft)	200
Min. Side Yard (ft)	25
Min. Front Yard (ft)	50
Min. Rear Yard (ft)	50
Max. Building Coverage of Principal Buildings (%)	10
Max. Aggregate Coverage of Accessory Buildings (%)	3
Max. Lot Coverage (%)	15

**Consistency with the Highlands RMP.** The RS District is located within both the Highlands Planning Area and Preservation Area. Furthermore, most properties throughout the district are located within the Protection Zone or the Conservation Zone – Environmentally Constrained Subzone. Only four properties located along Alphano Road are located within the Existing Community Zone. The RS District only permits a limited number of uses, and development opportunities within this district are limited. Accordingly, the use and bulk requirements of the RS District are consistent and complementary to the Highlands RMP.



# PR Park Residential District



## Overview

As shown in Map 18, the PR Park Residential District encapsulates a limited area located within the southerly portion of the Township, generally to the south of Waterloo Road. Lands in this district are generally comprised of preserved open space, with single-family dwellings as well as quasi-public uses also located sporadically throughout.

## Permitted Uses

The district permits a limited number of uses which include: farms; detached single-family dwelling units; playgrounds, conservation areas, parks and public purpose areas; and community residences.

## Area and Yard Requirements

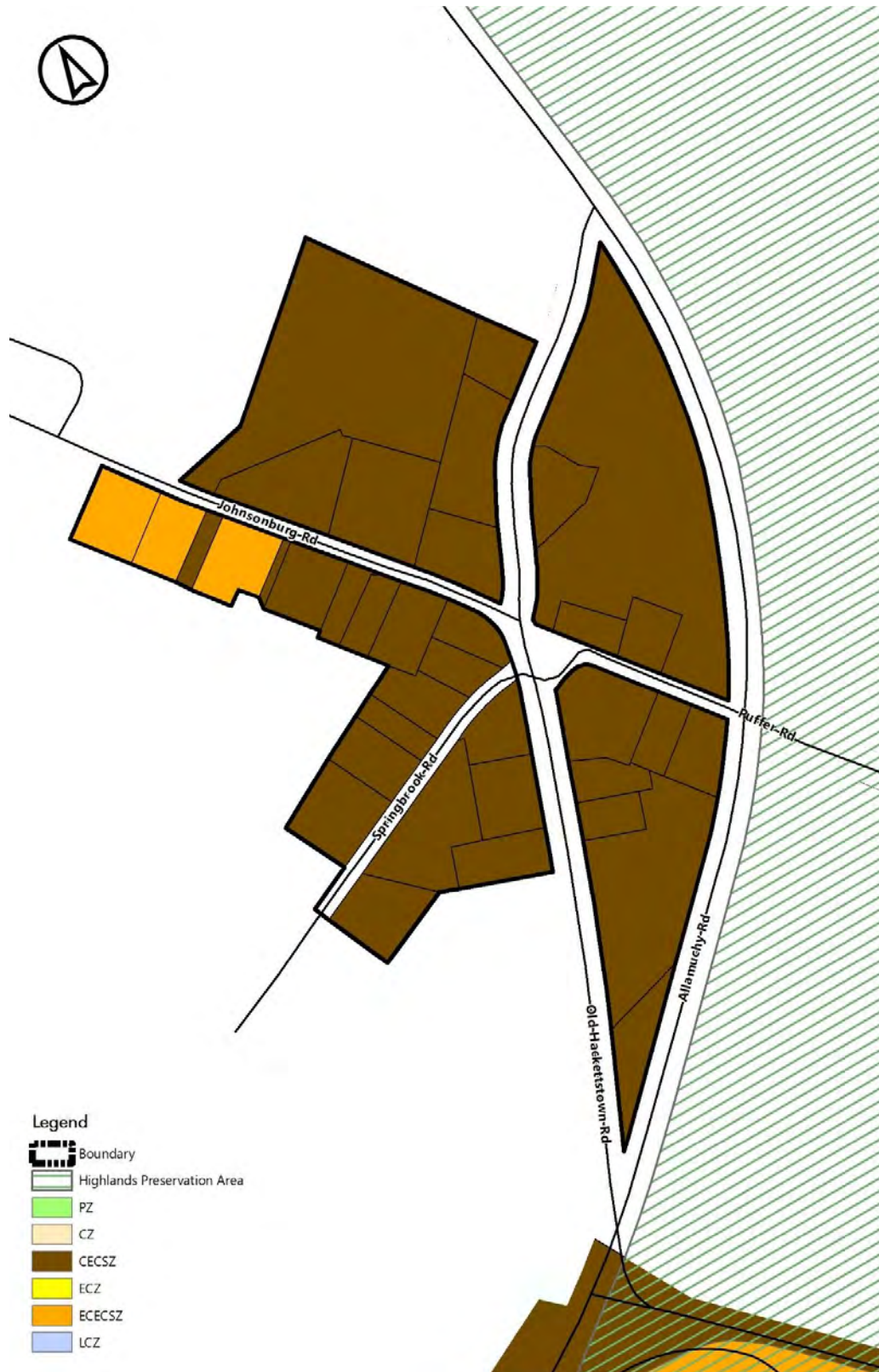
The following area and yard requirements are summarized for the RS District.

Table 14: RS Residential Settlement Bulk Requirements

Requirement	Single-Family Dwellings	Farms
Min. Lot Area	8,000 sf	10 ac
Min. Lot Frontage (ft)	80	N/A
Min. Lot Width (ft)	80	N/A
Min. Lot Depth (ft)	100	N/A
Min. Side Yard (ft)	10	100
Min. Front Yard (ft)	25	100
Min. Rear Yard (ft)	25	100
Max. Building Coverage of Principal Buildings (%)	20	8
Max. Aggregate Coverage of Accessory Buildings (%)	5	8
Max. Lot Coverage (%)	30	20

**Consistency with the Highlands RMP.** The PR District is located entirely within the Highlands Preservation Area as well as the Protection Zone. This is reflective of the preserved nature of this area of the Township and the limited remaining development opportunities which exist there. Therefore, the PR District is consistent and complementary to the Highlands RMP.

# VN Village Neighborhood District



Map 19: VN Village Neighborhood District (1" = 300')

## Overview

As shown in Map 19, the VN Village Neighborhood District is centered upon the intersections of Old Hackettstown Road, Johnsonburg Road, and Puffer Road. The district is predominantly developed with single-family uses as well as an assortment of retail uses, commercial uses, farmland, and open space.

## Permitted Uses

The district is essentially a mixed-use one which permits a variety of different uses including: detached single-family and two-family dwellings; professional offices; shops and stores for retail sales; personal service shops; community residences; and child-care centers. Service stations and automobile repair garages are also conditionally permitted.

## Area and Yard Requirements

The following area and yard requirements are summarized for the VN District.

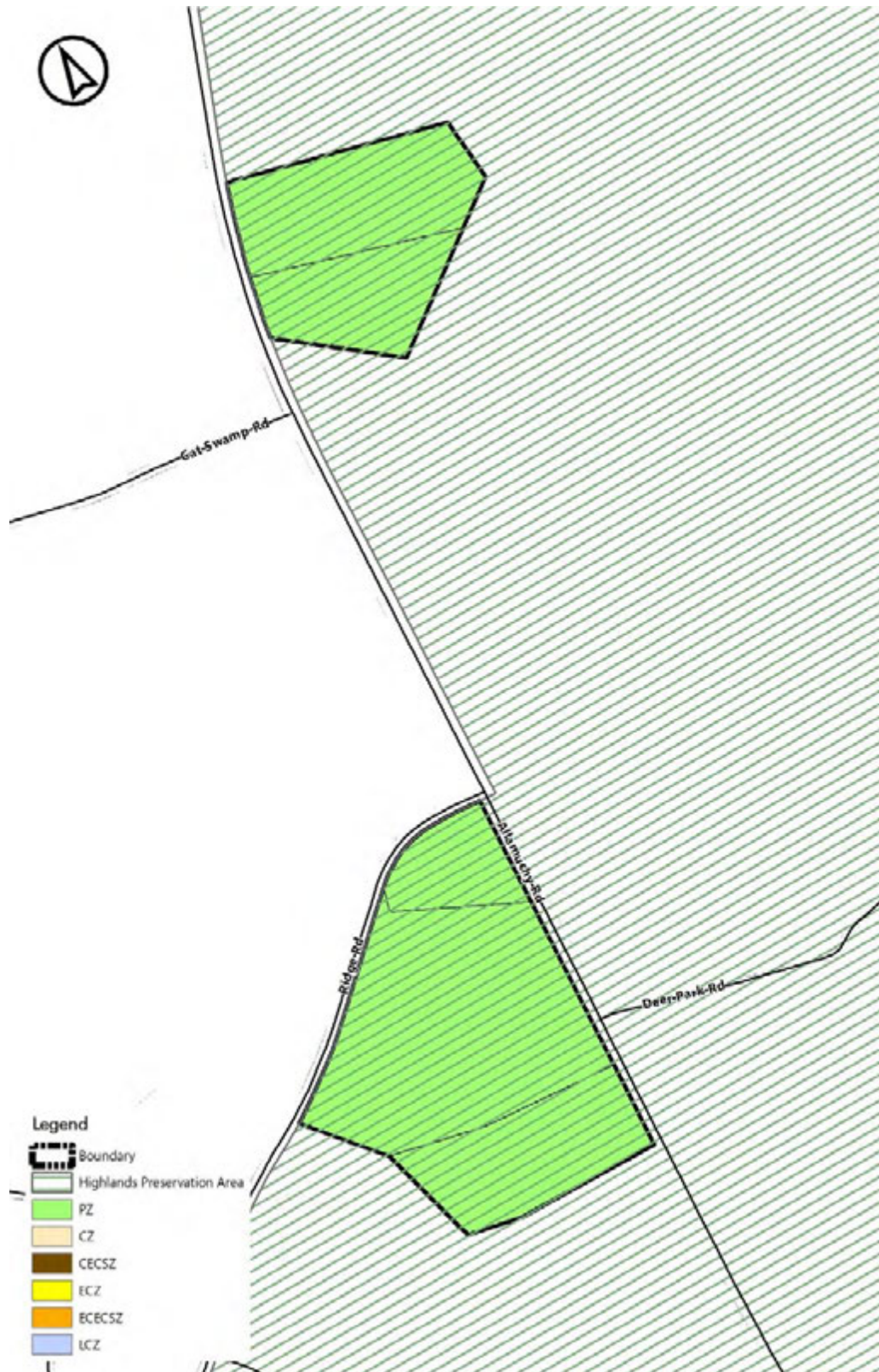
Table 15: VN Village Neighborhood District Bulk Requirements

