

MIKIE SHERRILL
Governor

State of New Jersey

HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL

100 North Road (Route 513)
Chester, New Jersey 07930-2322
(908) 879-6737
(908) 879-4205 (fax)
www.nj.gov/njhighlands



CARL J. RICHKO
Chairman

BENJAMIN L. SPINELLI, ESQ.
Executive Director

DRAFT CONSISTENCY REVIEW AND RECOMMENDATIONS REPORT

FOR PUBLIC COMMENT

PETITION FOR PLAN CONFORMANCE: SPARTA TOWNSHIP, SUSSEX COUNTY

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

10/19/2026

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

PETITION SUMMARY

Municipality:	<u>Township of Sparta</u>
Date of Petition Submission:	<u>September 9, 2026</u>
Conformance Area:	<u>Planning Area</u>
Staff Recommendation:	<u>Approve Petition with Conditions</u>

A. REVIEW OF ADMINISTRATIVE SUBMITTALS

1. Township of Sparta, NJ Resolution 26-167- “Resolution of the Township of Sparta, County of Sussex, State of New Jersey For Submission of Petition for Plan Conformance to the Highlands Water Protection and Planning Council for Land in the Planning Area”
2. Initial Assessment of Highlands Plan Conformance, July 2026. (Appendix B)

B. SUBSTANTIVE REVIEW

The Township of Sparta is located along the eastern part of Sussex County, within the north-west area of the Highlands Region. Covering approximately 38.80 square miles, Sparta is bordered by Jefferson Township to the east; Byram Township and Hopatcong Borough to the south; Andover and Lafayette Townships to the west; and Hardyston Township, Franklin and Ogdensburg Boroughs to the north.

Sparta is primarily characterized by its rural nature with a suburban core. Sparta features eleven distinct lake communities and various wildlife management areas such as Sparta Mountain, Walkill Preserve, and Weldon Brook Wildlife Management Area. Sparta’s commercial core is concentrated in three main areas. Sparta’s Town Center is the primary commercial corridor, focused along Main Street, and Sparta Avenue. The other main commercial areas are within the Lake Mohawk & White Deer Plaza area, focused along Route 18 and development along Route 15. The majority of Sparta’s land use is single family homes that are dispersed throughout the Township. Sparta is bisected by Route 15 and supported by various other county and local roadways. There are no public transportation options in Sparta, however, private bus companies offer service to the Port-Authority Bus Terminal during commuter hours.

Sparta lies within both the Preservation and Planning Areas of the Highlands region. Approximately 11,520 acres (46% of the Township) are in the Preservation Area, predominantly in the eastern half of the Township. Preservation Area lands include the above-mentioned Wildlife Management Areas, and several abandoned mines which were central to Sparta in its early industrialization period. Sparta has been conforming to the Preservation Area since 2015. Sparta submitted a petition for Plan Conformance for Preservation Area lands in December 2009 under Resolution 09-199. In September 2011, the Highlands Council approved the petition for Sparta to conform to the

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Preservation Area under Resolution 2011-30. Sparta proceeded to adopt their Master Plan Re-Exam and Highlands Element in 2014, with the checklist ordinance adoption in December 2015.

Additionally, Sparta adopted the Municipal Exemption Ordinance in 2016, to issue Preservation Area exemptions. The Township has done further work in an Open Space and Recreation Plan (2025) and starting a Water Use and Conservation Management Plan (started 2022). The remaining 13,300 acres (54% of the Township) are in the Planning Area, largely on the western side of the Township. Planning Area lands include Sparta's primary commercial corridors, the historic Lake Mohawk, and interspersed single family residential.

The Township has initiated steps towards full plan conformance to the Highlands Regional Master Plan (RMP) for both Preservation and Planning Area lands. This includes the completion of the Initial Assessment Report (Plan Conformance Assessment) and the adoption of **Resolution 26-167** approving the petition for plan conformance in the planning area.

While conformance with the RMP is voluntary for the Planning Area, adopting Highlands standards may limit development, particularly for large-scale projects. A Plan Conformance Assessment is used to analyze the impacts of Highlands Plan Conformance in a municipality, and determine the alignment of existing planning documents to the Highlands Regional Master Plan (RMP). The Plan Conformance Assessment prepared by Sparta's professionals evaluates the impacts of planning area conformance under existing municipal zoning and land use, and the existing level of consistency with the Highlands Regional Master Plan (RMP) to current planning documents.

The RMP categorizes the Highlands Region into Land Use Capability Zones (LUCZ) based on existing conditions and infrastructure. The LUCZs overlay municipal zoning and are divided into three primary zones and four sub-zones. For a conforming municipality, the LUCZs balance protection of environmental resources with economic growth by limiting development in environmental resource areas and directing it to more appropriate locations.

Land Use Capability Zone	Acreage	% of Land	Location	Description
Protection Zone (PZ)	8,281.12	62.1%	Interspersed throughout the Township outside of existing development areas.	Consists of high resource value lands to maintain water quality, quantity and sensitive ecological resources. Land acquisition priority; development limited.
Wildlife Management Area (WMA)	3.33	0.02%	Preserved property adjacent to Heaters Pond and Sparta Mountain Wildlife Management Area.	Consists of all National Wildlife Refuges managed by the United States Fish and Wildlife Service (USFWS) and administered by the New Jersey Department of

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				Environmental Protection (NJDEP).
Conservation-Environmentally Constrained Subzone (CZ-ECZ)	264.77	1.99%	Few parcels in the Northwest quadrant of the Township. Mostly designated as qualified farmland.	Consists of significant environmental features that should be preserved and protected from non-agricultural development.
Existing Community Zone (ECZ)	1,832.36	10.4%	Centered around existing development, lake communities, and along Route 15.	Consists of areas with significant concentrated development of existing communities. Limited environmental constraints.
Existing Community-Environmentally Constrained Subzone (EC-ECZ)	239.32	1.79%	Parcels within the ECZ that function as a border with PZ and CZ lands.	Consists of environmental features within the ECZ that should be protected from further fragmentation.
Lake Community Subzone (LCZ)	987.56	7.4%	Centered around existing Lake Communities (Lake Mohawk; Fox Hollow Lake; Lake Saginaw) and existing industrial quarry	Consists of patterns of community development within 1,000 feet of lakes.

Per the Plan Conformance Assessment, the LUCZs reflect Sparta's existing land use. Small compact development is focused within the Existing Community Zone, which encompasses Sparta's Town Center District and Lake Mohawk area. The Protection Zone designated lands are spread throughout the Township and are primarily single family residential with some larger lot zoning. Under the 2020 DEP Land Use Land Cover data, approximately 47.5% of all Sparta lands are forested, with 30.9% developed. The remainder of lands cover agriculture or water. While this includes lands in the Preservation Area, it does reflect the rural yet developed character of Sparta.

The Existing Community Zone(s) and its sub-zones reflect Sparta's developed areas and zoning for commercial and compact residential districts. This includes smaller lot residential zoning and core commercial areas in planned center areas along Route 15. These are lots that can support additional development through redevelopment and infill. Most of these parcels are developed and Highlands Conformance would not impact redevelopment or infill opportunities. The Plan Conformance Report also acknowledges the potential for the Town Center and Lake Mohawk commercial areas to be potential locations for a Highlands Center. A Highlands Center would allow for further density, development, and the potential to modify conformance ordinance standards on certain parcels. This is a goal that Sparta may wish to pursue in the future. Additionally, these areas are mostly within the Sewer Service Area and the ECZ allows the ability to extend. Development can be concentrated in these areas, without much impact by Highlands Act regulations.

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Larger parcels in Sparta, such as large-lot residential zoning (5 acre minimum), and zoning outside the primary commercial core (Planned Development/Mixed Use, and Economic Development) are within the Protection and Conservation Zones. The impact of Plan Conformance in these areas is parcel specific, dependent on the nature of development and the existing site itself. While existing zoning in these areas often allows for higher density there are existing environmental features that would largely hinder development at the density that current zoning permits. In these cases, the Highlands Conformance would only confirm the lack of developability in these parcels and codify the environmental conditions that already exist. Essentially, environmental features prevent building at the underlying zoning density. Highlands Conformance would not necessarily hinder future development but codify the environmental factors that already are a hindrance to a property's density. Environmental features include steep slopes, forested areas, open water protection areas, and Riparian zones (*Appendix C*). These features impact developability for many of these larger parcels in the Protection or Conservation zones.

However, vacant and underutilized parcels without environmental constraints may be impacted by Highlands Plan Conformance, as they have the potential to develop under existing zoning. These parcels are typically found in the Protection or Conservation Zone under the LUCZ and are not within or adjacent to a Sewer Service Area. They are also not constrained by wetlands, the 1% Flood Hazard Area, Category 1 Waters, habitat, slopes greater than 15%, preserved open space, or a Wildlife Management Area. However, there may be other environmental features that have placed these parcels in the Protection Zone or Conservation Zone. Therefore, plan conformance will most likely impact these properties.

Sparta's Sewer Service Area is focused on the developed parts of the Township and is largely within the Existing Community Zone properties. This reflects the built nature of the ECZ and the protection of environmental features predominantly found in the Protection Zone areas. Properties in the Protection Zone would already face issues extending sewer capacity and therefore face limitations to developability in that respect. Septic Capacity is as follows for Sparta's Planning Area, the Protection Zone is 17 acres per septic system, Conservation Zone is 11 acres per septic system, and Existing Community Zone is 10 acres per system. This would require a parcel to be of a minimum size in order to reach septic capacity. This may limit developability in non-environmentally constrained parcels in the Protection or Conservation Zones.

The takeaway from the Plan Conformance Assessment is that Sparta's zoning is comparable to the Highlands LUCZ as there is distinction between focused development and environmentally sensitive lands. Overall, Planning Area Conformance would result in moderate impacts to the developability of a small number of parcels.

The Plan Conformance Assessment also analyzed Sparta's existing Planning documents in comparison to the Highlands RMP and specific standards. Overall, the Highlands RMP and Sparta's planning and zoning are largely aligned. The goal of focused development with environmental protection is similar. However, Sparta will need to update some of their planning and zoning documents to incorporate Highlands Act standards and regulate environmental conditions throughout the municipality. Through Plan Conformance, Sparta can formalize their goals to the Highlands RMP.

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Sparta's goals of environmental protection, preservation of community character, and focus on center-based development align with the Highlands Regional Master Plan. Conformance to the Highlands appears to align with the community's goals for future planning.

Conclusion

Plan conformance impacts to development potential and existing land uses will likely be minimal due to the nature of pre-existing development and infrastructure capacity. The Township's zoning and land use is mostly comprised of single-family homes. Existing single-family homes in the Planning Area will be exempt from regulations/standards adopted by the Township as part of plan conformance implementation. In the Planning Area, development of less than three dwelling units on existing vacant lots will not be impacted by conformance with the RMP. For non-residential development in the Planning Area, the Highlands Conformance Ordinance only applies if it results in the ultimate disturbance of one acre or more of land or produces a cumulative increase of impervious surface of one-quarter acre.

It is recommended that the Township re-adopt the Highlands Conformance Ordinance and the supporting Master Plan Element and Re-Examination report. Based on the Conformance Assessment, it is recommended the Township adopt the Highlands ERI utilizing the interactive map, update the Municipal Stormwater Management Plan, and update the Zoning Ordinance. The Township will also have to replace the existing Checklist Ordinance with the Highlands Conformance Ordinance and update the existing Master Plan Element and Highlands Re-Examination Report to include Planning Area lands. The Township should also complete and implement the Water Use and Conservation Management Plan and explore the potential for Highlands Center designations. The Township has also requested funding to assist with their Master Plan Update which will include various elements as part of Plan Conformance.

C. STAFF RECOMMENDATION AND CONDITIONS

Based on the components of the Plan Conformance Assessment, outlined above, Highlands Council Staff recommends that the Petition for Plan Conformance and the Implementation Plan and Schedule (IPS) (*Appendix A*) for the Township of Sparta be approved with conditions as outlined below. Other conformance tasks may arise in future years, such as specific resource management ordinances and other planning documents. The mandatory 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, subject to availability.

- 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

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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.

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 B).
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 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) or resolution shall be provided to the Highlands Council.
4. **Stormwater Management Plan** – Revise and adopt a municipal Stormwater Management Plan that includes: a) Highlands-specific amendments; b) revisions required by the Stormwater Management Rules at N.J.A.C. 7:8; and c) Stormwater Mitigation Plan. Additional work under the Program to include requirements of the current Municipal Separate Storm Sewer System (MS4) permit. This may include: ordinance(s) revision and adoption; stormwater facilities mapping; new/updated storage and maintenance plans; training activities; and development of a Watershed Improvement Plan.
5. **Update Exemption Ordinance-** Amend the Township's existing Highlands Exemption Ordinance to incorporate the Planning Area.
6. **Update Open Space and Recreation Plan-** Continued implementation of the 2025 Open Space and Recreation Plan.
7. **Grant Approval for FY2027** – The approval of the petition shall include approval of grant funding in the total amount of \$46,000 for FY2027 for the purposes outlined above and in the Implementation Plan and Schedule found at Appendix A.

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D. Interagency Coordination

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

E. 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 October 19 and November 19 2026. The comment/response document is attached to this document, at Appendix D. [*details to be added after Public Comment Period*]

APPENDIX A

**Implementation Plan and Schedule (IPS)
Township of Sparta, Sussex County**

Township of Sparta, Sussex County, New Jersey
Highlands Implementation Plan and Schedule

PLAN CONFORMANCE TASK	Proposed Cost Fiscal Year 2027	Future Projects (requires HC Approval)	Status and Comments
Housing Element and Fair Share Plan			
Adoption of Implementing Ordinances			
Highlands Interactive Environmental Resource Inventory	\$ 5,000.00		Review Highlands Interactive ERI, propose amendments as necessary, and adopt.
Highlands Element of Municipal Master Plan	\$ 10,000.00		Adoption of Highlands element and reexamination report.
Municipal Master Plan Elements (as applicable)			
a. Land Use Plan Element		TBD	
b. Circulation Plan Element		TBD	
c. Land Preservation and Land Stewardship Plan Element			
d. Utility Plan Element		TBD	
e. Climate Change Related Hazard Vulnerability Assessment		TBD	
f. Recreation Plan Element		TBD	
g. Community Facilities Element.		TBD	
Adoption of Highlands Conformance Ordinance	\$ 5,000.00		Adoption of Highlands Land Use Ordinance serves to protect municipal resources; future land use ordinance amendments may follow to update existing municipal ordinances.
Update Municipal Land Use Ordinances		TBD	
Zoning Map Update		TBD	
Resource Management Plans and Programs			
a. Water Use and Conservation Management Plan		\$56,000	<i>Finalize & Adopt Existing WUCMP granted previously.</i>
b. Habitat Conservation and Management Plan			
c. Stream Corridor Protection/Restoration Plan			
d. Wastewater Management Plan			
e. Municipal Stormwater Management Plan	\$ 25,000.00		Update existing Municipal Stormwater Management Plan to meet new MS4 requirements
f. Open Space, Recreation, and Historic Preservation Plan			
k. Forest Stewardship Plan			
Board of Health Ordinances			
a. Septic System Maintenance			
Implementing Ordinances for Management Plans and Programs			
a. Right to Farm Ordinance (if applicable)			
Redevelopment and Brownfields Opportunities			
a. Highlands Redevelopment Area Planning		TBD	
Highlands Center Planning		TBD	
Public Outreach/Education			
RMP Updates			
Attendance at Highlands Council Training Sessions	\$ 500.00		
a. Municipal Exemption Determinations	\$ 500.00		<i>Amend & Adopt Municipal Exemption Determination Ordinance</i>
b. Ordinance Administration: Application Procedures, Implementation, Enforcement			
Estimated Total	\$ 46,000.00		

APPENDIX B

**Initial Assessment Report
Petition for Plan Conformance
Township of Sparta, Sussex County**



Initial Assessment of Highlands Plan Conformance

TOWNSHIP OF SPARTA | SUSSEX COUNTY, NEW JERSEY
JULY 13, 2026

PREPARED BY:

LYNDSAY KNIGHT, PP, AICP

NEW JERSEY PROFESSIONAL PLANNER LICENSE NO. 33LI00640100

Acknowledgments

Mayor

Dean Blumetti

Township Council

Michael Sylvester, Deputy Mayor

Neill Clark

Marjory Murphy

Mark Scott

Township Staff

James Zepp, Township Manager

Roxanne Landy R.M.C., Registrar/Municipal Clerk

Kerry Brown

Raishah Franklin

Neglia Group

Lyndsay Knight, PP, AICP

Adam Bradford PP, AICP

Luke Kerr, AICP

Highlands Council

Benjamin L. Spinelli, Executive Director

Allison Bittner, PP, AICP, Principal Planner/Sparta Township Liaison

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1. Introduction

Highlands Region and Highlands Council Background and History

The Township of Sparta is located in the New Jersey Highlands Region, which covers 800,000 acres or over 1,250 square miles, and 88 municipalities in seven (7) counties (Bergen Hunterdon, Morris, Passaic, Somerset, Sussex, and Warren). The Highlands Region is renowned for its geological significance and natural beauty and serves as a vital source of the State's clean water supply. Sparta Township is entirely within the Highlands. Roughly 46% of Sparta Township's land area (11,488 acres) is situated within the Highlands Preservation Area and 54% (13,335 acres) is within the Highlands Planning Area.

The New Jersey Highlands Council was created in 2004 as part of the New Jersey Highlands Water Protection and Planning Act, a landmark law designed to safeguard the Highlands region from overdevelopment and protect the drinking water supply for more than half of New Jersey residents. The Council, formally known as the Highlands Water Protection and Planning Council, was established as an independent state agency responsible for implementing the Act. Its duties include regional planning, environmental protection, and ensuring that development in the 859,000-acre Highlands region aligns with the Highlands Regional Master Plan. The Highlands Act designated two (2) specific boundaries within the Highlands Region: The Planning Area and The Preservation Area. The main distinction between The Planning Area and The Preservation Area is that municipal and county conformance with the Highlands Regional Master Plan ("RMP") is mandatory in the Preservation Area but not in the Planning Area, Plan conformance is voluntary. This means that resource protection afforded by the RMP is mandatory in the Preservation Area but is voluntarily implemented in the Planning Area through municipal Plan Conformance. Sparta Township is located in both the Preservation Area and the Planning Area of the Highlands Region. The Plan Conformance process offers benefits to the municipality, including grant funding to support municipal wide planning initiatives. This report constitutes the Township's Initial Assessment of Plan Conformance with the RMP, which reviews the potentials impacts, both positive and negative, of Plan Conformance for Sparta Township.

Scope and Purpose

The purpose of the Highlands Initial Assessment is to understand what Plan Conformance in the Planning Area would mean for the municipality. This includes identifying actions necessary to make municipal plans and ordinances consistent with the Regional Master Plan (RMP), identifying mapping updates that may be necessary to correct any discrepancies in Highlands Council mapping, identifying developable tracts and vacant lands (include mapping, existing zoning, and build-out potential), identifying natural and cultural resource protections in place or needed, and an assessment of actions required to bring municipal plans and regulations into conformance. The second purpose of this report is to identify whether a Highlands Center should be included as part of Plan Conformance. Through the use of maps, charts and visual aids, this Initial Assessment provides an overview of the Highlands RMP, a Consistency Assessment, impacts of Plan Conformance, and recommended changes to Sparta Township's planning programs.

Overview of the Highlands Regional Master Plan (RMP)

The Highlands Regional Master Plan is the controlling regional document for land use, resource protection, water and wastewater planning, infrastructure, and growth in the Highlands Region. It

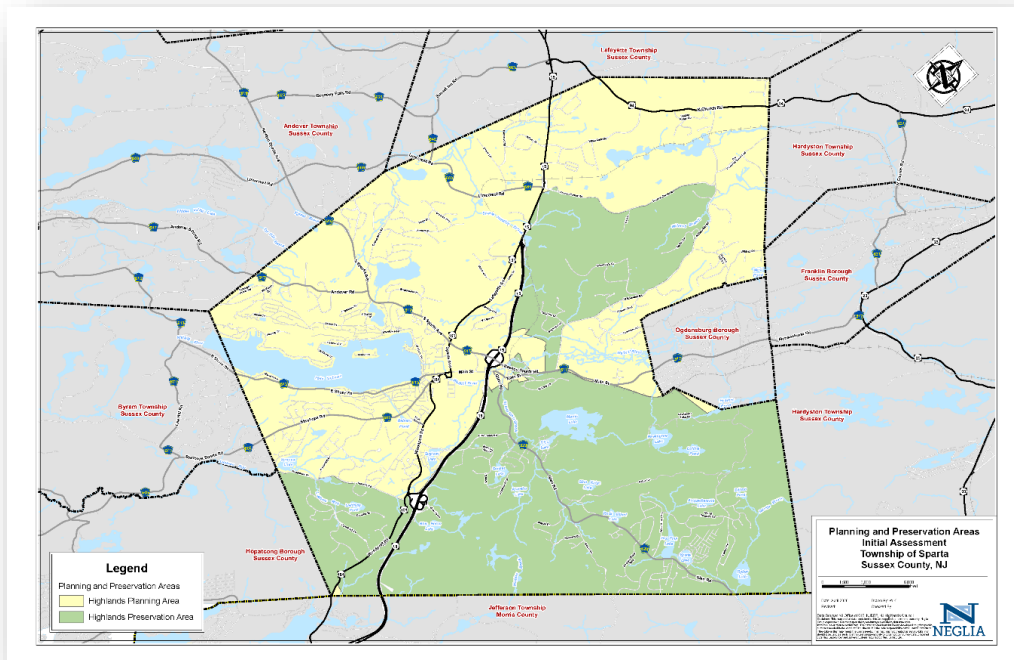
acknowledges the need for sustainable economic development to address the fiscal impacts of Highlands designation on affected municipalities.

The Regional Master Plan carries those standards into use through the Land Use Capability Zone system. Under that system, land is assigned to zones according to ecological value, development suitability, and resource constraint. Areas with existing development and available infrastructure are identified as the places where growth may be directed. Steep slopes, forested lands, habitat areas, and groundwater recharge zones are treated differently. In those areas, the Regional Master Plan imposes stricter limits because the land itself is treated as the measure of what can sustain disturbance and what cannot.

Highlands Plan Conformance in the Planning Area is voluntary. If Sparta Township elects to pursue Planning Area Plan Conformance, that decision would have practical implications for how applicable development is evaluated under adopted Highlands planning and land use ordinances. Planning Area conformance does not make it equal to the Preservation Area, and a municipality may seek to rescind Planning Area conformance status through the Highlands Council process. A municipality that elects to pursue Planning Area Plan Conformance must revise its Master Plan Element for Highlands and adopt a Land Use Ordinance for conformance. Highlands does not require municipalities to amend their development review standards. Development review applications subject to those adopted provisions would be evaluated under the applicable ordinance standards. Highlands applicability in the Planning Area is not universal. Development is subject to Highlands review only where specific applicability thresholds are met and where the activity does not qualify for a statutory exemption. Projects that do not meet Highlands applicability thresholds, or that qualify for an exemption, are not subject to Highlands review and continue to be governed by applicable municipal, county, and State regulations.

Accordingly, this Initial Assessment distinguishes between (1) development that is likely to meet Highlands applicability thresholds and require review, (2) development that is likely to qualify for an exemption or remain below thresholds, and (3) parcels where development potential is already limited by existing environmental or infrastructure constraints independent of Highlands conformance.

Figure 1-1 Sparta Township Planning and Preservation Area Context Map



2. Consistency Assessment

Township of Sparta Planning Programs and Policies

Township of Sparta Master Plan

Sparta Township adopted its first Master Plan in 1960, establishing the initial framework for land use and development through the year 2000. A comprehensive Master Plan update followed with the 1984 Master Plan, which expanded the Township's planning structure and policy direction. Subsequent Master Plan Reexamination Reports were adopted in 2000, 2006, 2011, 2014, 2016, 2018, and 2020, reflecting ongoing statutory review and periodic refinement of planning policy.¹

The 1984 Master Plan was reexamined in 2000, 2006, 2011, 2014, 2016, and 2018, and that the 2020 report evaluated the 2018 reexamination and existing land management regulations. The same source also identifies more recent planning documents in the current baseline, including the Open Space & Recreation Plan – Update (2025), described as adopted on January 15, 2025, the Housing Element and Fair Share Plan (2025), identified as adopted on June 18, 2025, plus the 2011 Environmental Resource Inventory and the 2014 Highlands Preservation Area Element.

Targeted amendments were adopted to address specific development areas and policy objectives. Town Center Master Plan Amendments were adopted in 1997 and 1999, followed by a Town Center Main Street Business Master Plan Amendment in 2016. These amendments established the framework for mixed-use development, commercial activity, and circulation improvements within the Township's central business district.

The 1960 and 1984 Master Plans established long-standing planning objectives, including management of residential growth, preservation of environmental resources, and maintenance of community character. Those objectives continue to inform the Township's current planning framework and provide the baseline against which Highlands consistency is evaluated.

The following is a chronological list of updates to various Master Plan Elements or planning documents that have been updated or created over the years:

- in 1996 with an Open Space Plan Element;
- in April 1997 with the Route 15 Planned Commercial Development Plan;
- in May 1997 and June 1999 with the Town Center Plan;
- in 1997 with a Housing Plan addressing COAH Rounds 1 and 2;
- in 2002 with a Goals and Objectives and Land Use Plan Element;
- in 2005 with a Housing Plan addressing COAH Round 3;
- in 2011 with a Planned Village Core Plan and Planned Development Resource Management Area; and

¹ Sparta Township has adopted the Highlands Preservation Area Element (2014) to address requirements of the Highlands Water Protection and Planning Act within the Preservation Area. The Township includes both Preservation Area and Planning Area lands. Planning Area conformance remains voluntary and is currently being evaluated through this Highlands Initial Assessment.

in 2016 with a Town Center Main Street Business Plan and an Amendment and Supplement to the 2008 Housing Element and Fair Share Plan.

Master Plan Goals and Objectives

The Township's planning objectives have been established through the Master Plan, subsequent Reexamination Reports, and related planning elements, and continue to guide land use and development policy. These objectives are reaffirmed through ongoing plan updates and amendments.

- Retain the Township's rural character and established development pattern
- Manage residential growth in a manner consistent with environmental constraints and infrastructure capacity
- Preserve open space and protect natural resources, including groundwater, surface water, forests, wetlands, and critical habitat
- Maintain the quality and character of established residential neighborhoods and existing development patterns
- Support a functional and balanced mix of land uses, including residential, commercial, and economic development areas
- Promote the viability of the Town Center and designated commercial areas as the focal point for business activity
- Improve traffic flow and circulation while limiting impacts on residential areas
- Provide and maintain adequate community facilities, recreational resources, and public services
- Protect environmentally sensitive lands and restrict development in areas with limited capacity to support growth
- Coordinate land use planning with infrastructure, including water supply, wastewater, and stormwater management systems
- Protect water quality and watershed resources, including aquifer protection areas and surface water systems
- Direct development toward appropriate locations while preserving large areas of constrained and undeveloped land

Circulation Plan Element

The 2020 reexamination report states that the Planning Board, through the Circulation Element of the Master Plan, should examine the relationship between land use and traffic congestion, specifically in the Town Center and Route 15 Corridor, and develop strategies to reduce the negative impacts. The same source states that updating the Circulation Element remained a valid objective in 2020. The 2020 reexamination report also recommended that, in the absence of an updated Circulation Element, development applications before either Township land use board should be required to provide traffic studies for proposed development, especially in the Town Center and Route 15 Corridor, so that existing traffic patterns and additional impacts can be documented and evaluated, and that mitigation strategies and off-tract contributions identified in those studies should be considered by Township boards as deemed necessary.

Circulation Plan Goals and Objectives

- Examine the relationship between land use and traffic congestion, with emphasis on the Town Center and Route 15 corridor
- Develop and implement strategies to reduce traffic congestion and its impacts
- Continue to update the Circulation Element to reflect changing traffic patterns and development conditions
- Require traffic impact studies for proposed development, particularly in the Town Center and Route 15 corridor
- Apply mitigation measures and require off-tract contributions where necessary to address identified impacts
- Reduce the number of direct access points along roadways to improve traffic flow and safety
- Promote shared access between adjacent properties to limit congestion and turning conflicts
- Encourage shared parking to reduce site-level traffic generation and circulation impacts
- Integrate site circulation systems to support efficient traffic distribution across developed areas
- Improve coordination between roadway design and adjacent land uses
- Provide safe and efficient movement of vehicles throughout the Township
- Limit adverse traffic impacts on residential neighborhoods
- Provide continuous pedestrian connections between parking areas, roadways, and intersections
- Establish a connected pedestrian circulation network throughout developed areas

Community Facilities Plan Element

The Community Facilities Plan Element addresses the adequacy of public facilities and the need for long-term coordination with institutional providers, including the Board of Education. The 2020 Reexamination Report identifies continued coordination with the school district as necessary to address future facility demand and capacity.

Sparta voters approved a 2006 referendum for major renovations to Sparta High School, with construction completed for the 2010–2011 school year. The same report confirms that evaluating capacity in other public schools remains an ongoing objective. The 2002 amendment goals, carried forward in the Open Space and Recreation Plan update, reinforce the need to maintain and expand community facilities to support quality of life.

Community Facilities Plan Goals and Objectives

- Maintain and expand community facilities and services to support current and future residents
- Coordinate with the Board of Education on long-range facility planning needs
- Evaluate capacity constraints within the public school system and identify necessary improvements

Recreation Plan Element

Recreation planning in Sparta runs through the Open Space and Recreation Plan. That document sets the policy framework for identifying recreation needs, facilities, and long-range service demand.

The 2025 update confirms that the 2002 Master Plan Amendment established the core recreation objectives: accommodating community recreation needs, maintaining and expanding facilities, and linking recreation planning to open space preservation and environmental protection.

The planning record also shows continuity. The first Open Space and Recreation Plan was adopted in 1997. That plan established objectives for parkland designation, identification of environmental resources, recognition of undevelopable lands for preservation, and development of a trail system tied to natural and historic features. The 2003 update added a clear directive to plan for both active and passive recreation and to acquire and preserve priority lands.

Recreation Related Goals and Objectives

- Accommodate the recreation needs of the community
- Maintain and expand community and recreational facilities to support quality of life
- Identify and designate parkland, open space, and recreation areas
- Provide input to the Master Plan to address recreation and open space needs at full buildout
- Identify critical environmental resources within the Township
- Identify undevelopable lands for preservation, including areas regulated under State environmental programs
- Increase public awareness of natural and cultural resource protection, including nonpoint source pollution impacts
- Develop a system of natural trails connected to parkland, open space, and resource areas
- Plan for both active and passive recreational needs over time
- Establish strategies to acquire and preserve priority lands

Conservation Plan Element

The Open Space and Recreation Plan update states that the original Master Plan included the following goals relating to open space and recreation: preservation of the Township's natural resources and ecological balance and maintenance of Sparta's rural residential character. The 1984 Conservation Plan Element confirmed the Master Plan's commitment to open space preservation and identified goals to maintain the existing character of much of the Township through the provision of ample open space, the preservation of stream corridors and agricultural lands, and the protection of steep slopes and wooded areas; and to preserve existing Township historic sites and structures. The 2002 Master Plan Amendment added goals to preserve open space and farmland, protect the natural environment and unique natural features, enhance the rural character of Sparta Township, and promote the conservation and utilization of historic resources.

Conservation-related goals and objectives

- Protect groundwater and surface water quality, including aquifer recharge areas and watershed resources
- Preserve wetlands, floodplains, and stream corridors to maintain ecological function and reduce flood impacts
- Protect forested lands, vegetation, and habitat areas, including critical habitat and biodiversity resources
- Identify and preserve environmentally constrained and undevelopable lands

- Maintain air quality and reduce environmental impacts associated with development
- Protect natural resource systems that support long-term environmental sustainability
- Coordinate land use decisions with environmental constraints and resource capacity

Sparta Township Open Space Plan

The Sparta Open Space and Recreation Plan (OSRP) establishes the Township's approach to land preservation and recreation planning. The 2025 update builds on earlier plans and reflects a shift toward long-term preservation, improved access, and sustainable management of public spaces.

The planning record is consistent. The 1997 Open Space and Recreation Plan evaluated recreation needs, identified open space resources, and established preservation priorities. The 2003 update reaffirmed those conclusions and added direction to plan for active and passive recreation and to acquire priority lands. The 2020 plan focused on documenting municipal holdings. The 2025 update expands that work and places greater emphasis on permanence, accessibility, and stewardship. The same record defines the core objectives as protecting Sparta's sense of place, maintaining water quality, connecting parks and communities, and preserving natural and cultural resources.

The OSRP defines the Township's preservation policy. It identifies preserved land, park resources, acquisition priorities, recreation needs, and long-range conservation objectives. Earlier planning established the same direction through identification of critical environmental resources, lands unsuitable for development, and opportunities for trail systems. That work continues to guide current decisions.

Historic preservation remains part of this framework. The planning record recognizes established settlement patterns, community character, and the built resources associated with Lake Mohawk and the Boardwalk Historic District as part of the Township's identity.

Highlands consistency review does not treat these measures as separate policy tracks. Open space preservation, recreation planning, scenic resources, and historic preservation all affect how land is developed, preserved, or restricted. They must be evaluated together as part of the Township's land use system. Sparta's preservation record supports that review because it shows an established policy foundation grounded in environmental constraint, land value, and settlement pattern. It does not, by itself, establish Highlands consistency. Plan Conformance would require that these local policies be aligned with the Regional Master Plan and applied through enforceable standards.

The OSRP functions as the primary planning framework for recreation and open space. The 2025 update continues that role by linking recreation planning with environmental protection and quality-of-life objectives. The 2002 Master Plan Amendment established the core recreation goals: accommodate community recreation needs and maintain and expand facilities. The 1997 plan established objectives for parkland designation, identification of environmental resources, recognition of undevelopable lands for preservation, public awareness of resource protection, and development of natural trails. The 2003 update added direction to plan for both active and passive use and to acquire priority lands.

Open Space, Recreation, and Historic Preservation Plan Goals and Objectives

- Provide for active and passive recreation needs through maintenance and expansion of recreation facilities

- Identify, designate, and preserve parkland, open space, and recreation areas
- Establish long-range open space and recreation planning based on buildout conditions
- Preserve environmentally sensitive lands, including wetlands, floodplains, and other constrained areas unsuitable for development
- Identify and protect critical environmental resources within the Township
- Maintain and improve water quality and protect groundwater resources
- Connect parks, open space, and community areas through coordinated planning and trail systems
- Develop and maintain natural trail networks that highlight environmental and historic features
- Acquire and preserve priority lands to support long-term conservation objectives
- Maintain the Township's rural character and sense of place through land preservation
- Preserve natural and cultural resources, including historic settlement patterns and community form
- Protect scenic resources and landscape features that contribute to community identity
- Increase public awareness of environmental protection, including impacts from nonpoint source pollution

Sparta Township Stormwater Plan

Sparta's stormwater planning does not rest on a single document. It reflects an ongoing program shaped by successive updates under State requirements. The Township complies with NJDEP Municipal Stormwater Management Plan standards. That compliance is necessary, but it is not enough. The Highlands Regional Master Plan applies a separate standard for groundwater recharge, runoff control, and watershed protection.