Requirement	Single-Family Dwellings	Two-Family Dwellings	Offices and Retail Uses
Min. Lot Area (sf)	8,000 sf	16,000	10,890
Min. Lot Frontage (ft)	70	140	80
Min. Lot Width (ft)	70	140	80
Min. Lot Depth (ft)	100	100	100
Min. Side Yard (ft)	10	15	10
Min. Front Yard (ft)	20	20	10
Min. Rear Yard (ft)	25	25	25
Max. Building Coverage of Principal Buildings (%)	20	20	20
Max. Aggregate Coverage of Accessory Buildings (%)	6	6	5
Max. Floor Area Ratio	N/A	N/A	0.25
Max. Lot Coverage (%)	30	30	65

**Consistency with the Highlands RMP.** While the entirety of the VN District is located within the Highlands Planning Area, the majority of the district is located within the Conservation Zone – Environmentally Constrained Subzone. Furthermore, three lots are located in the Existing Community – Environmentally Constrained Subzone. As discussed in Section 2.2 of this analysis, these LUCZs encourage land preservation and discourages future development. While future development opportunities in this district may be limited, the zoning reflects the existing development pattern of the area. Thus, changes to this district may not be necessary.



PO Professional Office District



Map 20: PO Professional Office District (1" = 600')

## Overview

As shown in Map 20, the PO District comprises five lots which front along Allamuchy Road near its intersections with Cat Swamp Road and Deer Park Road. The northerly portion of the district contains an office building and a house of worship, while the southerly portion contains a restaurant, an office building, and qualified farmland.

## Permitted Uses

The district permits a limited number uses which include: professional and business offices and office buildings; research, manufacturing and industrial uses; service contracting business uses; restaurants; churches; child-care centers; and detached single-family dwellings.

## Area and Yard Requirements

The following area and yard requirements are summarized for the PO District.

Table 16: PO Residential Settlement Bulk Requirements

Requirement	Office and Other Individual Uses
Min. Lot Area (ac)	2
Min. Lot Frontage (ft)	250
Min. Lot Width (ft)	250
Min. Lot Depth (ft)	250
Min. Side Yard (ft)	40
Min. Front Yard (ft)	75
Min. Rear Yard (ft)	60
Max. Floor Area Ratio	0.20
Max. Lot Coverage (%)	60

**Consistency with the Highlands RMP.** The entirety of the PO Professional Office District is located in the Highlands Preservation Area as well as the Protection Zone, both of which strongly discourage future development and encourage preservation activities. Thus, the district is inconsistent with the Highlands RMP. The Township should refine the list of uses permitted in this district to better reflect the existing development pattern of the area. Research, manufacturing, and industrial uses will likely need to be eliminated as permitted uses. However, the Township should consult with the Highlands Council on supporting limited redevelopment and/or adaptive reuse opportunities in this area. This is discussed in Section 4.2.

The map displays the Highlands Preservation Area, which is outlined by a thick black boundary. The area is divided into several zones: a large yellow-shaded area in the upper left, a large green-shaded area in the lower right, and a small orange-shaded area in the lower right. A road, labeled 'Ridge Rd', runs along the right side of the map. A north arrow is located in the upper left corner. A legend in the bottom left corner identifies the symbols and colors used on the map.

**Legend**

- Boundary
- Highlands Preservation Area
- PZ
- CZ
- CECSZ
- ECZ
- BECSZ
- LCZ

~ 64 ~



## Overview

As shown in Map 21, the CC Community Commercial District is located in two portions of the Township. One area is located near the intersection of Allamuchy Road and Bald Eagle Road and encompasses the Panther Valley Mall. The second area is located further south near the intersection of Allamuchy Road and Cat Swamp Road. Lands within this portion of the district predominantly feature farmland as well as a single-family dwelling and a residential medical office building.

## Permitted Uses

The district permits a variety of uses which include: retail sales of goods; retail sales of personal services and repair; delicatessens, bakeries, candy stores, food markets, and grocery stores; banks; offices and office buildings; restaurants and bars within a restaurant; fitness centers; shopping centers; child-care centers; and motels. It also permits service stations, utility uses, and residential limited care facilities as conditional uses.

## Area and Yard Requirements

The following area and yard requirements are summarized for the CC District.

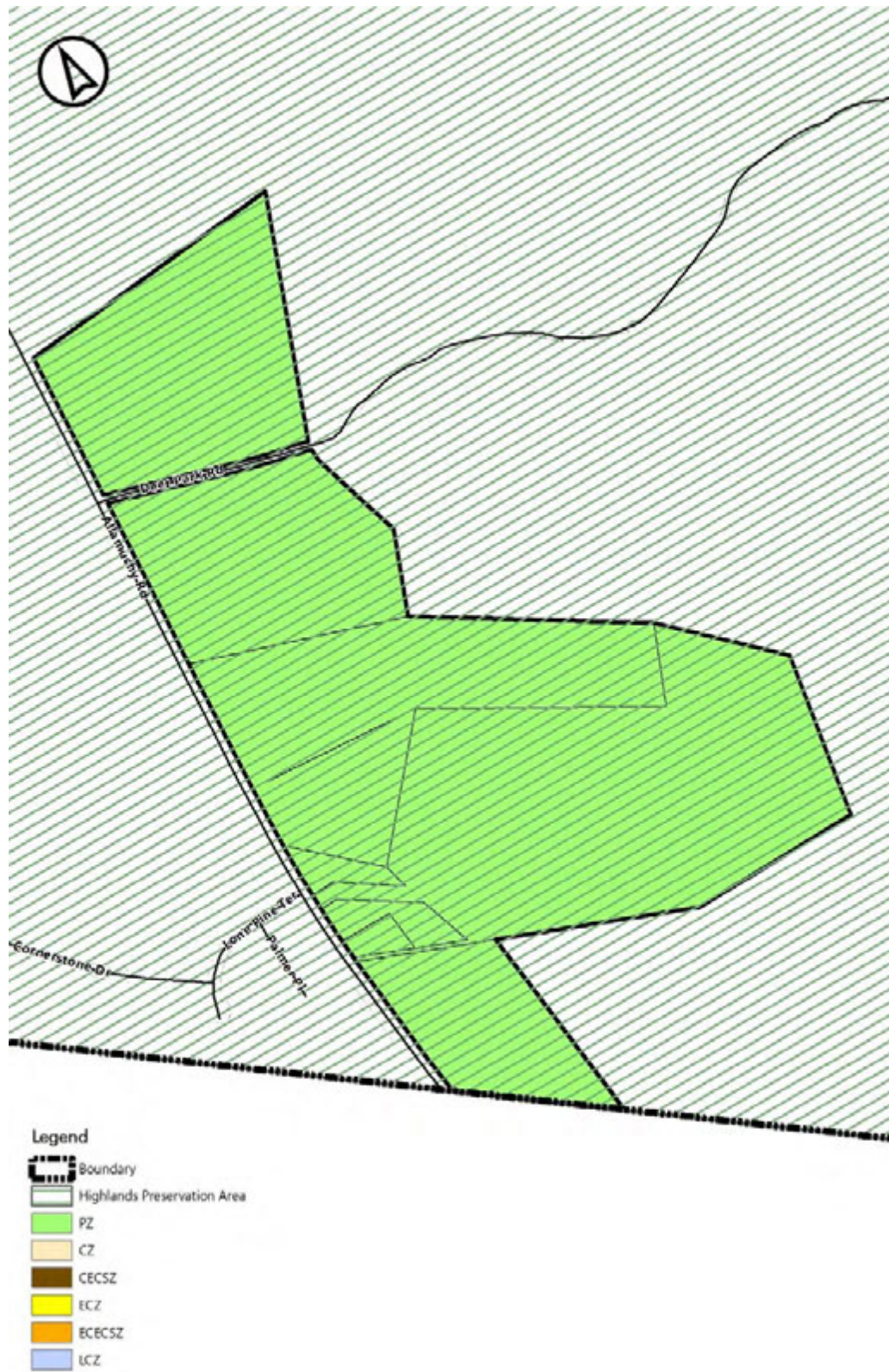
Table 17: CC Community Commercial Bulk Requirements

Requirement	Retail and Other Individual Uses	Shopping Centers	Motels
Min. Lot Area (ac)	1	6	7
Min. Lot Frontage (ft)	175	400	400
Min. Lot Width (ft)	175	400	400
Min. Lot Depth (ft)	175	400	400
Min. Side Yard (ft)	25	100	100
Min. Front Yard (ft)	75	100	100
Min. Rear Yard (ft)	50	100	100
Max. Floor Area Ratio	0.15	0.20	0.15
Max. Lot Coverage (%)	55	55	55

**Consistency with the Highlands RMP.** Both portions of the CC District are located in the Highlands Planning Area. The northerly portion of the CC District encompassing the Panther Valley Mall is located in the Existing Community Zone which reflects the area's developed nature. The southerly portion of the CC District is located in the Protection Zone which encourages preservation and discourages development. This portion of the Township is also not located in its sewer service area. Thus, future development opportunities are limited in this area. The Township may need to amend the zoning of this area to better reflect these constraints and the Highlands RMP.



OR Office Research District



## Overview

As shown in Map 22, the OR Office Research District is located in the southerly portion of the Township, near the intersection of Allamuchy Road and Dear Park Road. Despite its name, the district predominantly encompasses farmland and preserved open space as well as single-family dwellings.

## Permitted Uses

The district permits a variety of commercial uses which include: offices and office buildings; research laboratories; playgrounds, conservation areas, parks and public purpose uses; child-care centers; and office research parks. Corporate training centers, public utility uses, assisted living/nursing care facilities, and age-restricted developments are also permitted as conditional uses.

## Area and Yard Requirements

The following area and yard requirements are summarized for the OR District.

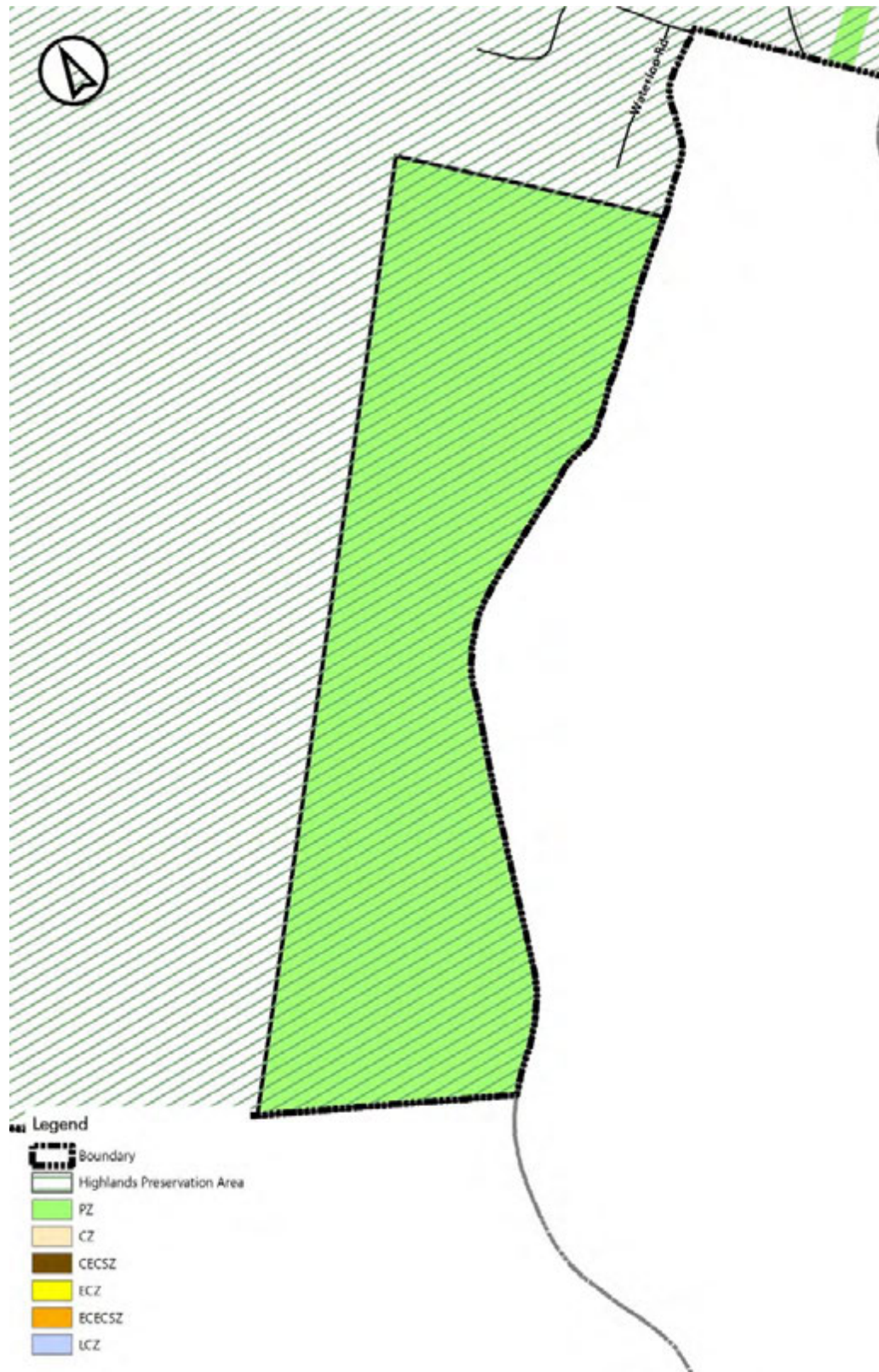
Table 18: OR Office Research Bulk Requirements

Requirement	Individual Lots Not Within an Office Research Park	Lots Within an Office Research Park
Min. Lot Area (ac)	5	3
Min. Lot Frontage (ft)	400	300
Min. Lot Width (ft)	400	300
Min. Lot Depth (ft)	400	300
Min. Side Yard (ft)	60	50
Min. Front Yard (ft)	125	75
Min. Rear Yard (ft)	60	50
Max. Floor Area Ratio	0.175	0.175
Max. Lot Coverage (%)	40	40

**Consistency with the Highlands RMP.** The entirety of the OR District is located in the Highlands Preservation Area as well as the Protection Zone, wherein preservation is a priority and development is significantly limited. Therefore, it is recommended that the Township rezone this area to the PPE District and the SFR District to better reflect its existing development pattern as well as the goals of the Highlands RMP.



LM Limited Manufacturing District



## Overview

As shown in Map 23, the LM Limited Manufacturing District is located in the southeasterly corner of the Township, near Allamuchy's shared municipal borders with the Township of Independence and the Town of Hackettstown. Despite its name, the entirety of the district contains preserved open space.

## Permitted Uses

The district permits a variety of uses which include: farms; offices and office buildings; research laboratories; wholesale uses; child-care centers; playgrounds, conservation areas, parks, and public purpose areas; and planned industrial parks. Public utility uses and cellular antennas are also permitted as conditional uses.

## Area and Yard Requirements

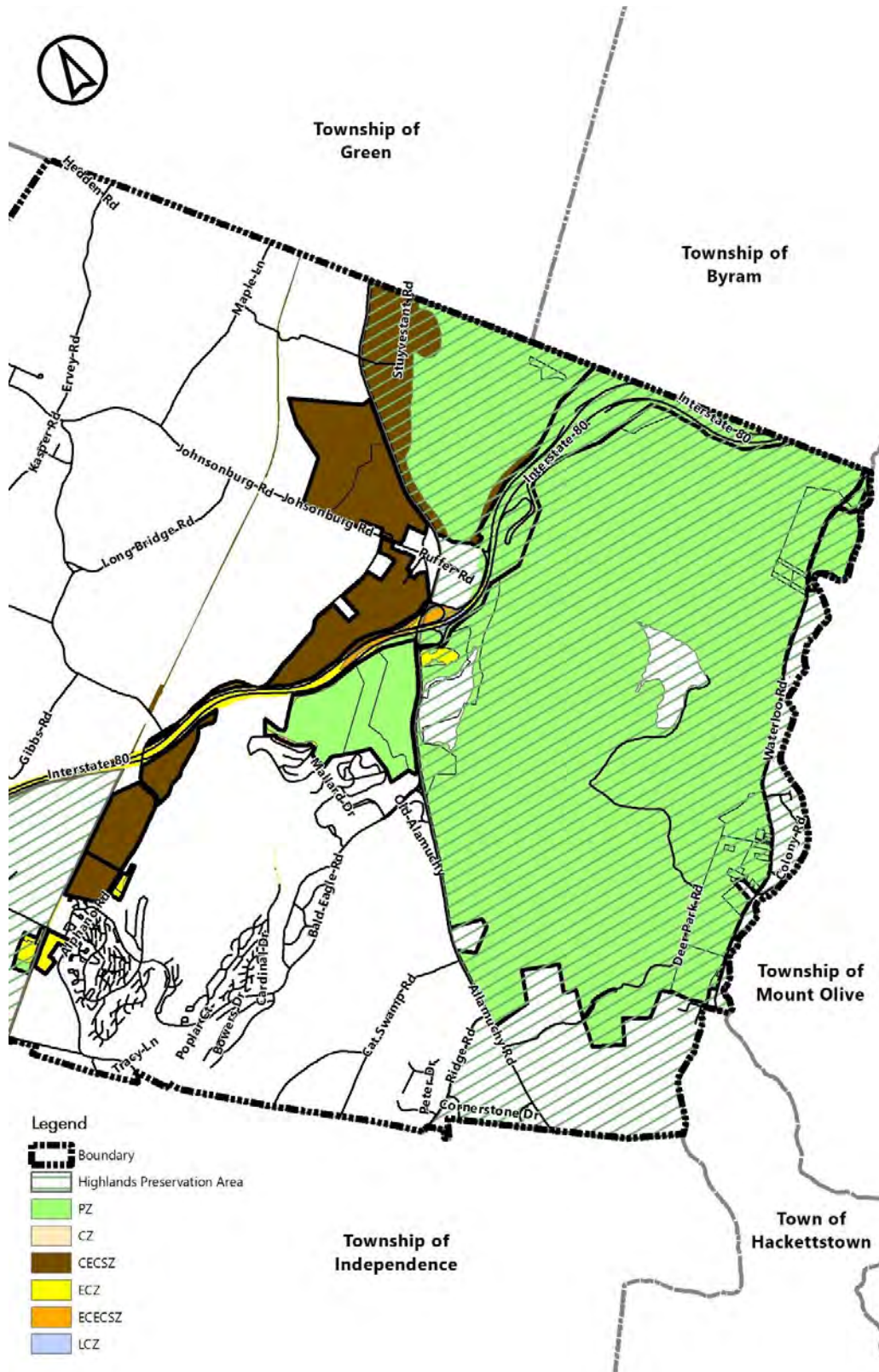
The following area and yard requirements are summarized for the LM District.