The existing Municipal Stormwater Management Plan and implementing regulations address runoff, groundwater recharge, and water quality under NJDEP rules. Highlands review applies a second level of evaluation. That review considers subwatershed conditions, environmental constraints, and development capacity. It requires evaluation of recharge in place, limiting runoff in sensitive areas, use of green infrastructure, and coordination between stormwater controls and environmentally constrained land.

The planning record identifies the Municipal Stormwater Management Plan as a supporting document within the Township's overall framework. The Sparta SPAR materials confirm adoption in April 2005 and revision in 2006, establishing the current stormwater control program under NJDEP requirements. The same record shows that the most defined stormwater objectives appear in the 2020 Reexamination Report and that the plan would require updating to incorporate MS4 requirements and Highlands stormwater standards if Planning Area Plan Conformance proceeds.

Stormwater Management Goals and Objectives

- Reduce flood damage to life and property
- Limit increases in stormwater runoff from new development
- Reduce soil erosion from development and construction activity
- Ensure adequacy of culverts, bridges, and in-stream infrastructure

- Maintain groundwater recharge
- Prevent increases in nonpoint source pollution
- Maintain the integrity of stream channels for ecological function and drainage
- Minimize stormwater pollutants to protect water quality, public health, and aquatic resources
- Protect public safety through proper design and operation of stormwater management systems

Land Use Capacity Zones

The Highlands Regional Master Plan (RMP) establishes Land Use Capability Zones (LUCZs) as an overlay that functions alongside existing municipal zoning to address distinguishing circumstances or landscape features. These designations do not replace base zoning but rather build upon it by establishing additional standards to address issues of special public interest, such as resource protection and growth capacity. Consequently, the LUCZ map serves as the basis for this assessment, allowing for a direct comparison between Sparta's local zoning control and these regional requirements. Sparta's Planning Area includes lands classified within the Existing Community Zone, Conservation Zone, and Protection Zone, together with environmentally constrained areas subject to additional limitations under Highlands standards, including locations adjacent to established development. These designations create distinct land environments with different assumptions for development intensity, resource protection, and infrastructure capacity.

The LUCZ framework divides land into three primary zones and four sub-zones, as summarized below.

Table 2-1 – Sparta Township Highlands Land Capability Zones (LUCZ)

Primary Zones	Sub-Zones
Existing Community Zone (ECZ)	Existing Community – Environmentally Constrained Sub-Zone (ECZ-EC) Lake Community Sub-Zone (LCZ)
Conservation Zone (CZ)	Conservation – Environmentally Constrained Sub-Zone (CZ-EC)
Protection Zone (PZ)	Wildlife Management Sub-Zone (WM)

The Highlands Land Use Capability Zone (LUCZ) system is an overlay to municipal zoning that identifies land use capacity and resource protection requirements based on regional environmental and infrastructure conditions.

The LUCZ consists of three primary zones and four sub-zones, defined as follows:

Protection Zone (PZ)

The Protection Zone consists of high resource value lands that are important to maintaining water quality, water quantity, and sensitive ecological resources and processes. Development is extremely limited and subject to stringent restrictions related to water use, environmental disturbance, and resource protection.

Conservation Zone (CZ)

The Conservation Zone consists of areas with significant agricultural lands, associated woodlands, and environmental features. Development may occur at low intensity where supported by

infrastructure and where it does not conflict with resource protection or agricultural preservation objectives.

Existing Community Zone (ECZ)

The Existing Community Zone consists of areas with concentrated existing development and infrastructure. These areas may support development and redevelopment at levels appropriate to maintain the character of established communities, subject to environmental and infrastructure constraints.

Conservation Zone – Environmentally Constrained Sub-Zone (CZ-EC)

The CZ-EC consists of significant environmental features within the Conservation Zone that are to be protected from non-agricultural development. Development is constrained through limitations on disturbance and restrictions on the extension or creation of water and wastewater infrastructure.

Existing Community Zone – Environmentally Constrained Sub-Zone (ECZ-EC)

The ECZ-EC consists of environmentally significant features within otherwise developed areas. These areas function as habitat and ecological connections and are not appropriate for significant development. Development is constrained through environmental protection requirements and limitations on infrastructure expansion.

Lake Community Sub-Zone (LCZ)

The LCZ consists of patterns of development surrounding lakes within the Existing Community Zone, generally within 1,000 feet of lakes ten acres or greater. This sub-zone supports existing development patterns while applying additional standards to protect water quality, shoreline resources, and lake ecosystems.

Wildlife Management Sub-Zone (WM)

The WM sub-zone consists of lands designated as National Wildlife Refuges managed by the United States Fish and Wildlife Service and Wildlife Management Areas administered by the New Jersey Department of Environmental Protection. These areas form part of a regional network of conserved lands supporting habitat protection, resource management, and compatible wildlife-dependent uses.

The Existing Community Zone (ECZ) is the only zone where the RMP supports most development and redevelopment activity. The Conservation Zone (CZ) and Protection Zone (PZ) are intended primarily for preservation and resource protection. Limited exceptions may occur for redevelopment and projects that qualify under Highlands exemptions, but these do not alter the overall development constraints established by the zone framework.

All seven LUCZ designations are present in Sparta Township, as summarized below.

Table 2-2 – Highlands Land Use Capability Zones Summary Table

Zone / Sub-Zone	Total Acreage	% of Entire Municipality
Existing Community Zone (ECZ)	1,826	7.4%
Existing Community – Environmentally Constrained Sub-Zone (ECZ-EC)	540 (approx.)	2.2% (approx.)

Lake Community Sub-Zone (LCZ)	868	3.5%
Conservation Zone (CZ)	1,190 (approx.)	4.8% (approx.)
Conservation – Environmentally Constrained Sub-Zone (CZ-EC)	1,354	5.5%
Protection Zone (PZ)	15,701	63.4%
Wildlife Management Sub-Zone (WM)	3,269	13.2%
Total*	24,748	100.0%

Zoning Analysis

Residential districts—R-1, R-2, RR, RC-1, and RC-2—permit primarily single-family dwellings and agricultural uses. The R-3 Zone permits only single-family dwellings. The R-4 Zone allows residential apartments above office uses, providing a limited mixed-use condition within the Town Center.

Multi-family districts—MF, MF-1, MF-2, and MF-3—provide defined locations for multifamily and inclusionary housing. The TCCAH and ED-1 districts incorporate housing components within Town Center and economic development areas. Together, these districts concentrate higher-density residential uses in targeted locations rather than across the broader Township.

Commercial districts permit retail, office, service, institutional, and related business activity. Historic commercial districts are intended to preserve the architectural and visual character of the Lake Mohawk Plaza area and the Mohawk Avenue / Route 181 corridor, including White Deer Plaza and the Lake Mohawk area.

The Town Center districts—TCC, TCCO, TCLC, TCLM, TCMSB, TCPB, and TCCAH—permit a range of retail, office, professional, service, and mixed-use activity. TCC functions as the primary retail and service area of the central business district. TCLC and TCLM serve as transition districts that allow smaller-scale commercial activity compatible with adjacent residential areas. TCCO and TCPB provide office and professional uses that buffer higher-intensity commercial areas. TCCAH incorporates age-restricted housing in a walkable setting. TCMSB permits a mix of professional office, specialty retail, service, and multifamily uses. Together, these districts establish the Town Center as the focus of compact, mixed-use, and pedestrian-oriented development.

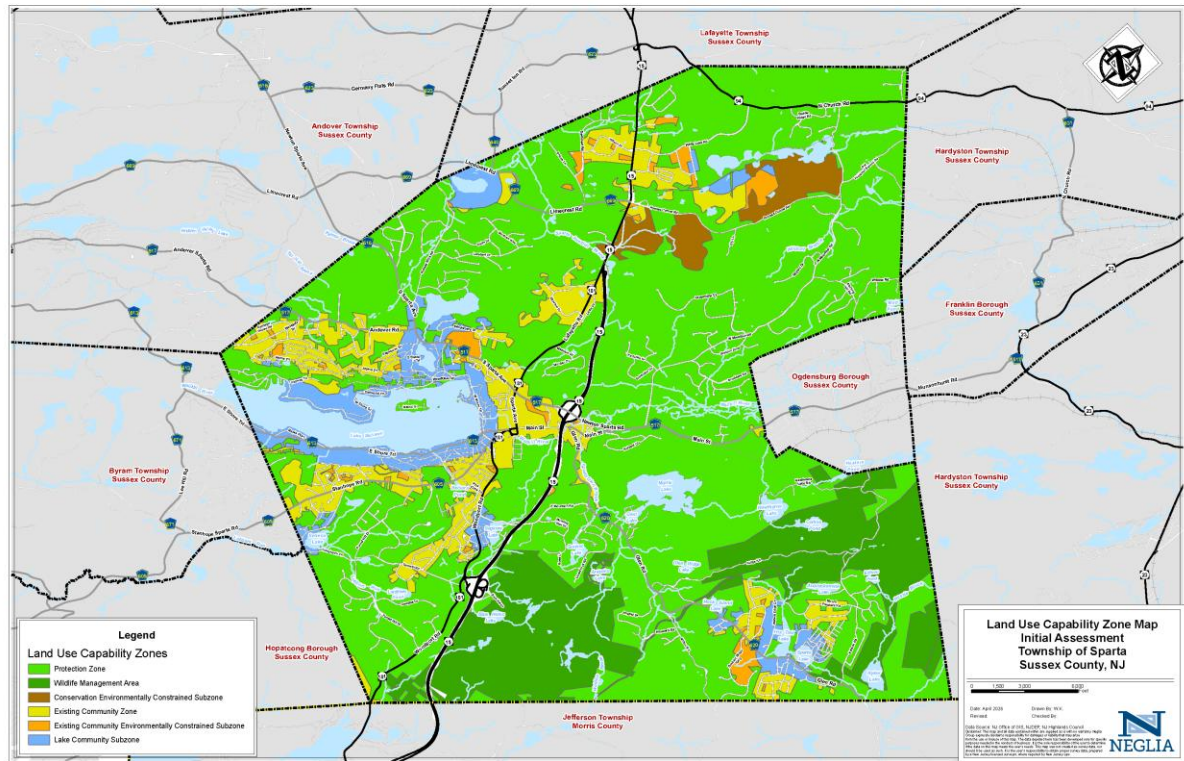
Planned development and economic development districts—PCD, PCED, PDRM-1, PDRM-2, PVC, ED, and ED-1—allow more flexible development patterns in defined locations. These districts generally correspond to the Route 15 corridor, planned growth areas, and economic development objectives. They are intended to coordinate larger-scale development, maintain compatibility with surrounding land uses, and support economic activity and affordable housing obligations. OSGU remains reserved for open space, conservation, and public use.

The constraint is not in the district structure. It is in where those districts are located. Large-lot residential, rural conservation, planned development, and economic development districts extend into or adjoin Conservation, Protection, and environmentally constrained areas under the LUCZ framework. In those locations, permitted density and development flexibility exceed what the Regional Master Plan supports without further limitation.

The zoning ordinance includes environmental controls, but those controls are not organized around Highlands standards. They do not fully address riparian protection, steep slopes, environmentally

constrained lands, or limits on utility extension. Zoning alone does not establish development potential. Each district must be evaluated against its Land Use Capability Zone designation and the standards that govern development intensity, infrastructure, and resource protection.

Figure 2-1 – Municipal Zoning Map and Preliminary Highlands Comparison



- Right-of-way acreage and surface water features are not included
- ECZ-EC and CZ acreages are approximate, scale-based planning estimates derived from Highlands mapping and used for planning-level reference only

Township Zoning

Sparta Township has 30 zoning districts established under Section 18-4.8 of the Township Code. For this assessment, those districts are grouped into residential districts, rural conservation/residential districts, multi-family and housing-related districts, commercial districts, Town Center districts, planned development and mixed-use districts, economic development districts, and open space/government use lands.

The official zoning map dated September 20, 2024 shows the location and distribution of these districts across the Township.

Table 2-3 – Sparta Township Land Use Districts Table

Land Use Category	Land Use Zone District
Residential	R-1 Residential (45,000 sf); R-2 Residential (25,000 sf); R-3 Residential (8,000/14,000 sf); R-4 Town Center Residential / Professional; RR Rural Residential (5 acre)
Rural Conservation / Residential	RC-1 Rural Conservation / Residential (5 acre); RC-2 Rural Conservation / Residential (5 acre)
Multi-Family / Housing-Related	MF Multi-Family; MF-1 Multi-Family Zone 1; MF-2 Multi-Family Zone 2; MF-3 Multi-Family Zone 3; TCCAH Town Center Commercial / Age-Restricted Housing; ED-1 Economic Development / Low-Moderate Cost Housing
Commercial	C-1 Community Commercial; historic commercial zoning district; C-2 Office and Service; historic office and service zoning district
Town Center	TCC Town Center Commercial; TCCO Town Center Commercial Office; TCLC Town Center Limited Commercial; TCLM Town Center Lower Main Street Commercial; TCMSB Town Center Main Street Business; TCPB Town Center Professional Business
Planned Development / Mixed Use	PCD Planned Commercial Development; PCED Planned Commercial Economic Development; PDRM-1 Planned Resource Development Management-1; PDRM-2 Planned Resource Development Management-2; PVC Planned Village Core (overlay)
Economic Development	ED Economic Development
Open Space / Government Use	OSGU / OS-GU Open Space / Government Use

The permitted uses within these districts establish the Township’s base land use pattern. Residential districts are dominated by single-family development and agricultural use, while multi-family and housing-related districts provide defined locations for higher-density and inclusionary housing. Commercial and Town Center districts support retail, office, service, and mixed-use activity, including areas subject to historic design controls. Planned development and economic development districts allow more flexible development patterns in targeted locations, subject to site-specific and environmental constraints.

Table 2-4 – Land Use Categories and Zoning Districts

Land Use Category	Zone District	Description
Commercial	C-1	Neighborhood and community retail and service uses
Commercial	C-2	Professional office and personal service uses
Commercial	Historic Commercial	Retail and commercial uses in historic district
Commercial	Historic Office and Service	Office and service uses in historic district

Economic Development	ED	Large-scale commercial and industrial development
Multi-Family / Housing-Related	ED-1	Economic development with low-moderate cost housing
Multi-Family / Housing-Related	MF	General multi-family residential development
Multi-Family / Housing-Related	MF-1	Multi-family residential, density tier 1
Multi-Family / Housing-Related	MF-2	Multi-family residential, density tier 2
Multi-Family / Housing-Related	MF-3	Multi-family residential, density tier 3
Multi-Family / Housing-Related	TCCAH	Town center commercial with age-restricted housing
Open Space / Government Use	OSGU	Public open space and government facilities
Planned Development / Mixed Use	PCD	Planned commercial and retail development
Planned Development / Mixed Use	PCED	Planned commercial with economic development focus
Planned Development / Mixed Use	PDRM-1	Planned resource development management, tier 1
Planned Development / Mixed Use	PDRM-2	Planned resource development management, tier 2
Planned Development / Mixed Use	PVC	Planned village core overlay district
Residential	R-1	Single-family residential, 45,000 sf minimum lot
Residential	R-2	Single-family residential, 25,000 sf minimum lot
Residential	R-3	Single-family residential, 8,000/14,000 sf minimum lot
Residential	R-4	Town center residential and professional uses
Residential	RR	Rural residential, 5-acre minimum lot
Rural Conservation / Residential	RC-1	Rural conservation residential, 5-acre minimum lot
Rural Conservation / Residential	RC-2	Rural conservation residential, 5-acre minimum lot
Town Center	TCC	General commercial uses in town center
Town Center	TCCO	Commercial office uses in town center
Town Center	TCLC	Limited commercial uses in town center

Town Center	TCLM	Lower Main Street commercial uses
Town Center	TCMSB	Main Street business and retail uses
Town Center	TCPB	Professional business uses in town center

Commercial Zones

Sparta's commercial and mixed-use districts permit a range of retail, office, service, and related business uses under Chapter 18 of the Township Code. Commercial districts including C-1 and C-2 permit retail establishments, offices, and personal service uses, together with customary accessory uses, as established under §18-4.8 and related zoning provisions governing district structure and permitted uses.

Economic Development districts (ED and ED-1) permit office, research, light industrial, and related commercial uses, with ED-1 incorporating residential components consistent with affordable housing and mixed-use development patterns under the Township's zoning regulations in Chapter 18, including updated affordable housing requirements under §18-8.4 and §18-8.5.