Table 19: OR Office Research Bulk Requirements

Requirement	Individual Lots Not Within a Planned Industrial Park	Lots Within a Planned Industrial Park
Min. Lot Area (ac)	5	3
Min. Lot Frontage (ft)	400	300
Min. Lot Width (ft)	400	300
Min. Lot Depth (ft)	400	300
Min. Side Yard (ft)	60	50
Min. Front Yard (ft)	125	75
Min. Rear Yard (ft)	60	50
Max. Floor Area Ratio	0.20	0.20
Max. Lot Coverage (%)	50	50

**Consistency with the Highlands RMP.** The entirety of the LM District is located in the Highlands Preservation Area as well as the Protection Zone, wherein preservation is a priority and development is significantly limited. Therefore, it is recommended that the Township rezone this area to the PPE District to better reflect its existing development pattern as well as the goals of the Highlands RMP.

PPE Parks, Public and Education



Map 24: PPE Parks, Public and Education District (1" = 4,200')

## Overview

As shown in Map 24, the PPE Parks, Public and Education District is largely located throughout the southerly half of the Township, to the south of Allamuchy Road. Portions of this district are also located within the central portion of Allamuchy as well, along either side of US Route 80 and Johnsonburg Road. The PPE District generally contains large swaths of preserved open space (including Allamuchy Mountain State Park) as well as the municipal complex, municipal dog park and recreation fields, Rutherford Hall, and Allamuchy Township School.

## Permitted Uses

The district permits a variety of uses which include: educational activities, including the operation of public and private schools; municipal and county buildings and uses; playgrounds, conservation areas, parks, and public purpose uses; volunteer fire and first aid company uses; public libraries; and cultural facilities. Public utility uses and cellular antennas are also permitted as conditional uses.

## Area and Yard Requirements

The following area and yard requirements are summarized for the OR District.

Table 20: OR Office Research Bulk Requirements

Requirement	Lots
Min. Lot Area (ac)	1
Min. Lot Width (ft)	100
Min. Lot Depth (ft)	100
Min. Side Yard (ft)	25
Min. Front Yard (ft)	50
Min. Rear Yard (ft)	50
Max. Building Coverage (%)	50
Max. Lot Coverage (%)	60

**Consistency with the Highlands RMP.** The portions of the PPE District to the south of Allamuchy Road are located in the Highlands Preservation Area, while the remaining portions of the district are located in the Highland Planning area. In addition, the majority of the district is located in the Protection Zone. Portions of the district are also located in the Conservation Zone – Environmentally Constrained Subzone and, to a more limited extent, the Existing Community Zone. The purpose and intent of the PPE District is largely consistent with its developed character as well as the Highlands RMP.

### Planned Developments

Several of the Township's zoning districts conditionally permit certain types of planned developments. These are summarized below.

#### **Small Lot Single-Family Clusters**

Small lot single-family clusters are permitted on tracts of land at least thirty acres as identified on the zoning map in the SFR District. As shown on Map 5, the small lot single-family cluster option comprises an existing single-family development as well as larger tracts of land which are reserved as open space. Thus, there is no additional development potential under this cluster option.

**Consistency with the Highlands RMP.** There is little remaining, if any, development potential under this cluster option. Therefore, no amendments to this zoning are required at this time.

#### **Townhouse Cluster**

Townhouse clusters are permitted on tracts of land at least 365 acres in area where specifically identified on the zoning map in the SFR District. As shown on Map 5, the townhouse cluster option comprises an existing townhouse development as well as larger tracts of land which are reserved as open space. Thus, there is no additional development potential under this cluster option.

**Consistency with the Highlands RMP.** There is little remaining, if any, development potential under this cluster option. Therefore, no amendments to this zoning are required at this time.

#### **Residential Density Transfer**

Residential density transfer zoning is permitted on tracts of land in the RR District, provided each planned development includes two tracts of land with areas of at least fifty acres each. As noted by Section 190-600-602D.(1), the purpose of this transfer option is to provide a method of preserving significant farmland within that portion of the Township characterized by active farms, prime agricultural lands, extensive wetlands and one-hundred year floodplains by permitting the transfer of residential development rights from one tract of land to another.

The residential density transfer option requires two tracts which must be at least fifty acres in size. The maximum number of dwelling units permitted under this transfer option is the same number of units which could otherwise be developed on both tracts of land if they were being developed as conventional developments in conformance with the zoning regulations set forth for the RR District. A minimum residential lot size of four acres and an average lot size of at least five acres is required.

It is unlikely that the residential density transfer option would be consistent with the Highlands RMP. While the RR District is predominantly located in the Highlands Planning Area, it is largely divided amongst the Protection Zone, the Conservation Zone, and the Conservation Zone – Environmentally Constrained Subzone. These LUCZs are designed to encourage preservation as well as agricultural activities and to discourage development. The septic densities established by the Highlands for these LUCZs may not be supportive of the yields in which the RR District regulations would otherwise permit.

Irrespective of the above, the RR District features an extensive amount of preserved farmland. Thus, future development opportunities under this transfer option are limited.

**Consistency with the Highlands RMP.** The RR District is largely divided amongst the Protection Zone, the Conservation Zone, and the Conservation Zone – Environmentally Constrained Subzone. Furthermore, the areas encompassed by the RR District feature an extensive amount of preserved farmland. The Township may consider amending or eliminating this development option in consideration of the established development pattern of the area and the constraints of the Highlands RMP.

#### **Single-Family Conservation Clusters**

Single-family conservation clusters are permitted on tracts of land at least one hundred acres in size in the RR District Area where individual lots are to be served by on-site septic systems and on tracts of land at least twenty-five acres in size in the SFR District where all individual lots are to be served by public sewerage facilities.

As noted by Section 190-600-602E.(1), the purpose of this option is to provide a method of creating imaginatively designed single-family residential environments that do not resemble traditional suburban subdivisions and which preserve desirable and appropriate open spaces, treed areas, steep slopes, floodplains, wetlands, wetland transition areas, stream corridors and scenic vistas and, in the RR District only, farmland.

The maximum number of units permitted under the single-family conservation cluster is the same number of dwelling units that could be developed on the subject tract of land if the tract were being developed as a non-lot-averaged conventional development in conformance with the zoning regulations of the RR District or the SFR District. A minimum lot area of 9,000 square feet is required by the SFR District, while a minimum lot size of two acres is required for the RR District.

Similar to the residential transfer density option, it is unlikely that the single-family conservation cluster option would be consistent with the Highlands RMP. While the RR District is predominantly located in the Highlands Planning Area, it is largely divided amongst the Protect Zone, the Conservation Zone, and the Conservation Zone – Environmentally Constrained Subzone. These LUCZs are designed to encourage preservation as well as agricultural activities and to discourage development. The septic densities established by the Highlands for these LUCZs may not be supportive of the yields in which the RR District regulations would otherwise permit.



In addition, the SFR District is also largely located in the Highlands Planning Area. However, those areas of the SFR District which are not centered immediately around Bowers Drive are predominantly located in the Protection Zone. Land acquisition is a high priority in the PZ and development activities are extremely limited. Any development within the PZ is subject to stringent limitations on consumptive and depletive water use, degradation of water quality, and impacts to environmentally sensitive lands. Thus, it is unlikely that the Township's sewer service area could be extended to these undeveloped or lesser developed portions of the SFR District.

**Consistency with the Highlands RMP.** This development option largely encompasses lands within the Protection Zone, the Conservation Zone, and the Conservation Zone – Environmentally Constrained Subzone. It is therefore unlikely that the single-family conservation cluster development option is consistent with the Highlands RMP. The Township may consider amending or eliminating this development option in consideration of the established development pattern of the area and the constraints of the Highlands RMP.

#### **Age-Restricted Residential Clusters**

Age-restricted residential clusters are permitted in tracts of land at least forty-five acres in size in the SFR District where individual lots are served by public water and public sewerage facilities.

Similar to single-family conservation cluster option, it is unlikely that the age-restricted residential cluster would be consistent with the Highlands RMP. While the SFR District is largely located in the Highlands Planning Area, those areas of the SFR District which are not centered immediately around Bowers Drive are predominantly located in the Protection Zone. Land acquisition is a high priority in the PZ and development activities are extremely limited. Any development within the PZ is subject to stringent limitations on consumptive and depletive water use, degradation of water quality, and impacts to environmentally sensitive lands. Thus, it is unlikely that the Township's sewer service area could be extended to these undeveloped or lesser developed portions of the SFR District.

**Consistency with the Highlands RMP.** This development option largely encompasses lands within the Protection Zone. It is therefore unlikely that the age-restricted residential cluster option is consistent with the Highlands RMP. The Township may consider amending or eliminating this development option in consideration of the established development pattern of the area and the constraints of the Highlands RMP.

### **Lot Averaging**

Finally, lot averaging is permitted in the SFR District on tracts of land at least twenty-five acres in size. Lots may be served by either individual on-site septic systems or by public sewerage treatment facilities.

It is unlikely that the lot averaging option would be consistent with the Highlands RMP. While the SFR District is predominantly located in the Highlands Planning Area, those areas of the district which are not immediately centered around Bowers Drive are predominantly located in the Protection Zone. Land acquisition is a high priority in the PZ and development activities are extremely limited. Any development within the PZ is subject to stringent limitations on consumptive and depletive water use, degradation of water quality, and impacts to environmentally sensitive lands.