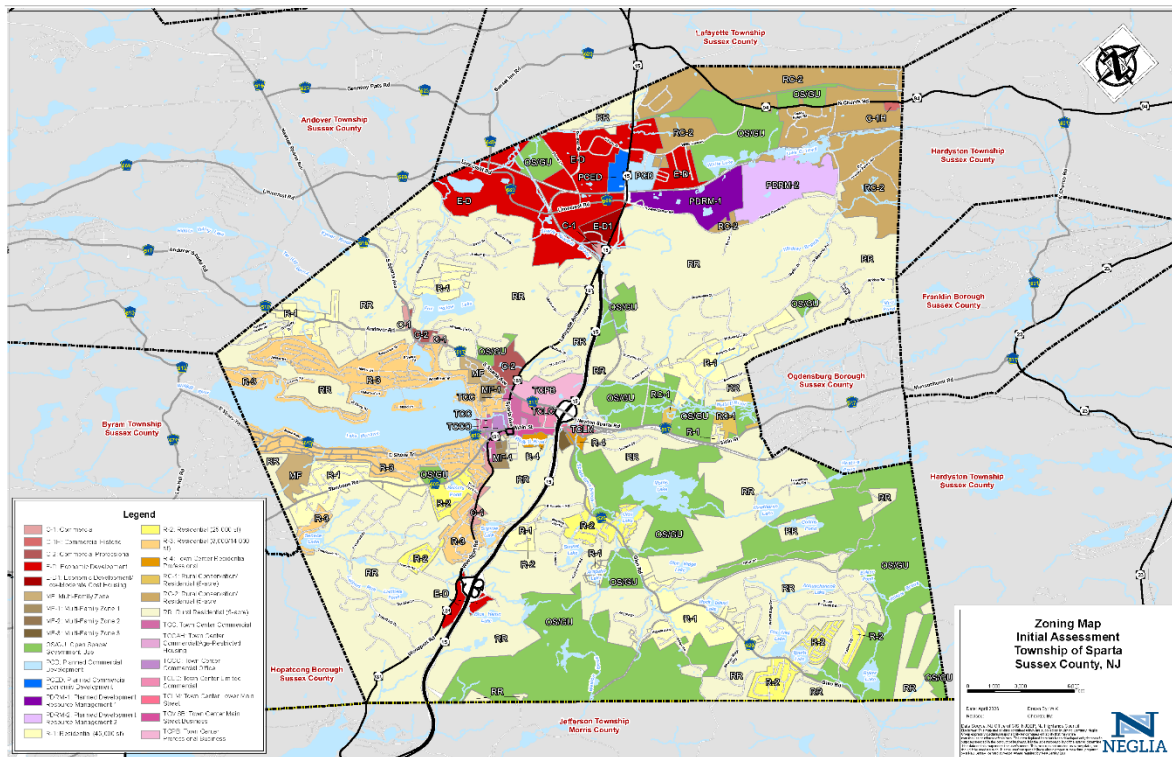
Town Center districts (TCC, TCCO, TCLC, TCLM, TCMSB, TCPB, and TCCAH) permit retail, office, professional, service, and mixed-use activity within the Township's central business district, as regulated under §18-4.8 and associated Town Center zoning provisions. TCC functions as the primary retail and service district, while TCLC and TCLM permit smaller-scale commercial uses compatible with adjacent residential areas. TCCO and TCPB permit office and professional uses, and TCMSB permits a mix of office, retail, service, and multifamily activity. TCCAH permits age-restricted housing integrated with commercial uses consistent with the Township's affordable housing and inclusionary zoning requirements under Chapter 18.

Planned development districts, including PCD, PCED, and PVC, permit coordinated, master-planned development subject to district-specific standards. The Planned Commercial Economic Development (PCED) district, established under §18-4.31(a), permits office buildings, retail uses, restaurants, indoor recreational uses, hotels and conference centers, research and development facilities, and related commercial activities, together with conditional uses including outdoor dining, public utilities, and institutional uses.

PCED regulations also prohibit certain uses, including gasoline service stations, trucking terminals, and certain high-impact uses, and require compliance with detailed bulk, design, and site development standards governing building height, setbacks, impervious coverage, circulation, architectural design, and signage under Chapter 18.

All commercial districts are subject to the Township's zoning, bulk, and site plan regulations under Chapter 18, including standards governing lot size, setbacks, circulation, parking, and site layout, as well as environmental and infrastructure constraints under §18-5, including land classification, slope limitations, stormwater management, and groundwater recharge requirements that regulate development intensity and site design.

Figure 2-3 – Zoning Map



Regional Master Plan (RMP) Context

The Regional Master Plan is the governing document against which local plans, ordinances, land use assumptions, and infrastructure capacity are evaluated within the Planning Area. The consistency assessment examines whether Sparta Township's planning documents meet Regional Master Plan standards for Land Use Capability Zones, resource protection, utility capacity, and Planning Area Plan Conformance procedures. Highlands review requires consideration of applicability thresholds, environmental constraints, net water availability, wastewater capacity, infrastructure limitations, Highlands open waters and riparian areas, steep slope protection, habitat protection, and the distinction between areas appropriate for managed growth and areas designated for conservation or protection.

The Planning Area remains subject to Highlands planning requirements notwithstanding the voluntary nature of Plan Conformance. The relevant issue is whether the Township's Master Plan, zoning ordinance, zoning map, Environmental Resource Inventory, Open Space and Recreation Plan, and utility planning framework are consistent with Highlands Council standards and capable of supporting formal Planning Area Plan Conformance. The evaluation compares local zoning, development thresholds, environmental protections, infrastructure capacity, and mapped growth areas to the Regional Master Plan framework for Existing Community, Conservation, Protection, and environmentally constrained lands, including the alignment of local development potential with environmental constraints and infrastructure availability.

The review also recognizes that statutory exemptions and threshold-based applicability provisions limit Highlands jurisdiction over certain categories of development, while other forms of development, redevelopment, and utility expansion remain subject to Highlands standards governing resource protection, water availability, wastewater capacity, and environmental constraints. The consistency determination therefore focuses on whether local regulations and mapped growth patterns appropriately direct development toward areas with sufficient environmental capacity while limiting development in areas constrained by slope, hydrology, habitat, and infrastructure limitations.

Land Use and Initial Plan Conformance Considerations

Residential Zones

Sparta Township's land use is predominantly comprised of single-family residential zones, extending across the Township in a broad and continuous pattern. The largest areas of residential zoning are the RR, RC-1, and RC-2 districts, which cover substantial portions of the Township outside the Town Center and lake communities and establish a low-density residential pattern characterized by large lots, limited infrastructure, and dependence on groundwater and site conditions. These districts overlap extensively with Highlands Land Use Capability Zones, including the **Protection Zone, Conservation Zone, and Environmentally Constrained Subzones**, with more limited areas intersecting the Existing Community Zone.

The extent of this overlap is not incidental. Large portions of the RR and RC districts fall within areas where slope, hydrology, forest cover, and groundwater conditions limit building. While the Highlands does not directly regulate subdivision, its standards impact whether a site can actually be developed. Local ordinance §18-005 reflects these conditions by limiting land use based on physical constraints, such as prohibiting development on slopes over twenty-five percent and reducing coverage on constrained land. Even without Highlands Conformance, subdivision is often impractical or impossible. While the zoning allows residential uses, these environmental conditions prevent the infrastructure and safety improvements needed for a subdivision. Therefore, development potential is much lower than the land area alone suggests..

More compact residential zoning is located closer to existing development patterns and commercial centers. The R-3 and R-4 residential districts are concentrated near the Sparta Town Center and within established residential neighborhoods, including areas adjacent to Lake Mohawk and existing roadway networks. These districts correspond more directly with the Existing Community Zone, where development has already occurred, and infrastructure is in place. As a result, these areas exhibit a stable residential pattern, and Highlands Plan Conformance would not materially alter the scale or character of development within these districts. Remaining development activity is limited to infill, redevelopment, or site-level modification rather than expansion into new land.

Intermediate-density residential zones, including R-1 and R-2, are distributed between the rural and compact residential areas and represent transition districts within the Township's overall development pattern. These zones include both developed neighborhoods and partially undeveloped parcels and overlap with a mix of Existing Community, Conservation, and environmentally constrained lands. In these areas, development potential varies at the parcel level. Some properties remain fully developable under existing zoning and conditions, while others are constrained by slope, groundwater, or disturbance limitations, resulting in differing subdivision outcomes within the same zoning district.

Of particular note is the presence of residential zoning within environmentally constrained areas that are unlikely to be developed regardless of zoning designation. Portions of the Township, including areas characterized by steep slopes, forested land, and proximity to surface waters, overlap with Protection Zone and environmentally constrained subzones but remain undeveloped due to physical limitation. In Sparta, such areas represent **locations where mapped zoning capacity does not translate to realistic development potential** and where Highlands standards would reinforce existing limits rather than introduce new ones.

One-, two-, and three-family homes within the Planning Area are not expected to be affected by Highlands Plan Conformance, unless a project results in the creation of three (3) or more units on a property. Because detached residential use is already the dominant permitted and existing use across RR, RC-1, RC-2, R-1, R-2, R-3, and R-4 districts, Plan Conformance would not alter the prevailing residential character or scale of the Township. Existing homes, small-scale infill, and routine residential development would continue under local regulation unless Highlands triggers apply.

The primary effect of Plan Conformance within residential zones is not the removal of permitted uses. Instead, it adds a layer of regulatory oversight to ensure that environmental constraints, water availability, wastewater limitations, and disturbance standards are all addressed. These standards may hinder development, but they often reinforce the physical constraints that already exist on the land. Even without Plan Conformance, factors like slope and soil conditions often make further subdivision impractical.

Commercial Zones

Sparta Township contains several distinct commercial zones distributed across the Town Center, lake-oriented commercial areas, and roadway corridors. The principal commercial zones include the Town Center districts (TCC, TCCO, TCLC, TCLM, TCMSB, TCPB, and TCCAH), corridor-based commercial districts (C-1 and C-2), and planned and economic development districts (ED, ED-1, PCD, PCED, and PVC). These zones are arranged geographically rather than randomly, with concentrated commercial activity in the Sparta Town Center and Lake Mohawk areas, and larger-scale or highway-oriented development located along Route 15 and surrounding corridors.

The Sparta Town Center districts are located along Main Street, Sparta Avenue, Glen Road, and surrounding streets that form the Township's primary commercial core. These districts are tightly concentrated and define a traditional center-based land use pattern. Development consists of retail establishments, restaurants, professional offices, personal service uses, and mixed-use buildings with residential units above commercial space. The area is fully developed and located within the Highlands Existing Community Zone. Parcelization is complete, infrastructure is in place, and little, if any, vacant land remains. Development is therefore limited to reuse, infill, or minor redevelopment. Projects in already developed areas will likely be treated as Exemptions, meaning they will not be subject to the stricter standards of application that apply to new development. Future changes will occur within existing footprints and remain subject to standard local site-level requirements.

The Lake Mohawk and White Deer Plaza commercial area is located around Route 181 within the historic Lake Mohawk setting. This area contains a distinct commercial pattern tied to historic buildings, lake-oriented development, and a defined architectural character. Commercial use includes retail, restaurants, professional offices, and service uses integrated within an established built environment.

The area is substantially developed and corresponds primarily with the Existing Community Zone (ECZ) and its subzone, the Lake Community Sub-Zone. Environmental sensitivity associated with the lake, including water quality and scenic preservation, imposes additional constraints on future development. Little vacant land remains, and zoning and site conditions limit change to reuse, façade modification, or small-scale infill. While the ECZ support development, large-scale redevelopment is unlikely.

The C-1 and C-2 commercial zones are located along Route 15 and other major roadway corridors and serve highway-oriented commercial functions. These areas accommodate retail uses, offices, automotive services, and restaurants and are characterized by larger lots, surface parking, and direct roadway access. Development in these zones is generally established, with most parcels already improved and functioning as part of the Township's commercial system. These areas fall largely within Existing Community conditions, although some parcels may extend into constrained lands. Limited vacant or underutilized parcels may offer opportunities for infill or redevelopment; however, any expansion of disturbance or change in site intensity may trigger Highlands review, particularly where stormwater, impervious coverage, or environmental constraints are involved.

The ED and ED-1 economic development zones are located along the Route 15 corridor and are intended to support a broader range of commercial, office, and industrial-type uses, including research facilities, distribution activities, and mixed economic uses. These zones differ from Town Center and corridor commercial districts in scale and purpose, as they accommodate larger facilities and rely more heavily on infrastructure capacity and access. Portions of these areas are developed; however, other portions contain larger parcels with remaining development potential. These zones may overlap with Conservation Zones, Protection Zones, or environmentally constrained lands, introducing limitations associated with groundwater availability, disturbance thresholds, and resource protection standards. As a result, future development in ED and ED-1 zones is more likely to be affected by Highlands constraints than development in already built commercial areas.

The PCED, PCD, and PVC planned development zones are located primarily along the Route 15, White Lake Road, and Park Lake Road corridor and represent the Township's principal areas for coordinated, large-scale commercial and mixed-use development. These zones permit office buildings, retail uses, restaurants, hotels, research and development facilities, and related commercial activity under comprehensive development standards established in Chapter 18, including §18-4.31(a) for PCED. Unlike the Town Center and most corridor commercial areas, these districts may include undeveloped or partially developed land and therefore represent locations where future development potential remains. Portions of these areas overlap with Conservation, Protection, and environmentally constrained subzones, creating a direct interaction between zoning capacity and Highlands resource constraints. Future development proposals in these zones are more likely to exceed Highlands applicability thresholds and become subject to water availability, wastewater capacity, disturbance limits, and environmental protection standards, which may reduce achievable development intensity or require modification of site design.

Commercial development within Sparta Township does not occur uniformly under Highlands review. Most existing commercial areas, including the Town Center, Lake Mohawk, and the majority of C-1 and C-2 zones, consist of developed parcels located within the Existing Community Zone and continue to function within established land use patterns. One-, two-, and three-use commercial properties and routine redevelopment that do not exceed Highlands applicability thresholds are not expected to be

significantly affected by Plan Conformance requirements. Because commercial activity is already concentrated in developed areas, Highlands Plan Conformance would not alter the overall commercial character or scale of the Township. The primary effect of Highlands standards would occur in planned development and economic development zones, where future commercial growth may be limited by environmental constraints, infrastructure capacity, and land capability rather than zoning entitlement alone.

The following table identifies parcels within the Highlands Planning Area that are not constrained by wetlands, the 1% Flood Hazard Area, Category 1 Waters, habitat, slopes greater than 15%, preserved open space, or a Wildlife Management Area. This table identifies the number of parcels within each zone and the total acreage of non-constrained land within each zone.

Table 2-5 – Land within the Highlands Planning Area without Environmental Constraints

Zone	No. of Parcels	Total Acreage
C-1	42	20.81
C-1H	3	1.17
ED	108	44.6
ED-1	23	4.79
MF	263	0
MF-1	67	0
PCD	49	5.23
R-1	78	45.9
R-2	60	29.6
R-3	707	211.63
R-4	36	2.79
RC-1	2	4.6
RC-2	20	25.16
RR	49	27.55
TCC	69	54.83
TCCAH	52	4.6
TCCO	22	7.46
TCLC	2	1.23
TCLM	6	2.62
TCMSB	11	5.69
No zone listed	7	0.06

For a comprehensive list of all parcels in the Highlands Planning Area within Sparta Township that are not environmentally constrained, please see the Appendix.

Sparta Township Environmental Resource Inventory and Highlands Council Interactive ERI

Sparta Township's local environmental planning record includes two principal municipal documents: the **Open Space and Recreation Plan** and the **Environmental Resource Inventory (ERI)**. The original Open Space Plan was adopted in December 1996 and revised in May 1997, and the **2025 Open Space and Recreation Plan update** continues the Township's active open space and recreation planning role. The Sparta planning record states that the plan identifies preserved land, recreational resources, acquisition priorities, undevelopable land suitable for preservation, trail and connectivity opportunities, and the protection of natural and cultural resources.

The Open Space Plan reflects a sustained municipal commitment to land preservation, resource protection, and recreational planning. However, portions of the plan predate modern environmental analysis and do not incorporate updated mapping, climate considerations, or regional data used in Highlands review. The Open Space Plan therefore remains relevant as a policy document in furtherance of the Highlands Regional Master Plan (RMP).

The Environmental Resource Inventory provides mapped and descriptive information on steep slopes, riparian areas, Highlands Open Waters buffers, flood hazard conditions, forest resources, habitat-related features, groundwater recharge, net water availability, and watershed integrity. The document establishes a local inventory of environmental constraints and reflects the Township's efforts to document natural systems and their relationship to land use. Sparta's current Highlands materials identify the ERI as a useful municipal inventory document but note that it relies on older data and methods and would require updating if the Township proceeds toward Planning Area Plan Conformance. The record further identifies the ERI as a **2011 draft approved by the Highlands Council** that was **not formally adopted** by the Planning Board.

The Highlands Council Interactive ERI performs a different role. Sparta's comparison materials describe it as a current, GIS-based, regionally standardized platform built on Highlands datasets, mapping, and analytical methods used in conformance review. Unlike Sparta's local environmental documents, which identify resources and preservation priorities from the Township's perspective, the Highlands Interactive ERI provides the regional data structure used to evaluate **Land Use Capability Zones**, water-resource protection, habitat, and environmentally constrained land under the Highlands framework.

Sparta Township's Open Space Plan and Environmental Resource Inventory establish a long-standing local commitment to environmental protection, land preservation, and resource management. The Highlands Council Interactive ERI provides the current, spatially explicit data necessary to implement and refine those local planning goals under present-day Highlands standards. Through the Highlands ERI, Sparta Township can identify environmentally constrained land, evaluate development limitations, and prioritize preservation, stormwater management, and resource protection at a level of detail not contained in the Township's existing documents.

Planning Area Plan Conformance would require evaluation of the Township's existing Open Space Plan and Recreation Plan, and Environmental Resource Inventory to determine whether supplemental mapping, updated data, formal adoption, or technical revisions are necessary to support Planning Area conformance. The Township's Open Space and Recreation environmental Plan was prepared with Highlands Council funding and already advances many Regional Master Plan objectives.

Highlands RMP Major Policy Areas and Goals

The Highlands Regional Master Plan (RMP) establishes the policy framework that governs Plan Conformance. In Sparta Township, the policy areas most clearly implicated by the current planning record are Part 1 – Natural Resources, Part 2 – Water Resources and Utilities, Part 4 – Historic, Cultural, Archaeological, and Scenic Resources, and Part 6 / Part 8 – Future Land Use and Sustainable Economic Development. The Sparta materials also support a more limited discussion of Part 7 – Landowner Equity and Part 10 – Local Participation, but those topics are addressed more briefly in the current Sparta materials.

Part 1 – Natural Resources

Goal 1A – Protect forest resources and *Goal 1D – protect critical habitat* are directly relevant in Sparta Township due to the presence of steep slopes, forested lands, habitat areas, and riparian corridors. The Township’s **Environmental Resource Inventory (ERI)** and **Zoning Ordinance (steep slope and environmental constraint provisions)** identify and regulate these features by limiting disturbance and guiding development away from sensitive areas. These documents support the intent of the RMP by maintaining ecological resources and controlling development in constrained lands, although they are not yet structured within Highlands Land Use Capability Zones or formal conformance standards.

Part 2 – Water Resources and Utilities

Goal 2A – Protect and enhance water resources and *Goal 2B – ensure sustainable water use* are directly relevant in Sparta due to existing constraints related to water availability, groundwater recharge, stormwater management, and utility capacity. The Township’s **Municipal Stormwater Management Plan** and **Environmental Resource Inventory (ERI)** already address these issues through established NJDEP-compliant standards, including runoff control, recharge protection, and watershed-based planning. These documents support the intent of the RMP by limiting impacts to water resources, although they are not yet structured around Highlands-specific water availability thresholds or Planning Area growth controls.

Part 4 – Historic, Cultural, Archaeological, and Scenic Resources

Goal 4A – Protect and enhance historic, cultural, and scenic resources is reflected in Sparta’s emphasis on preserving community character, particularly in the Lake Mohawk area, White Deer Plaza, and the Mohawk Avenue corridor. The **Zoning Ordinance** and **Master Plan land use policies** reinforce architectural preservation and design continuity in these areas. These controls support the RMP by maintaining historic commercial form and protecting scenic and cultural assets as part of ongoing land use regulation.

Part 6 – Future Land Use

Goal 6A – Guide development to appropriate locations is reflected in Sparta’s distinction between developed, infrastructure-served areas and environmentally constrained lands. The **Master Plan Land Use Element** and zoning framework direct more intensive uses to the Town Center, Lake Mohawk area, and established commercial corridors, while lower-density zones and environmental constraints limit development elsewhere. These documents support the RMP by maintaining a land use pattern that separates growth areas from resource-sensitive lands, even though Highlands Land Use Capability Zones are not formally incorporated.

Part 8 – Sustainable Economic Development

Goal 8A – Promote sustainable local economic activity is evident in Sparta’s commercial and economic development districts. The **Zoning Ordinance (Town Center, Commercial Zones, ED and ED-1 Districts)** supports a mix of retail, office, and service uses while maintaining community character, and planned development areas along Route 15 provide a structured approach to growth. These policies support the RMP by focusing economic activity in existing, infrastructure-supported areas and maintaining a balance between growth and local character.

Part 7 – Landowner Equity

Goal 7A – Ensure fairness and equity in land use regulation is addressed indirectly through the Township’s **Housing Element and Fair Share Plan, inclusionary zoning provisions**, and planned development regulations. These tools demonstrate an existing effort to balance development opportunity with regulatory constraints. These documents support the RMP by reflecting the need to reconcile environmental limitations with property rights and development expectations, particularly in constrained areas.

Part 10 – Local Participation

Goal 10A – Encourage municipal and public participation is supported by Sparta’s use of formal planning processes, including **Master Plan Reexamination Reports**, plan amendments, and open space planning updates. These documents demonstrate an established municipal process for public review and decision-making. This framework supports the RMP by providing a clear mechanism for local participation in any future Plan Conformance process.

Conclusion

Taken together, Sparta’s planning documents demonstrate alignment with key Highlands policy goals through existing master plan elements, zoning controls, and environmental planning tools. The remaining gap is the comprehensive integration and implementation of Highlands-specific standards, mapping, and procedures into the Township’s planning and regulatory framework.

Summary of Consistency

Sparta Township’s planning framework demonstrates a **broad level of consistency in policy direction** with the Highlands Regional Master Plan (RMP), grounded in an established approach to environmental protection, preservation of community character, and concentration of development in existing centers. The Township’s **Master Plan, Open Space and Recreation Plan, Environmental Resource Inventory (ERI)**, and **Municipal Stormwater Management Plan** all emphasize resource protection and managed growth, aligning with the core goals of the RMP.

The Township’s zoning reflects a similar distinction between developed centers and resource-sensitive land. The Town Center districts, the Lake Mohawk area, and associated commercial and mixed-use corridors correspond most closely with the **Existing Community** framework and function as the primary locations for redevelopment and infill. These areas are largely built out and remain the parts of the Township most consistent with Highlands growth objectives.

Outside of these areas, Sparta is predominantly residential, with detached housing as the dominant land use pattern. Larger-lot residential, rural conservation, planned development, and economic

development districts extend into or adjoin areas that correspond more closely with **Conservation and Protection** conditions. Environmental constraints in these areas—including steep slopes, forested land, habitat, and water-related features—limit disturbance and reduce development potential. Most one-, two-, and three-family residential development remains below Highlands applicability thresholds and is not expected to be substantially affected by Plan Conformance.

The Township's **Municipal Stormwater Management Plan (April 2005)** and related NJDEP-based practices support water resource protection through runoff control and groundwater recharge measures. However, the plan predates current standards and would require updating to address expanded stormwater requirements and water-resource considerations.

The Township's **Environmental Resource Inventory (ERI)** identifies steep slopes, riparian areas, groundwater recharge, habitat, and other environmentally sensitive features that are central to development evaluation. The ERI, referenced as a 2011 Highlands Council-approved draft, would require updating to incorporate current data and mapping and to support more detailed resource protection analysis.

Historic and community character protection represents one of Sparta Township's strongest points of alignment. The Township's zoning and Master Plan policies reinforce preservation of the **Lake Mohawk Plaza area** and the **Mohawk Avenue / Route 181 corridor**, including White Deer Plaza. Recent zoning amendments have strengthened site plan and design review in these areas to maintain architectural character and reinforce the Town Center development pattern.

While broadly aligned, the Township's planning and zoning framework does not yet incorporate Highlands Planning Area standards. The Township has adopted Highlands conformance documents applicable to the Preservation Area, including the Highlands Preservation Area Element. Environmental constraints however, are somewhat embedded as regulatory controls. Whereas land use regulations can be structured around Land Use Capability Zones, the Township has the opportunity to adopt a Highlands Planning Area Element or Planning Area Conformance Ordinance. Essentially, Sparta is partially conforming through Preservation Area implementation while Planning Area conformance remains under evaluation.

Sparta Township therefore provides a strong foundation for voluntary Highlands Plan Conformance. The Township's continued focus on environmental protection, preservation of community character, and concentration of development in established centers aligns with the core goals of the RMP. Plan Conformance would formalize that alignment, update environmental data and mapping, and establish a more consistent regulatory structure while maintaining the Township's established land use pattern and development character.

3. Impacts of Plan Conformance

Sparta Township's potential conformance to the Highlands Regional Master Plan (RMP) through voluntary Planning Area Plan Conformance will result in moderate but targeted impacts, primarily affecting undeveloped land, redevelopment parcels, and non-residential development that meets Highlands applicability thresholds. Sparta contains a broad mix of established Town Center areas, corridor-based development along Route 15, and extensive low-density and environmentally constrained lands.

Given this development pattern, the most direct effects of Plan Conformance will occur in locations where existing zoning permits development intensity that exceeds environmental or infrastructure capacity. Development proposals meeting Highlands thresholds would be subject to Land Use Capability conditions, resource protection standards, and infrastructure limitations that may reduce achievable density, limit disturbance, and constrain expansion beyond existing developed areas.

Development Implications Under the Highlands RMP

Within the Highlands Planning Area, development in Sparta Township remains permitted but is regulated based on applicability thresholds, environmental constraints, and infrastructure conditions. Most one-, two-, and three-family residential development falls below Highlands applicability thresholds and may continue under local zoning unless site-specific conditions trigger additional review. This is consistent with the Township's predominantly low-density residential development pattern.

Non-residential development, multifamily housing, and projects involving greater land disturbance, impervious coverage, or infrastructure demand are more likely to trigger Highlands review. These projects must address resource protection standards, water and wastewater limitations, and site-specific environmental conditions that may affect feasibility and design.

Future development proposals in Sparta Township generally proceed through:

- Highlands exemptions applicable to previously developed or qualifying sites;
- site design that avoids or minimizes disturbance to constrained land, including steep slopes, wetlands, forested areas, and water resources; and/or
- redevelopment and infill within established developed areas, particularly the Town Center, Lake Mohawk area, and commercial corridors where infrastructure is available.

In Sparta, these developed areas represent the locations most consistent with continued growth under a conformance framework. Larger vacant tracts, low-density residential areas, and environmentally constrained land already exhibit reduced development potential, and Highlands Conformance wouldn't necessarily further reduce such potential.

Limited Development Potential in the Township of Sparta

Limited development potential means reduced buildout caused by environmental constraints, wastewater limits, and Highlands Regional Master Plan density standards.

Development capacity in Sparta Township is no longer governed by zoning alone. Environmental carrying capacity, septic density limits, groundwater availability, and protection of environmentally sensitive resources control the achievable yield.

Large portions of the Township are located within Highlands Protection and Conservation Zones, where disturbance is restricted and development is limited to low-intensity uses. Environmental constraints documented in the Environmental Resource Inventory (ERI), including steep slopes, wetlands, forested areas, and critical habitat, further reduce the extent of developable land. These features constrain site design and frequently eliminate portions of properties from development consideration.

Septic system yield represents a primary limiting factor in areas lacking centralized wastewater infrastructure. Highlands septic density standards establish maximum allowable development based on nitrate dilution capacity, which often results in significantly lower residential densities than permitted under municipal zoning. As a result, potential subdivision yield is reduced, and conventional lot-based zoning assumptions are not attainable.

Groundwater protection requirements impose additional limitations by requiring demonstration of sustainable water supply and protection of aquifer resources. These constraints affect both residential and non-residential development and introduce additional technical requirements into the development review process.

Environmental constraints reduce buildable area and achievable density. Development in Sparta Township is therefore marked by fragmented buildable land, greater reliance on cluster design, and preservation of environmentally sensitive areas.

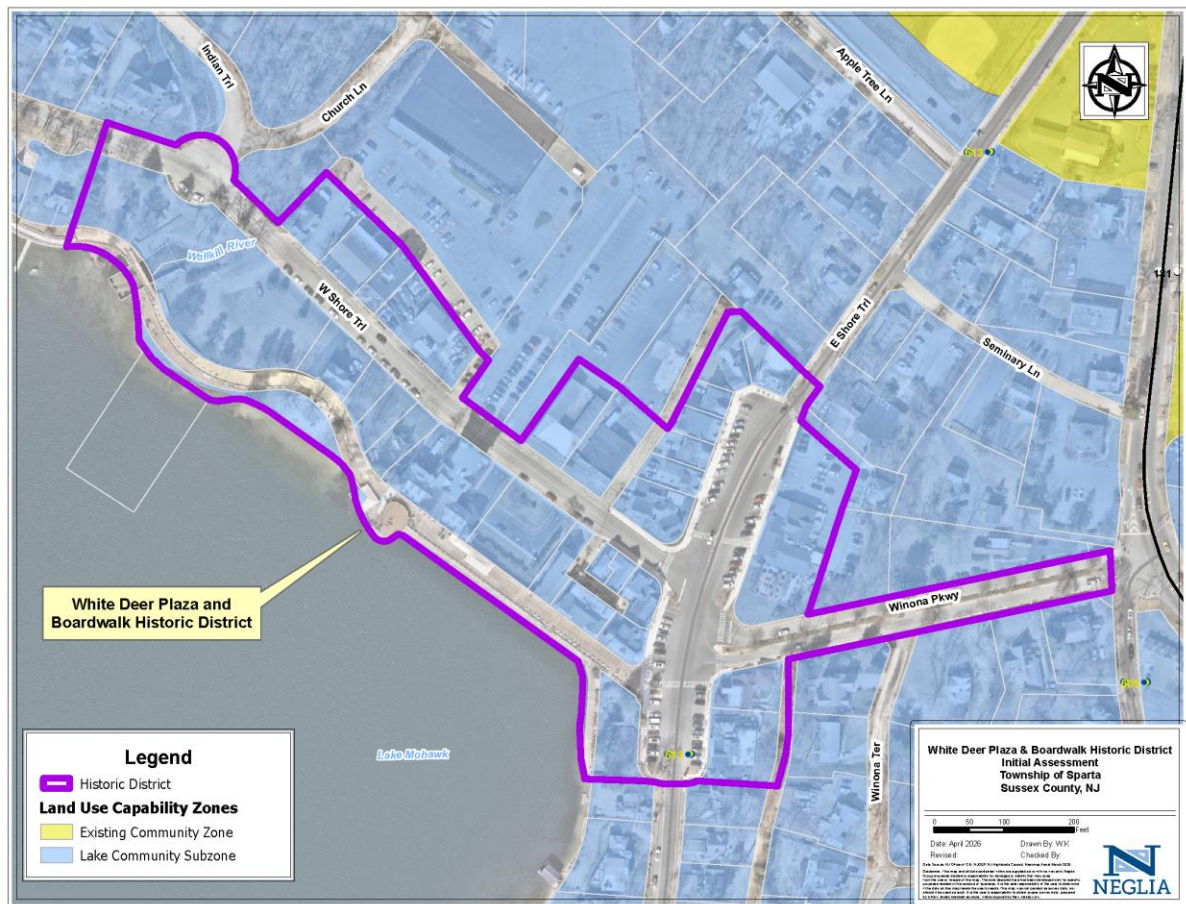
Commercial Zones: Potential Impacts and Limits

Sparta Township's commercial zones—including the Town Center districts, Lake Mohawk commercial area, and Route 15 corridor-based zones—are:

- Located in developed, infrastructure-supported areas corresponding most closely with Existing Community and Lake Community conditions
- Clustered along Main Street, Woodport Road, and the Route 15 corridor within defined zoning districts including C-1, C-2, and Town Center Commercial zones
- Largely developed, with limited vacant land available for new construction
- Supported by the Township's primary sewer and public water service areas, which are concentrated in these same locations

The Lake Mohawk and White Deer Plaza / Boardwalk Historic District represent a defined, built-out commercial and mixed-use area with strong ties to surrounding residential and recreational uses. See Figure 3 on the following page.

Figure 3-1 White Deer Historic District Map



As a result, Plan Conformance impacts will be limited in terms of new development expansion, but more significant in how redevelopment, infill, and changes in use are reviewed. Projects in these areas may be subject to updated standards related to:

- stormwater management and water resource protection;
- impervious surface coverage and site disturbance;
- environmental constraints, including steep slopes, wetlands, and buffer areas; and
- infrastructure capacity, including water and wastewater availability.

In these zones, development that exceeds applicability thresholds or involves substantial site change may trigger Highlands review.

However, due to existing development patterns and infrastructure constraints, outward expansion of commercial uses is limited. Future growth is most likely to occur through redevelopment, adaptive reuse, and site improvement within existing commercial areas, rather than extension into surrounding environmentally constrained land.

Town Center Commercial Districts

The Town Center districts, Lake Mohawk commercial area, and Route 15 corridor-based zones represent Sparta Township's most established and concentrated development pattern. These areas

include a mix of commercial, office, service, and mixed-use development supported by existing roadway access and public infrastructure.

These districts correspond most closely with developed and infrastructure-supported conditions and represent the Township's primary locations for redevelopment, infill, and continued commercial activity.

Planning Area Conformance Ordinance and Development Thresholds

If Sparta Township adopts a Planning Area Conformance Ordinance, new regulatory thresholds would apply to certain development types. These include development that exceeds Highlands applicability thresholds, such as larger non-residential projects, multifamily development, or projects involving substantial land disturbance or impervious coverage.

For development that does not meet these thresholds, local zoning and NJDEP regulation would continue to apply without additional Highlands review. This structure provides regulatory certainty for the Township's dominant land uses, particularly its low-density residential areas, where most one-, two-, and three-family housing activity falls below Highlands thresholds.

The Ordinance would also introduce or formalize environmental protections related to:

- Highlands open waters and riparian areas;
- Groundwater recharge and water availability;
- Habitat and forest resources;
- Stormwater management and impervious surface limits; and
- Septic system density and wastewater limitations.

These provisions are generally consistent with Sparta Township's existing environmental and development constraints but would establish a more formal and uniform framework for applying those standards at the local level.

Planning Area Conformance Ordinance Example

If Sparta Township adopts a Planning Area Conformance Ordinance, the provisions of that ordinance would apply in conjunction with all other applicable municipal ordinances, rules, and regulations, but would supersede in the event of conflicting or less restrictive provisions.

Specific changes would include:

1. **Establishment of Highlands overlay zones and sub-zones**, applied across the Planning Area to reflect mapped environmental conditions and land capability;
2. **Modification of permitted and prohibited uses** within those overlay areas, based on resource constraints and compatibility with environmental conditions;
3. **Adjustment of permitted density and intensity of development**, particularly for properties relying on septic systems, where groundwater capacity and nitrate dilution standards limit achievable development yield;
4. **Establishment of comprehensive resource protection standards**, including:
 - Highlands open waters and riparian areas;
 - Critical habitat;

- Steep slopes;
 - Prime groundwater recharge areas;
 - Water availability and conservation (net water availability);
 - Wellhead protection areas; and
 - Forest resources;
5. **Application of septic system density limitations**, restricting development based on groundwater conditions and wastewater capacity;
 6. **Limitations on the extension or creation of public water and wastewater infrastructure**, particularly where such extensions would serve new development in constrained areas;
 7. **Affordable housing provisions**, including requirements for inclusionary development where applicable to newly constructed residential units; and
 8. **Administrative procedures requiring coordination with the Highlands Council**, including submission of development decisions for review and potential call-up within established timeframes.