Thus, it is unlikely the Township's sewer service area could be extended to these undeveloped or lesser developed portions of the SFR District. Individual on-site septic systems are also unlikely to meet the septic density requirements of the Highlands RMP.

**Consistency with the Highlands RMP.** This development option largely encompasses lands within the Protection Zone. It is therefore unlikely that the lot averaging option is consistent with the Highlands RMP. The Township may consider amending or eliminating this development option in consideration of the established development pattern of the area and the constraints of the Highlands RMP.

**APPENDIX C**

**HIGHLANDS RESOURCE MAPS  
Petition for Plan Conformance  
Township of Allamuchy, Warren County**

# Exhibit 1: Highlands Area and Highlands Land Use Capability Zones

Allamuchy Township

## Land Use Capability Zones

- Protection Zone
- Conservation Zone
- Existing Community Zone

## Land Use Capability Sub-Zones

- Conservation - Environmentally Constrained Sub-Zone
- Existing Community - Environmentally Constrained Sub-Zone
- Lake Community Sub-Zone

## Highlands Preservation Area

## Municipal Boundary

## Parcel Boundaries

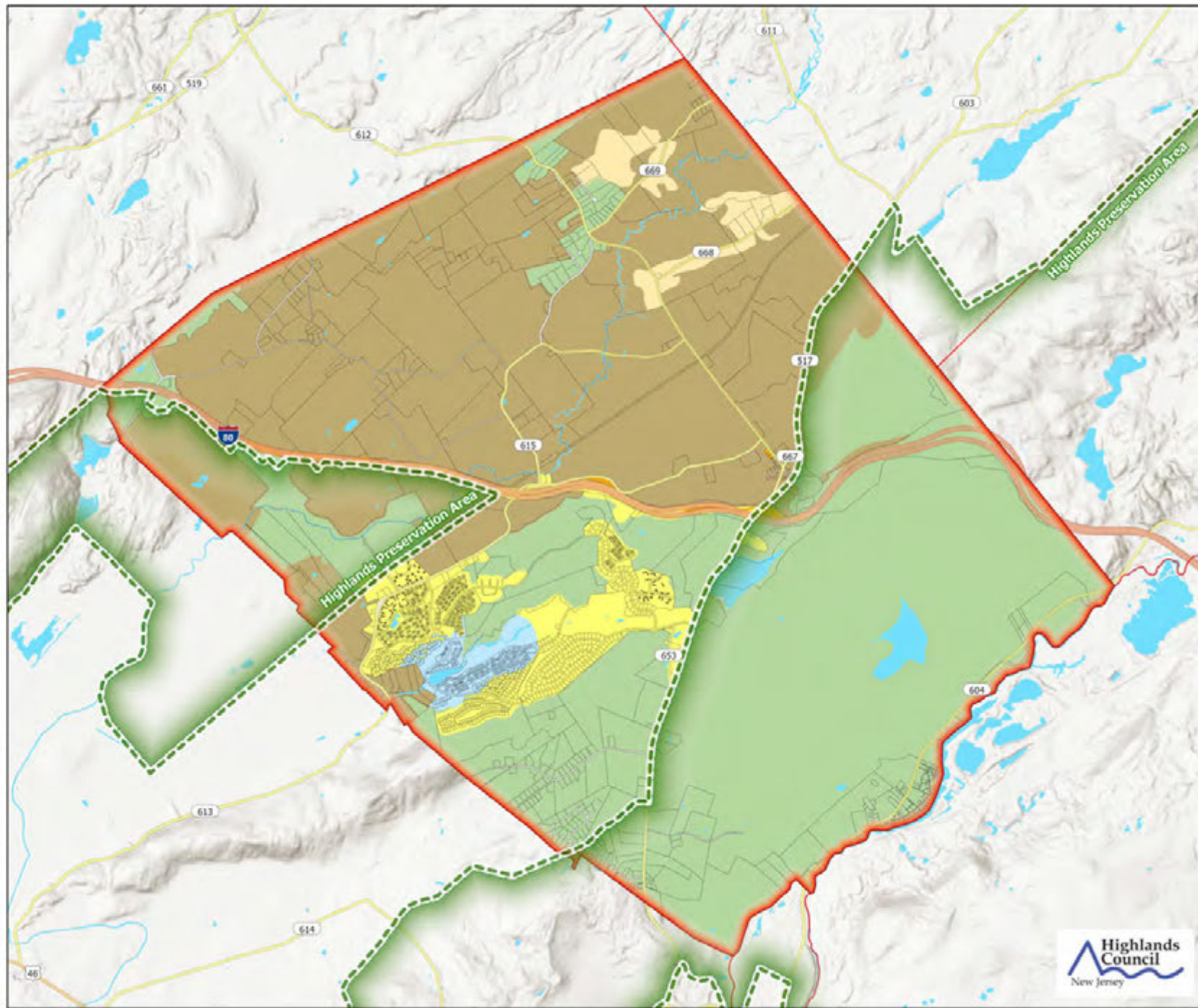
## Roads

- Interstates
- US Highways
- County Highways



0 0.25 0.5 1 1.5 Miles

Map Created: 5/21/2025





## Exhibit 2: Wellhead Protection Areas

Allamuchy Township

### Wellhead Protection Areas

- Tier 1 (2 - Year)
- Tier 2 (5 - Year)
- Tier 3 (12 - Year)