The ordinance would also establish a structured system of **exceptions and exemptions**, including:

- Activities qualifying under statutory Highlands Act exemptions;
- Residential development below applicability thresholds, including projects that do not create three or more new dwelling units or lots;
- Non-residential development involving minimal disturbance, typically less than one acre of land disturbance or less than one-quarter acre of impervious coverage; and
- Minor or interior improvements to existing structures, including reconstruction within an existing footprint and activities that do not increase disturbance or intensity.

For development that qualifies under these exemptions or remains below applicability thresholds, **underlying municipal zoning would continue to govern** without additional Highlands review.

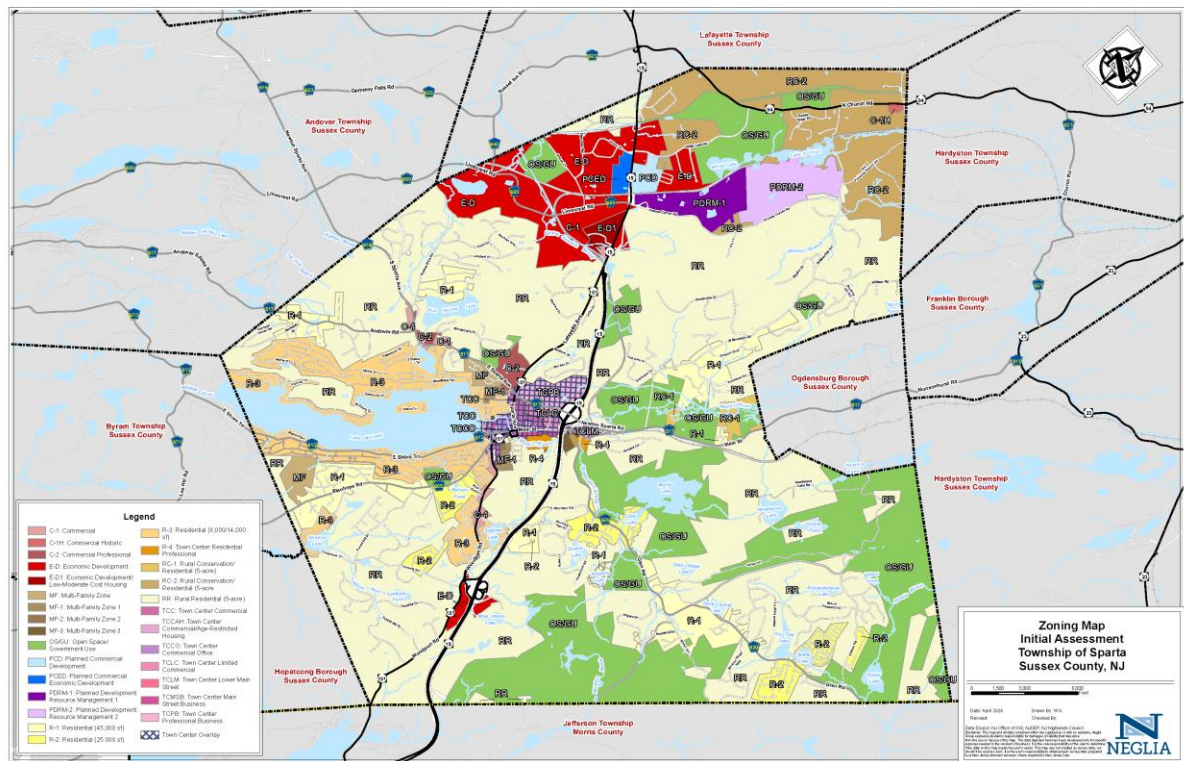
For projects that exceed those thresholds, the ordinance would require demonstration of consistency with environmental constraints, infrastructure capacity, and land capability conditions.

Potential for Highlands Center Designation

The Highlands Center Designation is a planning tool available through Plan Conformance that allows municipalities to designate a specific area for focused development or redevelopment. Within a Highlands Center, Land Use Capability Zone (LUCZ) restrictions do not apply in the same way, although environmental protection standards remain in effect. This tool provides flexibility for municipalities seeking to support economic development while maintaining existing environmental protections.

In Sparta Township, the Town Center, Lake Mohawk area, and adjacent commercial and mixed-use corridors represent the locations most consistent with this approach. These areas already contain concentrated commercial activity, mixed-use development, and access to public water and sewer infrastructure.

Figure 3-2 Town Center Zoning Map



Sparta Township contains a broad mix of developed areas and redevelopment potential. For that reason, pursuing a Highlands Center Designation would be a policy decision based on the Township's long-term planning goals and its willingness to focus growth within these established areas.

If the Township elects to support targeted infill, redevelopment, and mixed-use development within these corridors, a Highlands Center Designation could serve as a useful tool for guiding that growth. Infrastructure mapping, including the **Sewer Service Area and Public Water Service Area**, would be used to identify areas where sufficient capacity exists to support additional development.

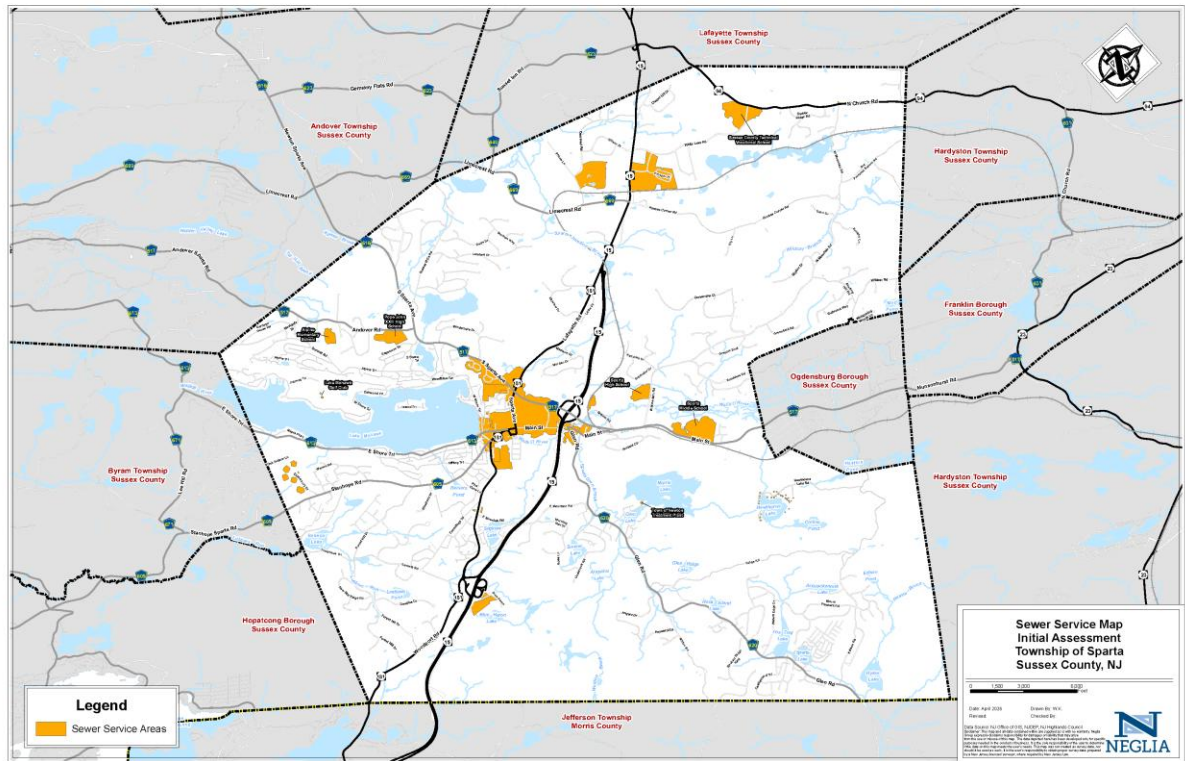
Sparta Township’s Initial Assessment does not designate a Highlands Center but identifies the Town Center and adjacent developed corridors as the most appropriate locations for further evaluation. A preliminary study area is shown in **Figure 3-2**, which can serve as the basis for future planning analysis if the Township elects to proceed with Plan Conformance.

Infrastructure and Service Capacity Constraints

Infrastructure capacity is a primary factor in development potential within Sparta Township's Planning Area. Public water and sewer mapping shows that development is concentrated where infrastructure is already available, especially in and around the Town Center and Lake Mohawk area.

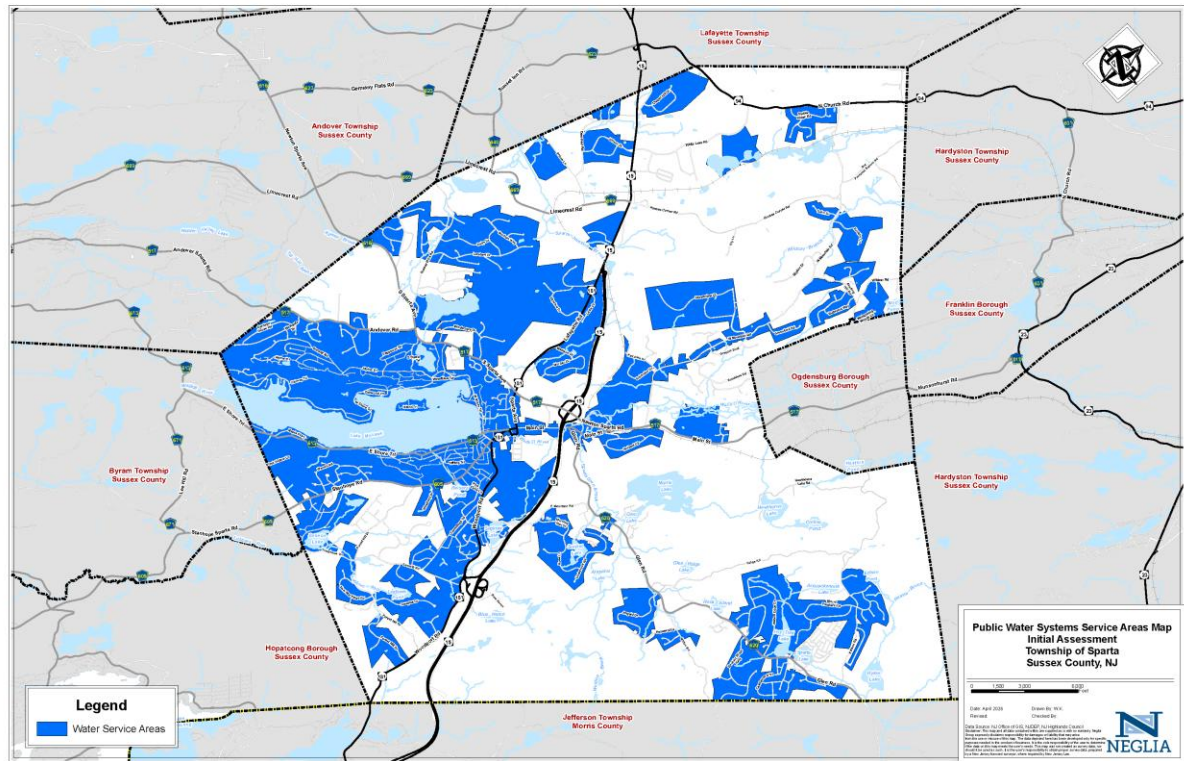
The mapped sewer service area shows defined infrastructure extensions associated with existing development patterns and institutional uses, while large portions of the Planning Area remain outside centralized service coverage and rely on septic systems. (Figure 3-3 – Sewer Service Area Map)

Figure 3-3 - Sewer Service Area Map



Similarly, public water service areas are concentrated along established corridors and developed portions of the Township, with more limited availability in outlying and rural areas. (Figure 3-4 – Public Water System Map).

Figure 3-4 Public Water System Service Area Map



Infrastructure mapping shows that development potential under current zoning is not uniformly supported by water and sewer service. Areas outside those service areas face additional limits tied to septic feasibility, groundwater availability, and environmental protection standards.

Plan Conformance would align those infrastructure limits with Highlands requirements for water availability and utility extension. Infrastructure capacity would therefore sharpen the distinction between areas that can support additional development and areas where growth remains limited.

Vacant and Underutilized Properties

Vacant, underutilized, and redevelopment parcels are where the effects of Plan Conformance become most visible in Sparta Township. The question is not simply what zoning allows on paper, but how those sites function in relation to Highlands standards governing density, disturbance, resource protection, utility capacity, and net water availability. Some land that appears developable under current zoning may prove more limited under conformance, while sites in developed and infrastructure-supported portions of the Township may continue to present stronger redevelopment or lower-impact infill opportunity.

The Town Center, White Deer Plaza, established commercial corridors, and other Existing Community-pattern areas are where redevelopment most clearly fits Sparta’s built form and infrastructure pattern.

At the same time, evaluation of vacant and underutilized land in Sparta must still account for local planning intent, including whether particular sites are expected to support future development, redevelopment, conservation, or continued low-intensity use under the Township’s current planning framework.

Review of the parcel inventory indicates that much of Sparta Township is already committed to existing residential neighborhoods, commercial centers, public lands, preserved open space, institutional uses and environmentally constrained lands. As a result, development potential is not distributed uniformly across the Township. Many developed residential properties are unlikely to experience additional development regardless of Highlands Plan Conformance due to existing development patterns, lot configurations, environmental constraints, and infrastructure limitations. Consequently, potential Highlands-related impacts are concentrated within a relatively small subset of vacant, underutilized, redevelopment, and larger undeveloped parcels where future development activity remains possible. Furthermore, the parcel analysis identified a substantial number of properties that do not contain mapped environmental constraints, while many remaining parcels are already developed, publicly owned, preserved, institutional, or otherwise limited by existing land use patterns and infrastructure conditions. Given existing land use patterns, environmental constraints, and available infrastructure, the practical effect of Planning Area Plan Conformance is likely to vary considerably from parcel to parcel. In many instances, existing environmental and infrastructure limitations may already constrain development potential to a greater extent than Planning Area Plan Conformance itself.

Table 3-1 – Summary of Anticipated Impacts

Impact Category	Preliminary Effect of Plan Conformance
Residential Zones	Minimal, if any; most one-, two-, and three-family residential development remains below Highlands applicability thresholds.
Commercial Zones	Moderate; redevelopment and infill remain feasible, but are subject to Highlands resource protection and infrastructure standards.
Vacant and Underutilized Parcels	Moderate to substantial; impacts are greatest where zoning expectations exceed land capability, environmental constraints, or utility limits.
Environmental Resource Protection	Increased emphasis on protection of riparian areas, steep slopes, habitat, forest resources, and water-related constraints.
Affordable Housing	Continued opportunity in targeted redevelopment and mixed-use areas, subject to environmental and infrastructure constraints.
Stormwater and Infrastructure	More detailed evaluation of water availability, utility extension, wastewater capacity, and stormwater management standards.
Planning and Regulatory Tools	Adoption of Highlands-specific planning, mapping, and ordinance tools would be required to support conformance.

Figures 2-6 and 3-2 provide a preliminary screening framework for evaluating vacant and underutilized land in Sparta Township in relation to zoning, infrastructure, environmental constraints, and likely Highlands planning implications.

4. Changes to Planning Programs

Section 4 identifies the changes Sparta Township would need to implement if it elects to pursue Planning Area Plan Conformance. These changes involve updates to the Township's planning documents, zoning regulations, mapping, and administrative procedures to align with Highlands standards.

At this stage, these changes are presented as a preliminary implementation framework, not a final ordinance package or work program.

Proposed Changes for Highlands Plan Conformance

Based on the findings of this report, the following changes would be required to support Plan Conformance in Sparta Township:

Adopt Highlands Conformance Ordinance

The Township would be required to adopt a Highlands Conformance Ordinance to establish the regulatory framework through which Highlands Regional Master Plan standards are applied at the local level.

The ordinance would operate as an overlay to existing zoning and land development regulations and would define when Highlands standards govern development review. It would incorporate requirements related to land use capability, environmental resource protection, development thresholds, infrastructure capacity, and procedural review.

A Highlands Conformance Ordinance would create a structured process for evaluating development that meets Highlands applicability thresholds, while allowing existing zoning to remain in effect for development that does not trigger Highlands review.

Amend Highlands Exemption Ordinance

The Township would be required to amend its Highlands Exemption Ordinance (§18-3.4I) to identify applicable statutory Planning Area exemptions under the Highlands Act and establish how exempt activities are evaluated within the Township's development review process.

The ordinance would define categories of development that remain outside Highlands Planning Area review and ensure their consistent treatment in relation to local zoning and Highlands standards, providing clarity for applicants and reviewing boards.

Adopt Updated Environmental Resource Inventory

An updated Environmental Resource Inventory (ERI) would be required to align the Township's environmental mapping and analysis with current Highlands data and resource classifications.

The updated ERI would incorporate mapping and evaluation of steep slopes, wetlands and buffers, habitat and forest resources, groundwater recharge, and surface water and riparian areas. It would function as the technical basis for environmental review under Plan Conformance.

Adopt Reexamination Report and Highlands Element of the Master Plan

A Reexamination Report and Highlands Element would place Highlands policies into the Master Plan. The Township would be required to adopt a Master Plan Reexamination Report and a Highlands Element of the Master Plan to incorporate Highlands policies into the municipal planning framework.

The Highlands Element would establish policies related to environmental protection, land use capability, infrastructure limitations and water availability, and growth management, while the Reexamination Report would document the amendments necessary to align the existing Master Plan with Highlands standards.

Update Zoning, Mapping, and Development Regulations

Plan Conformance would require updates to zoning, mapping, and land development regulations to reflect environmental constraints and land capability conditions.

These changes would include integration of Highlands mapping into the local zoning framework, alignment of existing zoning with environmental limitations, and incorporation of resource protection standards into development review procedures.

Update Infrastructure and Utility Planning

The Township would need to update planning related to water and wastewater systems to address water availability, groundwater protection, wastewater capacity, septic system limitations, and stormwater management standards.

These updates would ensure that land use planning remains consistent with infrastructure capacity and environmental constraints.

Administrative Coordination and Training

Plan Conformance would require ongoing coordination between Sparta Township and the Highlands Council, including application review procedures, mapping and data coordination, and implementation support. The Township would also be eligible to pursue Highlands grant funding to support planning, mapping, and regulatory updates associated with conformance.

Update Master Plan

The most recent Master Plan update in Sparta Township predates current Highlands planning requirements. The Township is in the process of updating the Master Plan and could reflect current state requirements, Highlands planning standards, and updated environmental, infrastructure, and development conditions.

Update Master Plan Elements and Consider New Studies

The Township should update relevant Master Plan elements, including circulation, community facilities, recreation, conservation, and public utilities. Additional planning efforts, such as climate change-related planning, infrastructure analysis, or economic development planning, may also be considered to support Plan Conformance.

Update the Open Space Plan and Pursue Funding

The Township's Open Space and Recreation Plan was prepared with Highlands Council grant funding and advances many of the goals of the Regional Master Plan. As part of Planning Area Plan

conformance, the Township should coordinate with the Highlands Council to determine whether supplemental mapping, implementation actions, or technical updates are warranted to support Planning Area conformance objectives and future funding opportunities and partnerships.

Update Zoning Map

The Township should update its zoning map to reflect Highlands Plan Conformance, including integration of Land Use Capability conditions and related mapping standards where applicable.

Complete and Implement a Water Use and Conservation Management Plan (WUCMP)

The Township began drafting a Water Use and Conservation Management Plan (WUCMP) in 2022, and records show the plan was completed but was not formally adopted. As part of the Planning Area Plan Conformance, the Township should continue to work with the Highlands Council to finalize a Water Use and Conservation Management Plan to continue efficient water use avoiding the creation of net water deficits to address water supply, demand, and long-term resource sustainability.

Update Municipal Stormwater Management Plan

The Township should update its Municipal Stormwater Management Plan to reflect current Highlands standards and NJDEP requirements. Updates would address runoff control, groundwater recharge, and water quality protection.

Administrative Coordination and Training

The Township should coordinate with the Highlands Council and participate in training related to mapping, development review, and application of Highlands standards. This coordination would support consistent implementation of Plan Conformance requirements.

RMP Updates and Technical Corrections

The Township may also identify mapping updates, technical corrections, and planning clarifications during the Plan Conformance process. These updates would ensure that Highlands materials reflect current municipal conditions and support future planning efforts.

Draft Implementation Plan

Section 4 identifies a preliminary implementation path for Sparta Township under Planning Area Plan Conformance. These actions may be phased over time based on Township priorities, sequencing, available funding, and coordination with the Highlands Council.

Table 4-1 – Draft Implementation Plan Schedule

Task	Plan Conformance Task	Timeline	Description and Comments
1	Adopt Highlands Planning Area Conformance Ordinance	FY2026 Priority	Establish the regulatory overlay implementing Highlands standards within the Planning Area, including applicability thresholds, Land Use Capability considerations, and development review procedures.
2	Amend Highlands Exemption Ordinance	FY2026 Priority	Amend the Township's existing Highlands Exemption Ordinance to address Planning Area conformance requirements and establish consistent procedures for identifying and reviewing exempt activities in relation to municipal zoning and development review.
3	Adopt Highlands Conformance Ordinance Standards	Year 2+	Following adoption of the Planning Area Conformance Ordinance, implement applicable Highlands resource protection, land use, and environmental standards through the Township's adopted conformance regulations. Additional ordinance amendments should be considered only where necessary to support implementation of the approved conformance program.
4	Update and Adopt Environmental Resource Inventory (ERI)	FY2026 Priority	Update the existing ERI to integrate Highlands Council datasets, including habitat, recharge, riparian areas, and water availability, and establish a standardized environmental baseline for development review.
5	Prepare and Adopt Master Plan Reexamination Report and Highlands Element	FY2026 Priority	Incorporate Highlands Regional Master Plan policies, Land Use Capability Zones, environmental constraints, and growth management objectives into the Township Master Plan framework.
6	Comprehensive Master Plan Update	Year 2+	Prepare a full Master Plan update to reflect Highlands standards, current planning conditions, and state requirements, including the Climate Change-Related Hazard Vulnerability Assessment (CCRHVA).
7	Update Master Plan Elements and Supporting Studies	In Process	Update circulation, conservation, recreation, community facilities, and utility planning elements to reflect Highlands infrastructure, environmental, and growth management standards. Consider additional studies as needed.
8	Update Open Space and Recreation Plan and Coordinate Funding	FY2026 Priority	Continue implementation of the 2025 Open Space Plan and coordinate with Highlands Council, Sussex County, and partners for land preservation funding and resource protection initiatives.
9	Update Municipal Zoning Map and Land Development Ordinances	Year 2+	Ensure zoning map and ordinances are consistent with Highlands Conformance Ordinance.
10	Finalized and Implement Water Use and Conservation Management Plan (WUCMP)	Year 2+	Finalized WUCMP in coordination with the Highlands Council to evaluate water availability, demand, and long-term sustainability of infrastructure-supported growth.
11	Update Municipal Stormwater Management Plan (MSWMP)	FY2026 Priority	Update stormwater regulations and MSWMP to align with NJDEP MS4 requirements and Highlands enhanced stormwater and recharge standards.

12	Highlands Council Coordination and Training	Ongoing	Participate in Highlands Council training, coordination meetings, and technical support activities to ensure consistent application of Highlands standards and procedures.
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5. Final Findings and Assessment Determination

Sparta Township now reaches the core question of this Initial Assessment: whether the Township's existing planning direction, development pattern, and long-term priorities support advancement toward Planning Area Plan Conformance. Section 5 summarizes the findings of Sections 2 through 4 and frames the decision before the Township.

Overall Consistency Findings

Sparta Township's planning framework is not yet fully aligned with the formal, regulatory, mapping, and procedural requirements of Planning Area Plan Conformance. Highlands Land Use Capability Zones are not fully integrated, environmental planning documents require updating, and regulatory and infrastructure planning frameworks are not yet calibrated to Highlands standards.

At the same time, the Township's established planning approach emphasizing environmental protection, preservation of community character, and center-based development provides a credible foundation for conformance.

Implications of Plan Conformance

The effects of Planning Area Plan Conformance in Sparta Township would vary based on existing land use conditions rather than occur uniformly.

The Town Center, Lake Mohawk area, and established commercial corridors remain the areas most consistent with Highlands growth management objectives and provide the strongest opportunities for continued redevelopment and infill.

By contrast, vacant, underutilized, and environmentally constrained areas are more likely to experience reduced development flexibility where zoning expectations exceed environmental or infrastructure capacity. Plan Conformance would refine development outcomes based on these conditions rather than eliminate development potential across the Township.

Planning and Regulatory Requirements

Advancing toward Planning Area Plan Conformance would require coordinated planning, regulatory, mapping, and administrative updates.

These include adoption of Highlands ordinances, preparation of a Highlands Element of the Master Plan, updating environmental and infrastructure planning documents, integration of Highlands mapping, and incorporation of Highlands standards into development review procedures.

Decision Considerations

The Initial Assessment identifies the following considerations for municipal decision-making:

- The Township's planning framework is broadly aligned at the policy level but requires updates to meet formal Highlands standards.
- Plan Conformance would introduce a more structured regulatory framework governing development, particularly in environmentally constrained and infrastructure-dependent areas.
- Impacts are expected to be moderate and location-specific.
- Established centers remain the most viable locations for redevelopment and growth.

- Implementation would require a phased program of planning, regulatory, and technical updates.

Sparta Township Decision Framework

Based on the findings of this Initial Assessment, Sparta Township has three general options:

1. **Proceed Toward Planning Area Plan Conformance**

The Township may pursue the planning and regulatory actions necessary to achieve formal conformance in coordination with the Highlands Council.

2. **Proceed with Targeted Regulatory Updates**

The Township may undertake targeted updates and additional analysis prior to full commitment to Plan Conformance.

3. **Maintain Existing Planning Framework**

The Township may choose to continue administering land use and development under current municipal, county, and state regulations.

Plan Conformance Process and Next Steps

The Initial Assessment represents the first step in the Planning Area Plan Conformance process and provides the basis for municipal decision-making.

If Sparta Township elects to proceed, the Township would petition the Highlands Council and may request mapping adjustments, technical clarifications, or related updates. The Highlands Council would then prepare a Consistency Review and Recommendations Report, which may result in approval, conditional approval, or denial. A decision would be made by the Highlands Council at a public meeting.

If approved, an implementation plan and schedule would guide the required planning and regulatory updates. The Township would then adopt a Highlands Element of the Master Plan, Master Plan Reexamination Report, Conformance Ordinance, and mapping revisions.

Upon completion of these actions, Sparta Township would achieve Planning Area Plan Conformance.

Appendix

1. Sparta Township Parcels in the Highlands Planning Area without Environmental Constraints

County	Parcel ID	Block	Lot	Zone	Qualifier	Class	Class Description	REGION	Existing Community Zone	Existing Community Zone Environmentally Constrained	Lake Community Sub-zone	Protection Zone	Town Center	White Deer Plaza	Lake Mohawk	RT 15 Adjacent Parcels	Sewer Service Parcel	Public Water Service Areas	Lot Size	Comments	
Sussex	1918_1003	1003	2	R-3		2	Residential	Highlands Planning Area			x									0.22	
Sussex	1918_1003	1003	8	R-3		2	Residential	Highlands Planning Area			x									0.27	
Sussex	1918_1003	1003	9	R-3		2	Residential	Highlands Planning Area			x									0.21	
Sussex	1918_2001	2001	1	C-1		4A	Commercial	Highlands Planning Area			x									0.34	
Sussex	1918_2001	2001	6	C-1		4A	Commercial	Highlands Planning Area	x									partial		0.56	
Sussex	1918_2001	2001	7	C-1		4A	Commercial	Highlands Planning Area	x									partial		0.62	
Sussex	1918_2001	2001	8	C-1	C001	4A	Commercial	Highlands Planning Area	x									yes		0	
Sussex	1918_2001	2001	8	C-1	C002	4A	Commercial	Highlands Planning Area	x									yes		0	
Sussex	1918_2001	2001	8	C-1	C003	4A	Commercial	Highlands Planning Area	x									yes		0	
Sussex	1918_2001	2001	8	C-1	C004	4A	Commercial	Highlands Planning Area	x									yes		0	
Sussex	1918_2001	2001	8	C-1		15F	Cemeteries & Graveyards	Highlands Planning Area	x									partial		0	
Sussex	1918_2001	2001	9	C-1	C001	4A	Commercial	Highlands Planning Area	x									yes		0	
Sussex	1918_2001	2001	9	C-1	C002	4A	Commercial	Highlands Planning Area	x									yes		0	
Sussex	1918_2001	2001	9	C-1	C003	4A	Commercial	Highlands Planning Area	x									yes		0	
Sussex	1918_2001	2001	9	C-1		15F	Cemeteries & Graveyards	Highlands Planning Area	x									partial		0	
Sussex	1918_2001	2001	13	RR		2	Residential	Highlands Planning Area	x									yes		0.21	
Sussex	1918_2001	2001	15	RR		2	Residential	Highlands Planning Area	x									partial		0.23	
Sussex	1918_2001	2001	16	RR		2	Residential	Highlands Planning Area	x									partial		0.28	
Sussex	1918_2001	2001	17	RR		2	Residential	Highlands Planning Area	x									partial		0.29	
Sussex	1918_2001	2001	20	R-3		2	Residential	Highlands Planning Area	x								yes	partial		0.36	
Sussex	1918_2001	2001	22	TCC		4A	Commercial	Highlands Planning Area	x				x				partial	partial		0.35	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2001	2001	23	TCC		4A	Commercial	Highlands Planning Area	x				x				yes	partial		0.29	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2001	2001	24	TCC		4A	Commercial	Highlands Planning Area	x				x				yes	partial		0.5	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2001	2001	31	TCC		2	Residential	Highlands Planning Area	x				x				yes	yes		0.34	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2001	2001	32	TCC		4A	Commercial	Highlands Planning Area	x				x				yes	yes		0.23	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2001	2001	33	TCC		4A	Commercial	Highlands Planning Area	x				x				yes	yes		0.2	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2001	2001	34.01	TCMSB		4A	Commercial	Highlands Planning Area	x				x				yes	yes		0.33	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2001	2001	39	TCMSB		4A	Commercial	Highlands Planning Area	x				x				yes	yes		0.63	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2001	2001	40	TCMSB		4A	Commercial	Highlands Planning Area	x				x				yes	yes		0.23	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2001	2001	42	TCMSB		4A	Commercial	Highlands Planning Area	x				x				yes	yes		0.98	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2001	2001	43	TCMSB		4A	Commercial	Highlands Planning Area	x				x				yes	yes		0.7	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2001	2001	44	TCMSB		4A	Commercial	Highlands Planning Area	x				x				yes	yes		0.59	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2001	2001	45	TCMSB		4A	Commercial	Highlands Planning Area	x				x				yes	partial		1.019	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2001	2001	46	TCMSB				Highlands Planning Area	x				x				yes	yes		0.294771	values provided are based off initial ordinance and not based off the incentive zoning ordinances. / No lot size provided. Lot size calculated using GIS
Sussex	1918_2001	2001	48	TCMSB		4A	Commercial	Highlands Planning Area	x				x				yes	yes		0.52	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2001	2001	49	TCMSB		4A	Commercial	Highlands Planning Area	x				x				yes	yes		0.4	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2002	2002	8	R-3		2	Residential	Highlands Planning Area				x						yes		0.25	
Sussex	1918_2002	2002	9	R-3		2	Residential	Highlands Planning Area				x						yes		0.25	
Sussex	1918_2002	2002	10	R-3		2	Residential	Highlands Planning Area				x						partial		0.29	
Sussex	1918_2003	2003	41	R-3		2	Residential	Highlands Planning Area			x							yes		0.33	
Sussex	1918_2003	2003	43	R-3		2	Residential	Highlands Planning Area			x							yes		0.37	