Municipal Boundary

Highlands Preservation Area

Parcel Boundaries

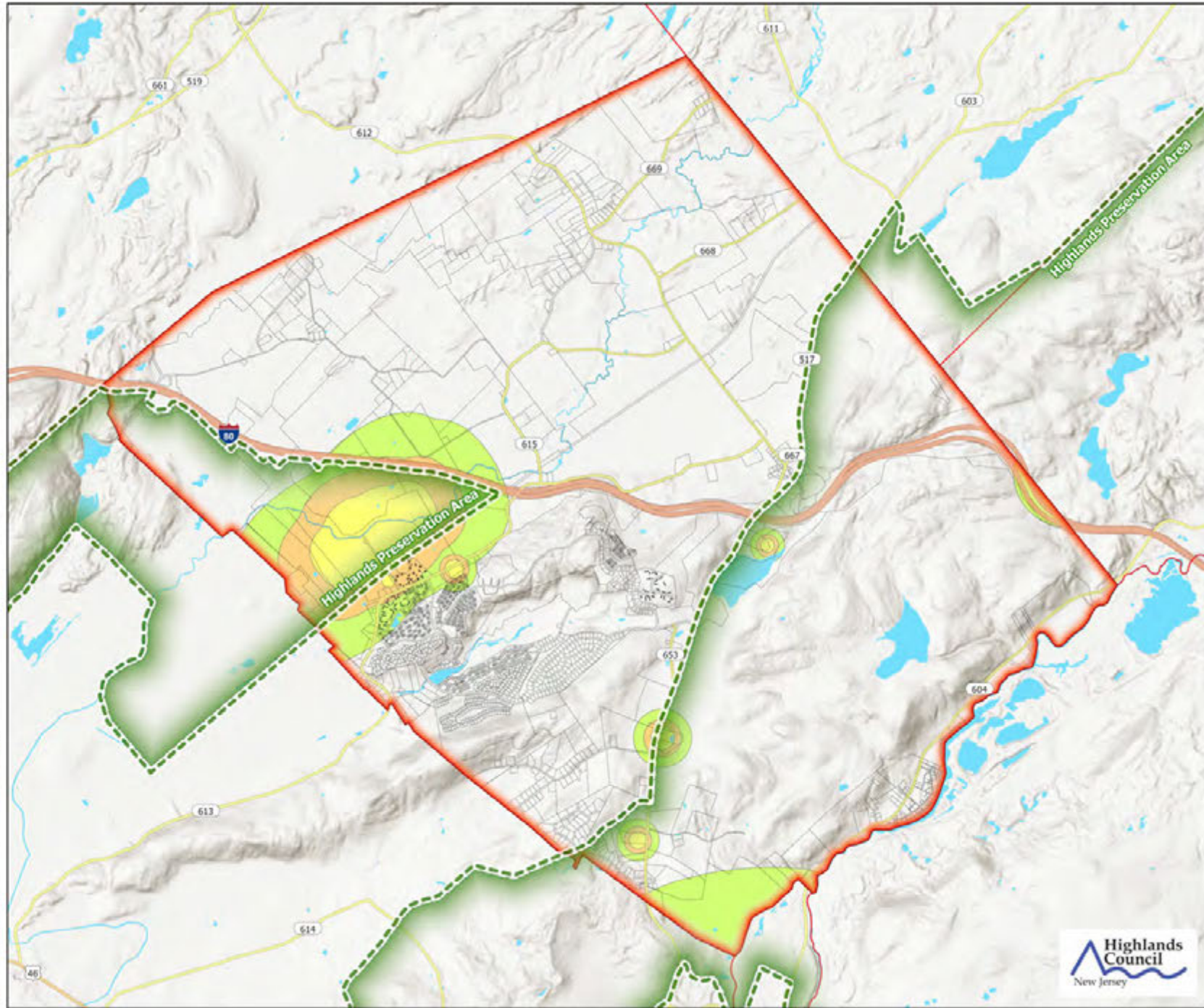
### Roads

- Interstates
- US Highways
- County Highways



0 0.25 0.5 1 1.5 Miles

Map Created: 5/21/2025





### Exhibit 3: Highlands Open Waters and Buffers

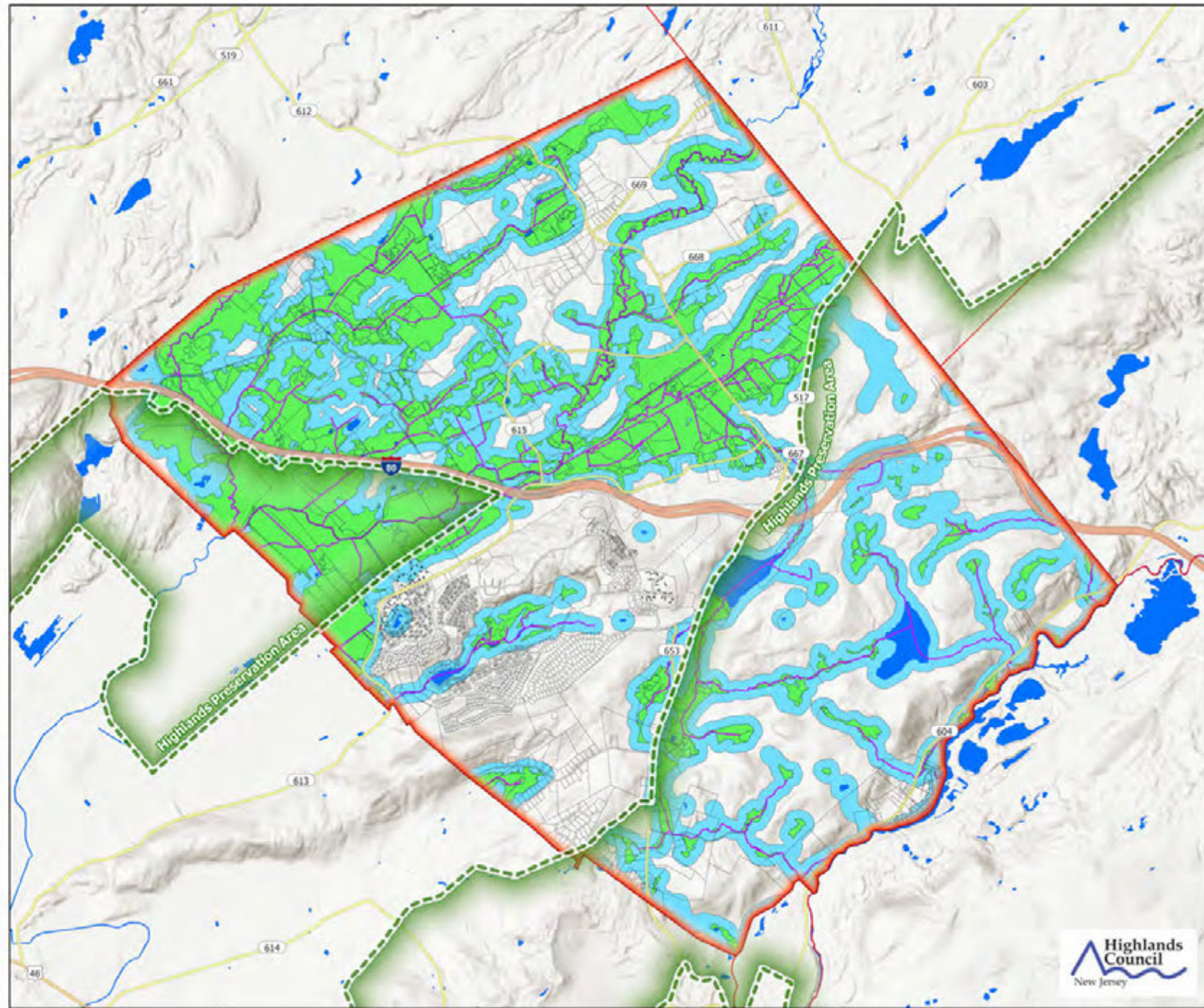
Allamuchy Township

-  Streams
  -  Wetlands
  -  Hydrology
  -  Highlands Open Water Buffers (300ft)
  -  Municipal Boundary
  -  Highlands Preservation Area
  -  Parcel Boundaries
- Roads
-  Interstates
  -  US Highways
  -  County Highways



0 0.25 0.5 1 1.5 Miles

Map Created: 5/22/2025





## Exhibit 4: Highlands Riparian Areas

Allamuchy Township

- Riparian Area
- Municipal Boundary
- Highlands Preservation Area
- Parcel Boundaries

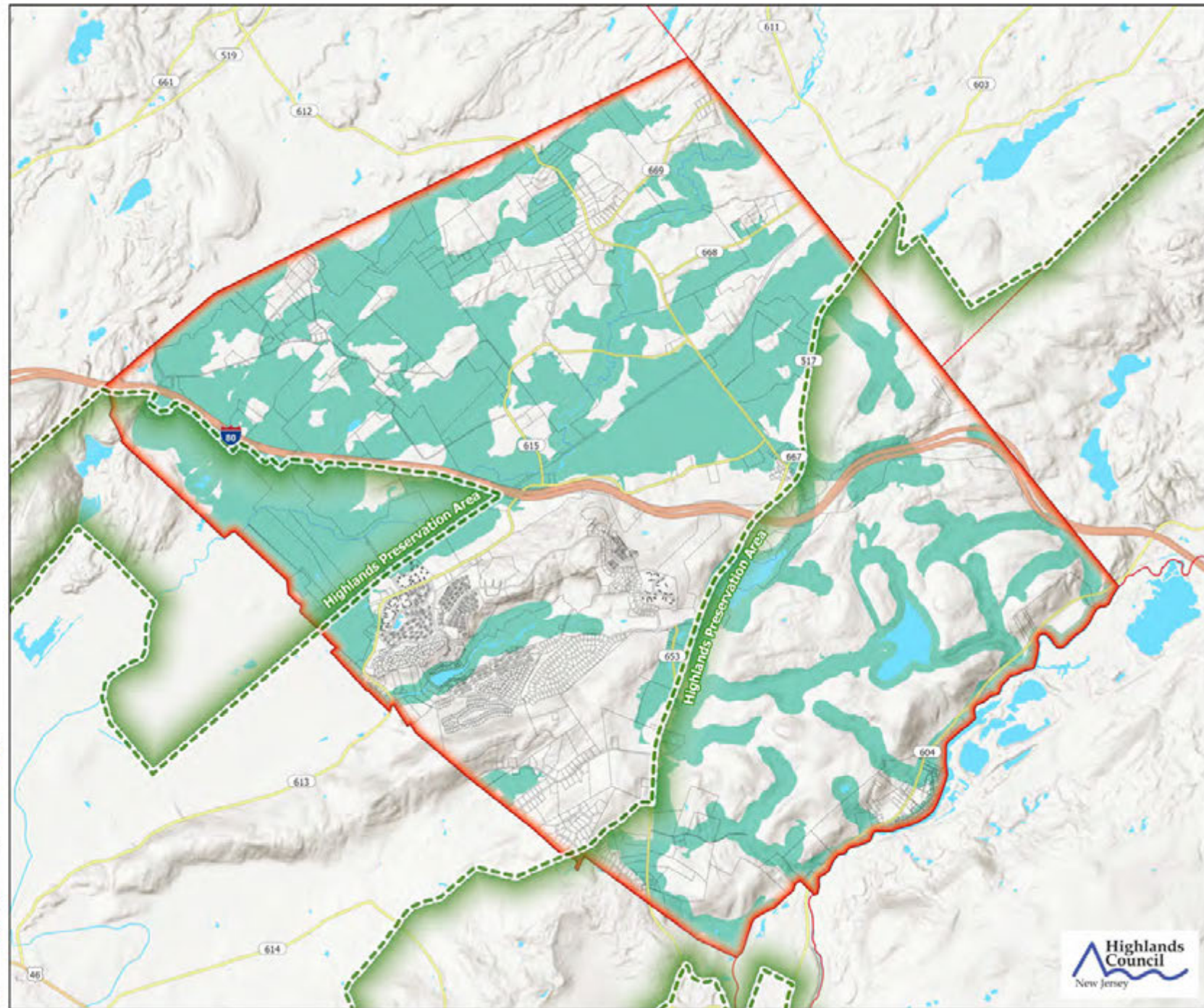
### Roads

- Interstates
- US Highways
- County Highways



0 0.25 0.5 1 1.5 Miles

Map Created: 5/20/2025





## Exhibit 5: Net Water Availability

Allamuchy Township

Net Water Availability by HUC14 Subwatershed (MGD)

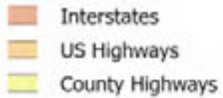


Municipal Boundary

Highlands Preservation Area

Parcel Boundaries

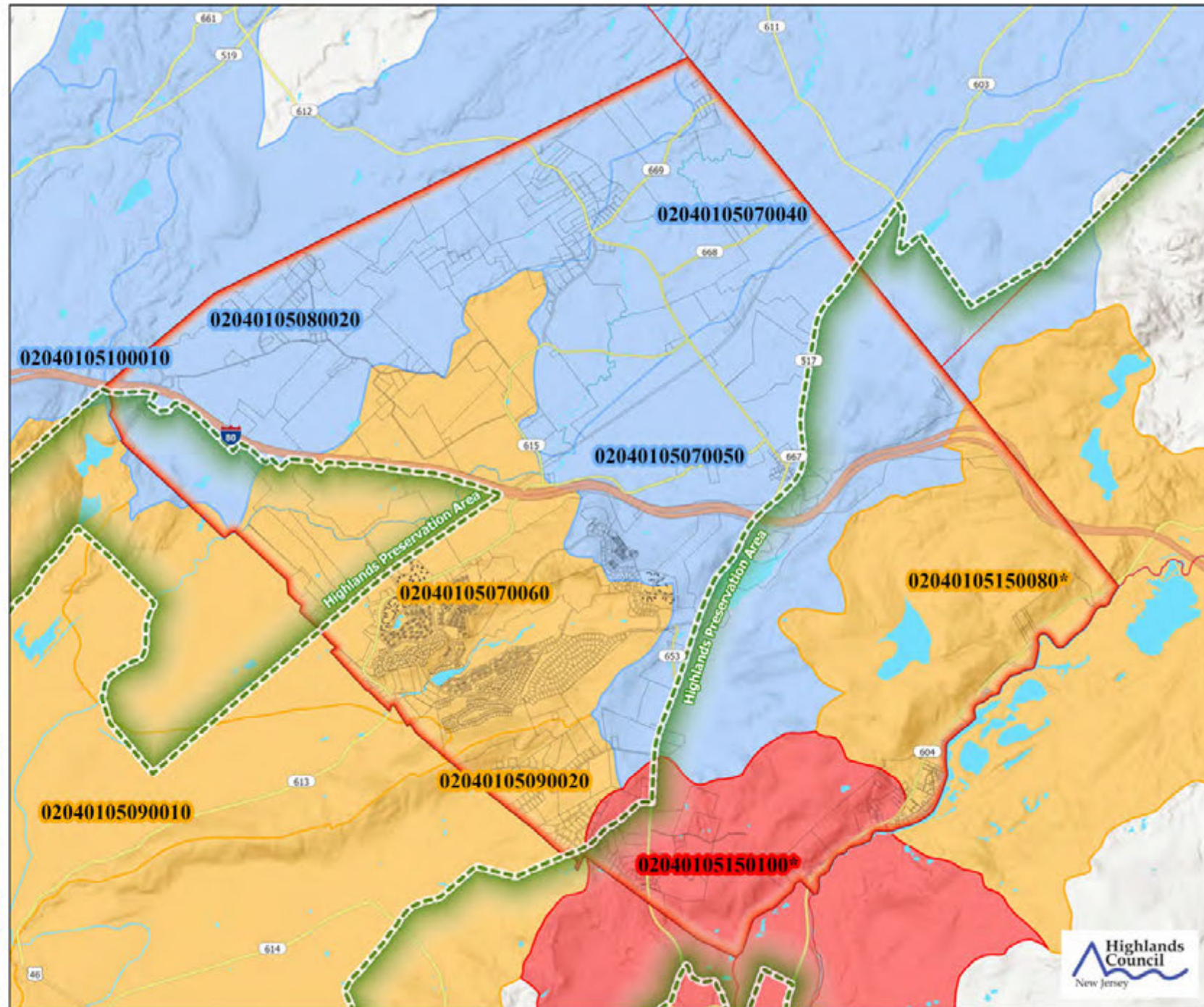
Roads



\* Indicates updated data was used in for this HUC



Map Created: 5/20/2025





## Exhibit 6: Forest Area

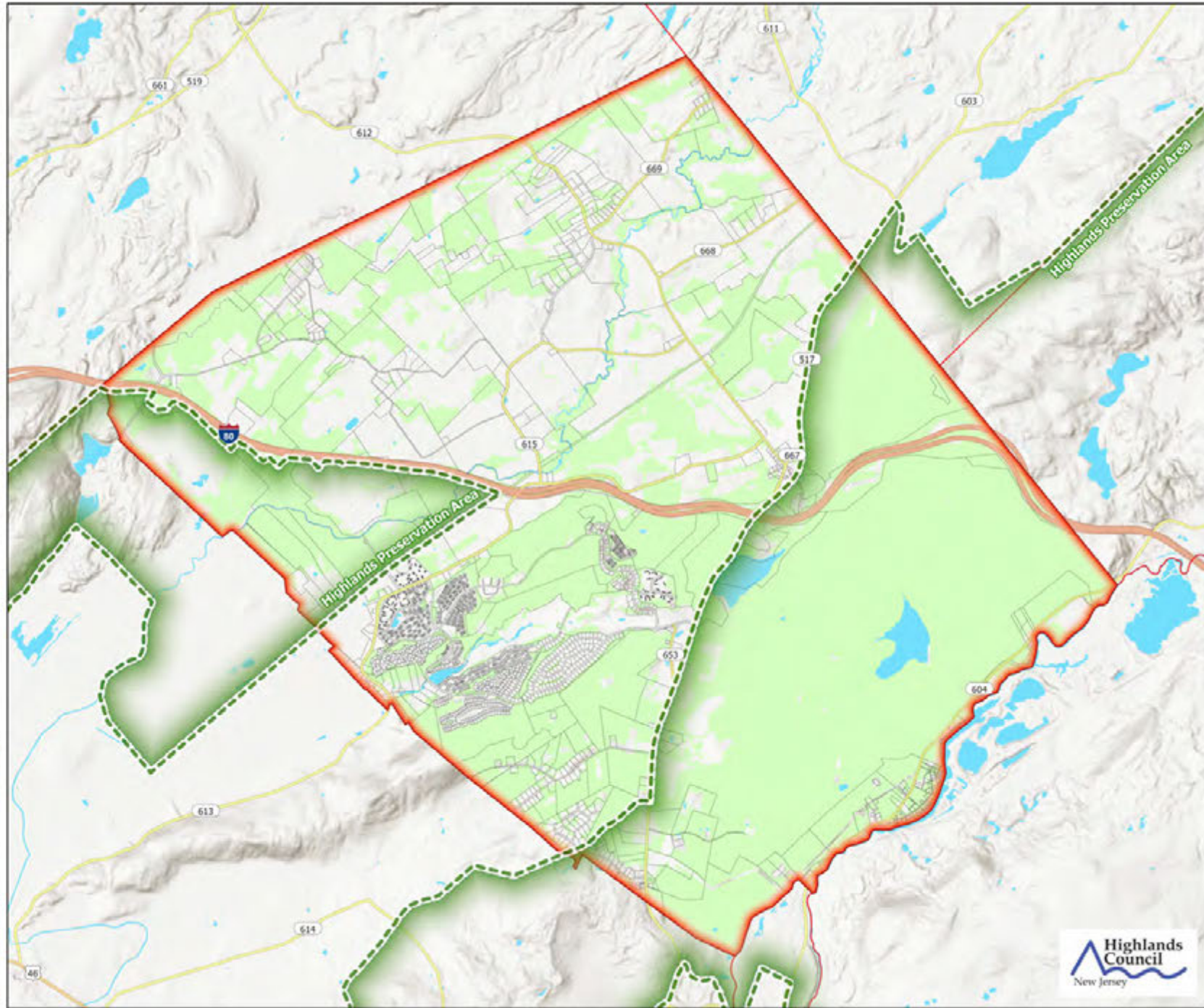
Allamuchy Township

-  Total Forest Area
  -  Municipal Boundary
  -  Highlands Preservation Area
  -  Parcel Boundaries
- Roads
-  Interstates
  -  US Highways
  -  County Highways



0 0.25 0.5 1 1.5 Miles

Map Created: 5/21/2025





## Exhibit 7: Prime Groundwater Recharge Areas

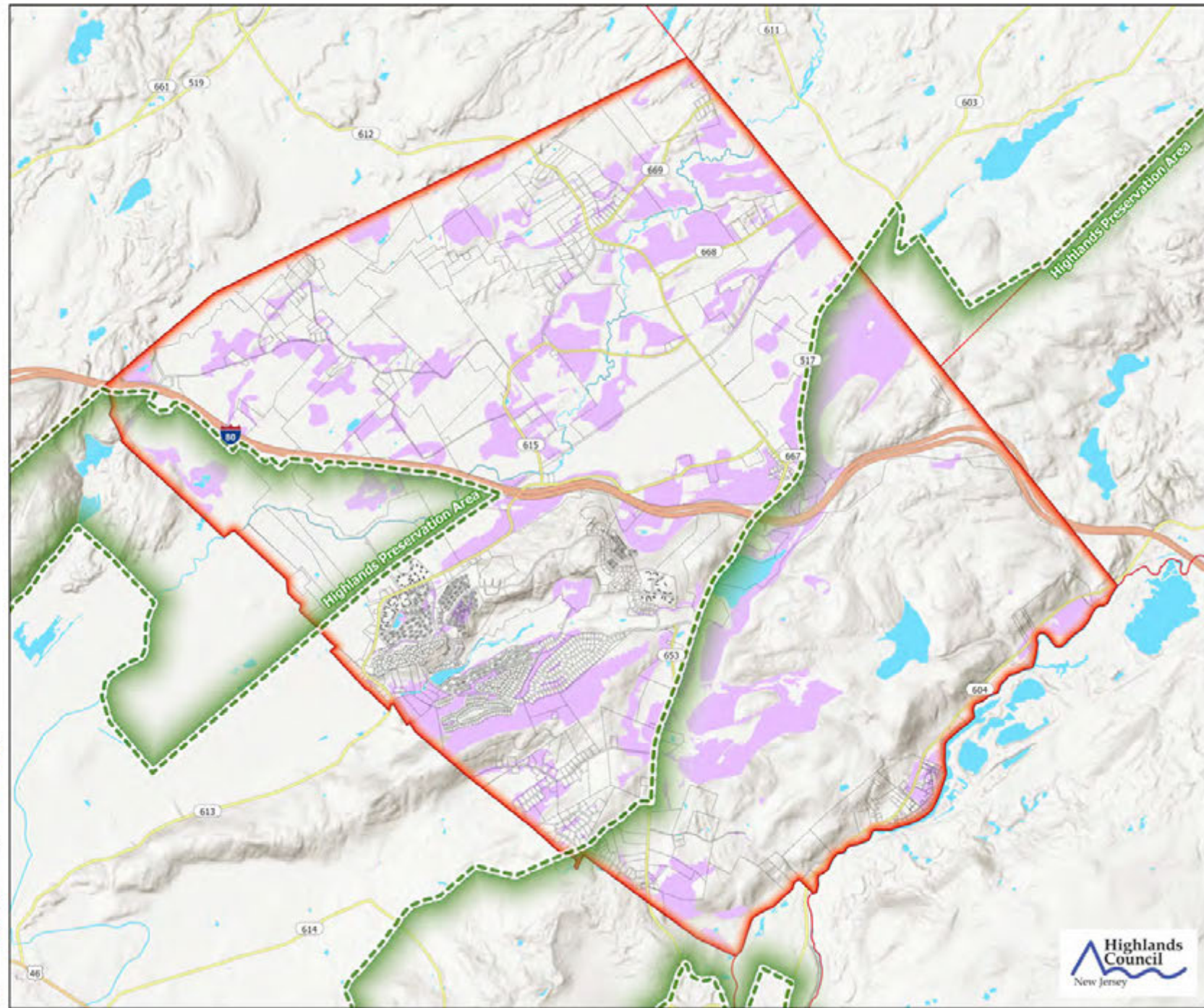
Allamuchy Township

-  Prime Ground Water Recharge Areas
-  Municipal Boundary
-  Highlands Preservation Area
-  Parcel Boundaries
- Roads**
  -  Interstates
  -  US Highways
  -  County Highways



0 0.25 0.5 1 1.5 Miles

Map Created: 5/20/2025





# Exhibit 8: Steep Slope Protection Areas

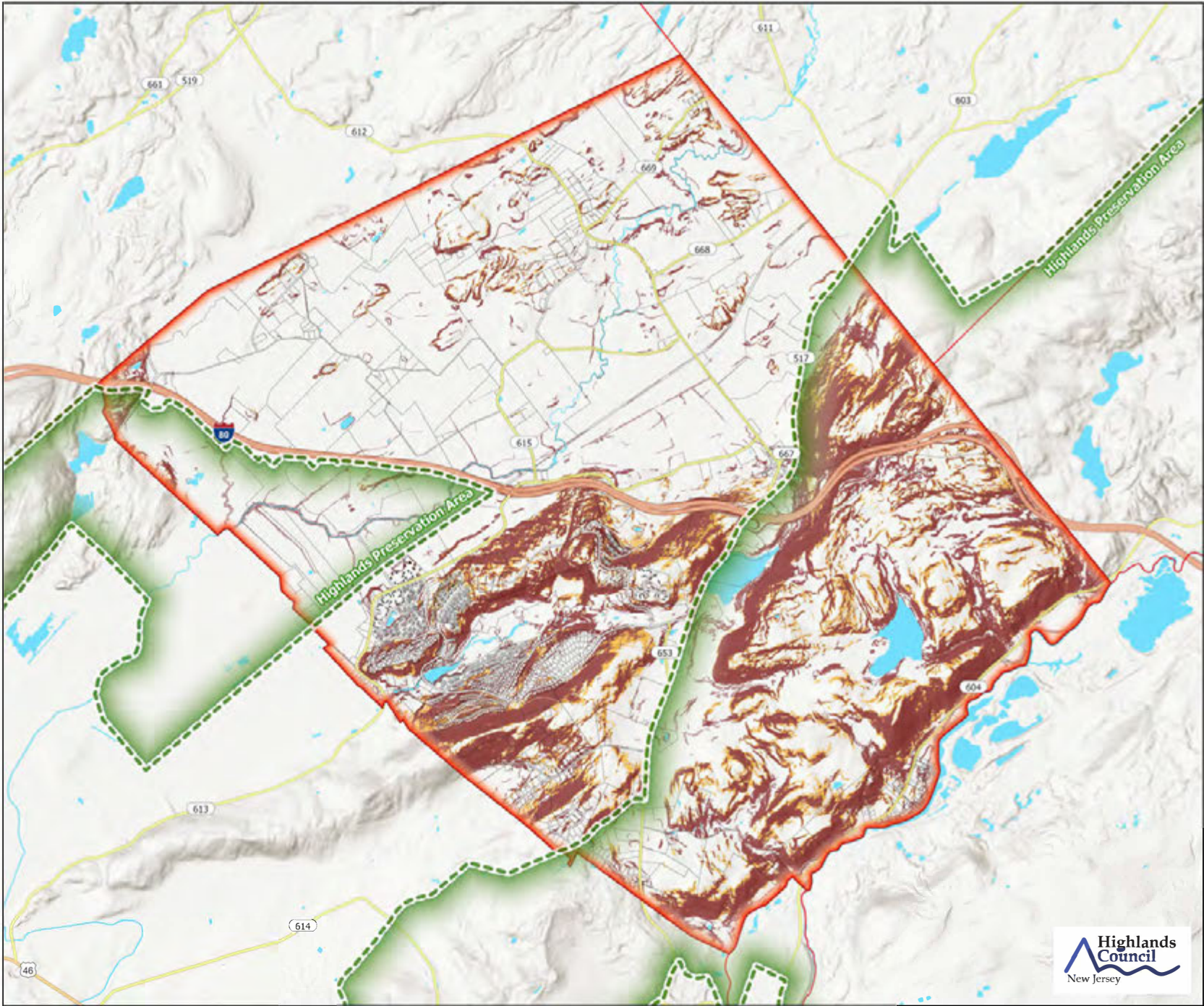
Allamuchy Township

- Steep Slope Protection Area
- Moderate
  - Severe
- Municipal Boundary
- Highlands Preservation Area
- Parcel Boundaries
- Roads
- Interstates
  - US Highways
  - County Highways



0 0.25 0.5 1 1.5 Miles











Map Created: 5/19/2025





# Exhibit 9: Critical Wildlife Habitat, Vernal Pools and NJDEP Natural Heritage Priority Sites

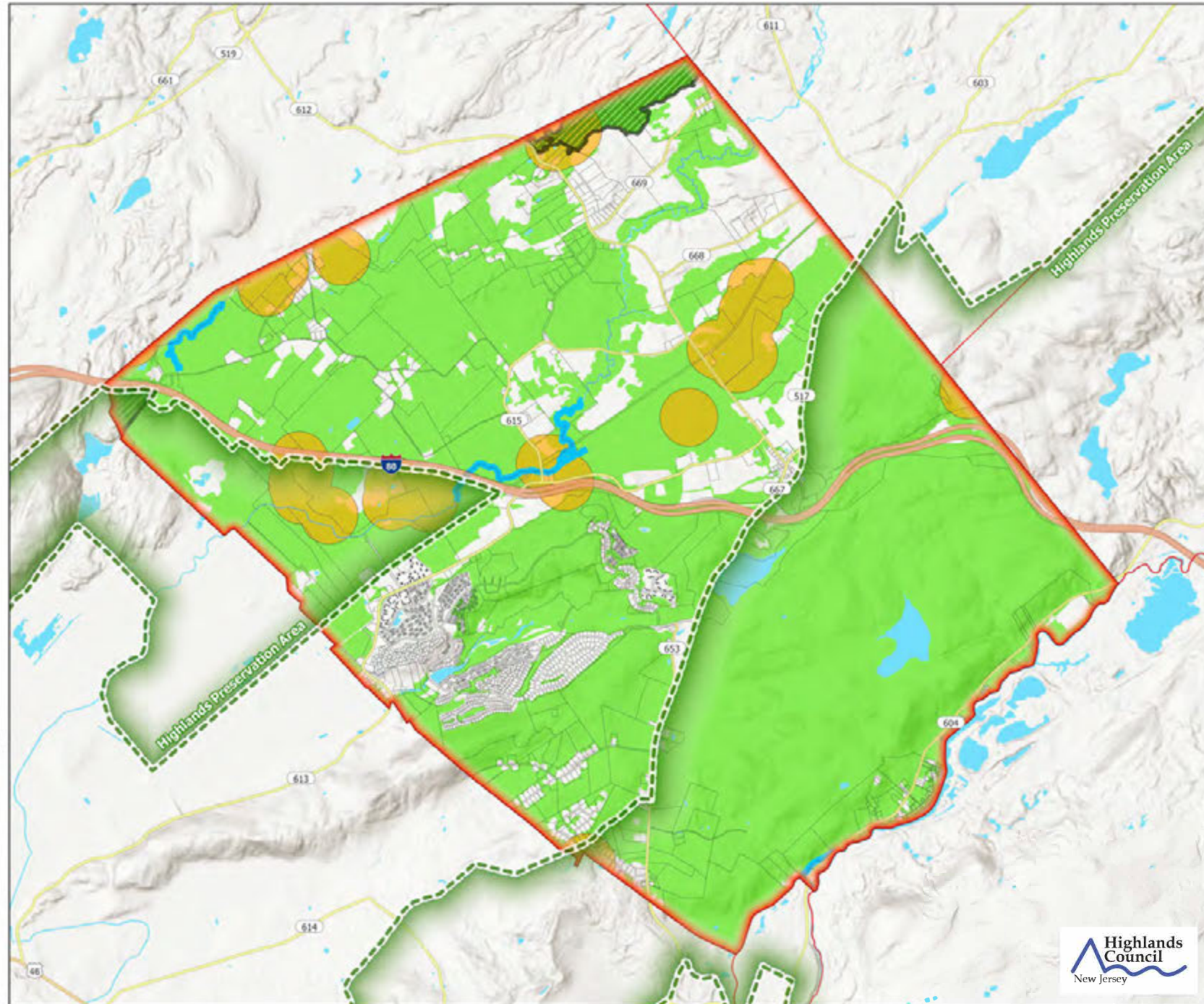
Allamuchy Township

-  Freshwater Mussel Critical Habitat
-  Significant Natural Areas
-  Confirmed Vernal Pool Buffer (1,000 ft)
-  Critical Wildlife Habitat
-  Municipal Boundary
-  Highlands Preservation Area
-  Parcel Boundaries
- Roads
  -  Interstates
  -  US Highways
  -  County Highways



0 0.25 0.5 1 1.5 Miles

Map Created: 4/17/2025



**APPENDIX D**

**PUBLIC COMMENT/HIGHLANDS COUNCIL RESPONSES**

**Petition for Plan Conformance  
Township of Allamuchy, Warren County**

**PUBLIC COMMENTS RECEIVED-** *this information to be added prior to final draft.*