County	Parcel ID	Block	Lot	Zone	Qualifier	Class	Class Description	REGION	Existing Community Zone	Existing Community Zone Environmentally Constrained	Lake Community Sub-zone	Protection Zone	Town Center	White Deer Plaza	Lake Mohawk	RT 15 Adjacent Parcels	Sewer Service Parcel	Public Water Service Areas	Lot Size	Comments
Sussex	1918_2003	2003	44	R-3				Highlands Planning Area			x							yes	0.192179	No lot size provided. Lot size calculated using GIS
Sussex	1918_2003	2003	45	R-3		2	Residential	Highlands Planning Area			x							yes	0.12	
Sussex	1918_2003	2003	46	R-3		2	Residential	Highlands Planning Area			x							yes	0.27	
Sussex	1918_2003	2003	47	R-3		2	Residential	Highlands Planning Area			x							yes	0.36	
Sussex	1918_2003	2003	48	R-3		2	Residential	Highlands Planning Area			x							yes	0.26	
Sussex	1918_2003	2003	49	R-3		2	Residential	Highlands Planning Area			x							yes	0.23	
Sussex	1918_2003	2003	50	R-3		2	Residential	Highlands Planning Area			x							yes	0.22	
Sussex	1918_2003	2003	51	R-3		2	Residential	Highlands Planning Area			x							yes	0.28	
Sussex	1918_2003	2003	52	R-3		2	Residential	Highlands Planning Area			x							yes	0.69	
Sussex	1918_2003	2003	53	C-1		4A	Commercial	Highlands Planning Area			x							yes	0.59	
Sussex	1918_2003	2003	54	R-3		15F	Cemeteries & Graveyards	Highlands Planning Area			x							yes	0	
Sussex	1918_2003	2003	54.01	R-3		4A	Commercial	Highlands Planning Area			x							yes	0	
Sussex	1918_2003	2003	54.02	R-3		4A	Commercial	Highlands Planning Area			x							yes	0	
Sussex	1918_2003	2003	54.03	R-3		4A	Commercial	Highlands Planning Area			x							yes	0	
Sussex	1918_2003	2003	54.04	R-3		4A	Commercial	Highlands Planning Area			x							yes	0	
Sussex	1918_2003	2003	55	C-1		4A	Commercial	Highlands Planning Area			x							yes	0.44	
Sussex	1918_2004	2004	9			15C	Public Property	Highlands Planning Area										yes	0.01	No Zone
Sussex	1918_2004	2004	10	R-3		2	Residential	Highlands Planning Area			x							yes	0.42	
Sussex	1918_2004	2004	11	R-3		2	Residential	Highlands Planning Area			x							yes	0.28	
Sussex	1918_2004	2004	18	R-3		2	Residential	Highlands Planning Area			x							yes	0.14	
Sussex	1918_2004	2004	19	R-3		2	Residential	Highlands Planning Area			x							yes	0.23	
Sussex	1918_2006	2006	9	R-3		2	Residential	Highlands Planning Area	x									yes	0.18	
Sussex	1918_2006	2006	21	R-3		2	Residential	Highlands Planning Area			x							yes	0.22	
Sussex	1918_2006	2006	22	R-3		2	Residential	Highlands Planning Area			x							yes	0.24	
Sussex	1918_2006	2006	23	R-3		2	Residential	Highlands Planning Area			x							yes	0.56	
Sussex	1918_2006	2006	24	R-3		2	Residential	Highlands Planning Area			x							yes	0.21	
Sussex	1918_2006	2006	25	R-3		2	Residential	Highlands Planning Area			x							yes	0.19	
Sussex	1918_2007	2007	13	R-2		2	Residential	Highlands Planning Area	x									yes	0.46	
Sussex	1918_2007	2007	14	R-2		2	Residential	Highlands Planning Area	x									yes	0.46	
Sussex	1918_2007	2007	15	R-2		2	Residential	Highlands Planning Area	x									yes	0.46	
Sussex	1918_2007	2007	16	R-2		2	Residential	Highlands Planning Area	x									yes	0.551	
Sussex	1918_2007	2007	17	R-2		2	Residential	Highlands Planning Area	x									yes	0.56	
Sussex	1918_2007	2007	20	R-3		1	Vacant Land	Highlands Planning Area	x									yes	0.11	
Sussex	1918_2007	2007	22	R-3		2	Residential	Highlands Planning Area	x									yes	0.15	
Sussex	1918_2007	2007	23	R-3		2	Residential	Highlands Planning Area	x									yes	0.3	
Sussex	1918_2007	2007	24	R-3		1	Vacant Land	Highlands Planning Area	x									yes	0.15	
Sussex	1918_2007	2007	25	R-3		2	Residential	Highlands Planning Area	x									yes	0.15	
Sussex	1918_2007	2007	26	R-3		2	Residential	Highlands Planning Area	x									yes	0.31	
Sussex	1918_2007	2007	27	R-3		2	Residential	Highlands Planning Area	x									yes	0.27	
Sussex	1918_2007	2007	28	R-3		2	Residential	Highlands Planning Area	x									yes	0.32	
Sussex	1918_2007	2007	29	R-3		2	Residential	Highlands Planning Area	x									yes	0.32	
Sussex	1918_2007	2007	30	R-3		2	Residential	Highlands Planning Area	x									yes	0.59	
Sussex	1918_2007	2007	31	R-3		2	Residential	Highlands Planning Area	x									yes	0.69	
Sussex	1918_2007	2007	32	R-3		2	Residential	Highlands Planning Area	x									yes	1	
Sussex	1918_2007	2007	39	R-3		2	Residential	Highlands Planning Area	x									yes	0.69	
Sussex	1918_2007	2007	40	R-3		2	Residential	Highlands Planning Area	x									yes	0.28	
Sussex	1918_2007	2007	41	R-3		2	Residential	Highlands Planning Area	x									yes	0.18	
Sussex	1918_2007	2007	42	R-3		2	Residential	Highlands Planning Area	x									yes	0.41	
Sussex	1918_2007	2007	53	R-3		2	Residential	Highlands Planning Area	x									yes	0.18	
Sussex	1918_2007	2007	54	R-3		2	Residential	Highlands Planning Area	x									yes	0.21	
Sussex	1918_2008	2008	1	R-2		2	Residential	Highlands Planning Area	x									yes	0.46	
Sussex	1918_2008	2008	2	R-2		2	Residential	Highlands Planning Area	x									yes	0.45	
Sussex	1918_2008	2008	3	R-2		2	Residential	Highlands Planning Area	x									yes	0.55	
Sussex	1918_2008	2008	4	R-2		2	Residential	Highlands Planning Area	x									yes	0.63	
Sussex	1918_2008	2008	5	R-2		2	Residential	Highlands Planning Area	x									yes	0.46	
Sussex	1918_2008	2008	6	R-2		2	Residential	Highlands Planning Area	x									yes	0.46	
Sussex	1918_2008	2008	7	R-2		2	Residential	Highlands Planning Area	x									yes	0.48	
Sussex	1918_2008	2008	14	R-2		2	Residential	Highlands Planning Area	x									yes	0.46	
Sussex	1918_2008	2008	15	R-2		2	Residential	Highlands Planning Area	x									yes	0.48	
Sussex	1918_2008	2008	16	R-2		2	Residential	Highlands Planning Area	x									yes	0.49	
Sussex	1918_2008	2008	17	R-2		2	Residential	Highlands Planning Area	x									yes	0.47	
Sussex	1918_2009	2009	1	R-2		2	Residential	Highlands Planning Area	x									yes	0.51	
Sussex	1918_2009	2009	11	R-2		2	Residential	Highlands Planning Area	x									yes	0.83	
Sussex	1918_2009	2009	13	R-2		2	Residential	Highlands Planning Area	x									yes	0.65	
Sussex	1918_2009	2009	16	R-2		2	Residential	Highlands Planning Area	x									yes	0.61	
Sussex	1918_2009	2009	17	R-2		2	Residential	Highlands Planning Area	x									yes	0.46	
Sussex	1918_2010	2010	27	R-2		2	Residential	Highlands Planning Area	x									yes	0.59	
Sussex	1918_2010	2010	98	R-3		2	Residential	Highlands Planning Area	x									yes	0.26	
Sussex	1918_2010	2010	99	R-3		2	Residential	Highlands Planning Area	x									yes	0.26	
Sussex	1918_2010	2010	105	R-2		2	Residential	Highlands Planning Area	x									partial	0.49	
Sussex	1918_2010	2010	106	R-2		2	Residential	Highlands Planning Area	x									yes	0.53	
Sussex	1918_2010	2010	107	R-2		2	Residential	Highlands Planning Area	x									partial	0.53	
Sussex	1918_2010	2010	108	R-2		2	Residential	Highlands Planning Area	x									partial	0.65	
Sussex	1918_2010	2010	109	R-2		2	Residential	Highlands Planning Area	x									partial	0.48	

County	Parcel ID	Block	Lot	Zone	Qualifier	Class	Class Description	REGION	Existing Community Zone	Existing Community Zone Environmentally Constrained	Lake Community Sub-zone	Protection Zone	Town Center	White Deer Plaza	Lake Mohawk	RT 15 Adjacent Parcels	Sewer Service Parcel	Public Water Service Areas	Lot Size	Comments
Sussex	1918_2010	2010	123	R-2		2	Residential	Highlands Planning Area	x									partial	0.46	
Sussex	1918_2011	2011	2	R-3		15D	Church & Charitable Property	Highlands Planning Area	x									yes	0.61	
Sussex	1918_2011	2011	3	R-3		2	Residential	Highlands Planning Area	x									yes	0.3	
Sussex	1918_2011	2011	4	R-3		2	Residential	Highlands Planning Area	x									yes	0.15	
Sussex	1918_2011	2011	5	R-3		2	Residential	Highlands Planning Area	x									yes	0.3	
Sussex	1918_2011	2011	6	R-3		2	Residential	Highlands Planning Area	x									yes	0.15	
Sussex	1918_2011	2011	7	R-3		2	Residential	Highlands Planning Area	x									yes	0.28	
Sussex	1918_2011	2011	8	R-3		2	Residential	Highlands Planning Area	x									yes	0.15	
Sussex	1918_2012	2012	1	R-3		2	Residential	Highlands Planning Area	x									yes	0.41	
Sussex	1918_2012	2012	2	R-3		2	Residential	Highlands Planning Area	x									yes	0.45	
Sussex	1918_2012	2012	3	R-3		2	Residential	Highlands Planning Area	x									yes	0.3	
Sussex	1918_2012	2012	4	R-3		2	Residential	Highlands Planning Area	x									yes	0.26	
Sussex	1918_2012	2012	5	R-3		2	Residential	Highlands Planning Area	x									yes	0.27	
Sussex	1918_2012	2012	6	R-3		2	Residential	Highlands Planning Area	x									yes	0.29	
Sussex	1918_2012	2012	7	R-3		2	Residential	Highlands Planning Area	x									yes	0.45	
Sussex	1918_2012	2012	8	R-3		2	Residential	Highlands Planning Area	x									yes	0.4	
Sussex	1918_2012	2012	9	R-3		2	Residential	Highlands Planning Area	x									yes	0.26	
Sussex	1918_2012	2012	10	R-3		2	Residential	Highlands Planning Area	x									yes	0.48	
Sussex	1918_2012	2012	11	R-3		2	Residential	Highlands Planning Area	x									yes	0.23	
Sussex	1918_2012	2012	12	R-3		2	Residential	Highlands Planning Area	x									yes	0.31	
Sussex	1918_2012	2012	13	R-3		2	Residential	Highlands Planning Area	x									yes	0.43	
Sussex	1918_2012	2012	14	R-3		2	Residential	Highlands Planning Area	x									yes	0.61	
Sussex	1918_2012	2012	15	R-3		15F	Cemeteries & Graveyards	Highlands Planning Area	x									yes	0.79	
Sussex	1918_2012	2012	16	R-3		2	Residential	Highlands Planning Area	x									yes	0.31	
Sussex	1918_2012	2012	17	R-3		2	Residential	Highlands Planning Area	x									yes	0.26	
Sussex	1918_2012	2012	18	R-3		2	Residential	Highlands Planning Area	x									yes	0.38	
Sussex	1918_2012	2012	19	R-3		2	Residential	Highlands Planning Area	x									yes	0.36	
Sussex	1918_2012	2012	20	R-3		2	Residential	Highlands Planning Area	x									yes	0.23	
Sussex	1918_2012	2012	21	R-3		2	Residential	Highlands Planning Area	x									yes	0.35	
Sussex	1918_2013	2013	1	R-3		2	Residential	Highlands Planning Area	x									yes	0.31	
Sussex	1918_2013	2013	2	R-3		2	Residential	Highlands Planning Area	x									yes	0.2	
Sussex	1918_2013	2013	3	R-3		2	Residential	Highlands Planning Area	x									yes	0.3	
Sussex	1918_2013	2013	4	R-3		2	Residential	Highlands Planning Area	x									yes	0.61	
Sussex	1918_2013	2013	5	R-3		2	Residential	Highlands Planning Area	x									yes	0.57	
Sussex	1918_2013	2013	7	R-3		2	Residential	Highlands Planning Area	x									yes	0.65	
Sussex	1918_2013	2013	8	R-3		2	Residential	Highlands Planning Area	x									yes	0.29	
Sussex	1918_2013	2013	9	R-3		2	Residential	Highlands Planning Area			x							yes	0.31	
Sussex	1918_2013	2013	11	R-3		1	Vacant Land	Highlands Planning Area			x							yes	0.49	
Sussex	1918_2013	2013	12	R-3		2	Residential	Highlands Planning Area			x							yes	0.21	
Sussex	1918_2013	2013	13	R-3		2	Residential	Highlands Planning Area			x							yes	0.34	
Sussex	1918_2013	2013	14	R-3		2	Residential	Highlands Planning Area	x									yes	0.23	
Sussex	1918_2013	2013	15	R-3		2	Residential	Highlands Planning Area	x									yes	0.2	
Sussex	1918_2013	2013	16	R-3		2	Residential	Highlands Planning Area	x									yes	0.18	
Sussex	1918_2013	2013	17	R-3		2	Residential	Highlands Planning Area	x									yes	0.23	
Sussex	1918_2013	2013	18	R-3		2	Residential	Highlands Planning Area	x									yes	0.2	
Sussex	1918_2013	2013	19	R-3		2	Residential	Highlands Planning Area	x									yes	0.22	
Sussex	1918_2013	2013	20	R-3		2	Residential	Highlands Planning Area	x									yes	0.27	
Sussex	1918_2013	2013	21	R-3		2	Residential	Highlands Planning Area	x									yes	0.28	
Sussex	1918_2013	2013	22	R-3		2	Residential	Highlands Planning Area	x									yes	0.2	
Sussex	1918_2013	2013	24	R-3		2	Residential	Highlands Planning Area	x									yes	0.2	
Sussex	1918_2013	2013	25	R-3		2	Residential	Highlands Planning Area	x									yes	0.24	
Sussex	1918_2013	2013	26	R-3		2	Residential	Highlands Planning Area	x									yes	0.31	
Sussex	1918_2013	2013	27	R-3		2	Residential	Highlands Planning Area	x									yes	0.2	
Sussex	1918_2013	2013	28	R-3		2	Residential	Highlands Planning Area	x									yes	0.18	
Sussex	1918_2013	2013	29	R-3		2	Residential	Highlands Planning Area	x									yes	0.19	
Sussex	1918_2013	2013	30	R-3		2	Residential	Highlands Planning Area	x									yes	0.2	
Sussex	1918_2013	2013	31	R-3		2	Residential	Highlands Planning Area	x									yes	0.24	
Sussex	1918_2013	2013	32	R-3		2	Residential	Highlands Planning Area	x									yes	0.25	
Sussex	1918_2013	2013	33	R-3		2	Residential	Highlands Planning Area	x									yes	0.26	
Sussex	1918_2013	2013	34	R-3		2	Residential	Highlands Planning Area	x									yes	0.29	
Sussex	1918_2013	2013	35	R-3		2	Residential	Highlands Planning Area	x									yes	0.29	
Sussex	1918_2013	2013	36	R-3		2	Residential	Highlands Planning Area	x									yes	0.52	
Sussex	1918_2013	2013	37	R-3		2	Residential	Highlands Planning Area	x									yes	0.26	
Sussex	1918_2013	2013	38	R-3		2	Residential	Highlands Planning Area	x									yes	0.26	
Sussex	1918_2013	2013	39	R-3		2	Residential	Highlands Planning Area	x									yes	0.26	
Sussex	1918_2013	2013	40	R-3		2	Residential	Highlands Planning Area	x									yes	0.56	
Sussex	1918_2014	2014	1	R-3		2	Residential	Highlands Planning Area	x									yes	0.32	
Sussex	1918_2014	2014	2	R-3		2	Residential	Highlands Planning Area	x									yes	0.32	
Sussex	1918_2014	2014	3	R-3		2	Residential	Highlands Planning Area	x									yes	0.21	
Sussex	1918_2014	2014	4	R-3		2	Residential	Highlands Planning Area	x									yes	0.22	
Sussex	1918_2014	2014	5	R-3		2	Residential	Highlands Planning Area	x									yes	0.29	
Sussex	1918_2014	2014	6	R-3		2	Residential	Highlands Planning Area	x									yes	0.29	
Sussex	1918_2014	2014	7	C-1		4A	Commercial	Highlands Planning Area	x								partial	partial	3.5	
Sussex	1918_2014	2014	8	C-1		4A	Commercial	Highlands Planning Area			x							partial	0.98	
Sussex	1918_2014	2014	11	R-3		15F	Cemeteries & Graveyards	Highlands Planning Area	x									yes	0.24	

County	Parcel ID	Block	Lot	Zone	Qualifier	Class	Class Description	REGION	Existing Community Zone	Existing Community Zone Environmentally Constrained	Lake Community Sub-zone	Protection Zone	Town Center	White Deer Plaza	Lake Mohawk	RT 15 Adjacent Parcels	Sewer Service Parcel	Public Water Service Areas	Lot Size	Comments
Sussex	1918_2014	2014	12	R-3		2	Residential	Highlands Planning Area	x									yes	0.49	
Sussex	1918_2014	2014	13	R-3		2	Residential	Highlands Planning Area	x									yes	0.39	
Sussex	1918_2014	2014	14	R-3		2	Residential	Highlands Planning Area	x									yes	0.3	
Sussex	1918_2014	2014	15	R-3		2	Residential	Highlands Planning Area	x									yes	0.21	
Sussex	1918_2014	2014	16	R-3		2	Residential	Highlands Planning Area	x									yes	0.22	
Sussex	1918_2014	2014	17	R-3		2	Residential	Highlands Planning Area	x									yes	0.554	
Sussex	1918_2015	2015	1	R-3		2	Residential	Highlands Planning Area	x									yes	0.37	
Sussex	1918_2015	2015	2	R-3		15F	Cemeteries & Graveyards	Highlands Planning Area	x									yes	0.28	
Sussex	1918_2015	2015	3	R-3		2	Residential	Highlands Planning Area	x									yes	0.29	
Sussex	1918_2015	2015	4	R-3		2	Residential	Highlands Planning Area	x									yes	0.28	
Sussex	1918_2015	2015	5	R-3		2	Residential	Highlands Planning Area	x									yes	0.3	
Sussex	1918_2015	2015	6	R-3		2	Residential	Highlands Planning Area	x									yes	0.27	
Sussex	1918_2015	2015	7	R-3		2	Residential	Highlands Planning Area	x									yes	0.26	
Sussex	1918_2015	2015	8	R-3		2	Residential	Highlands Planning Area	x									yes	0.25	
Sussex	1918_2015	2015	9	R-3		2	Residential	Highlands Planning Area	x									yes	0.25	
Sussex	1918_2015	2015	10	R-3		2	Residential	Highlands Planning Area	x									yes	0.26	
Sussex	1918_2015	2015	11	R-3		2	Residential	Highlands Planning Area	x									yes	0.24	
Sussex	1918_2015	2015	12	R-3		2	Residential	Highlands Planning Area	x									yes	0.21	
Sussex	1918_2015	2015	13	R-3		2	Residential	Highlands Planning Area	x									yes	0.21	
Sussex	1918_2015	2015	14	R-3		2	Residential	Highlands Planning Area	x									yes	0.23	
Sussex	1918_2015	2015	15	R-3		2	Residential	Highlands Planning Area	x									yes	0.26	
Sussex	1918_2015	2015	16	R-3		2	Residential	Highlands Planning Area	x									yes	0.29	
Sussex	1918_2015	2015	17	C-1		4A	Commercial	Highlands Planning Area	x									yes	0.7	
Sussex	1918_2015	2015	18	C-1		4A	Commercial	Highlands Planning Area	x									yes	1.48	
Sussex	1918_2015	2015	19	R-3		4A	Commercial	Highlands Planning Area	x									yes	0.28	
Sussex	1918_2015	2015	20	R-3		2	Residential	Highlands Planning Area	x									yes	0.21	
Sussex	1918_2015	2015	21	R-3		2	Residential	Highlands Planning Area	x									yes	0.23	
Sussex	1918_2015	2015	22	R-3		2	Residential	Highlands Planning Area	x									yes	0.24	
Sussex	1918_2015	2015	23	R-3		2	Residential	Highlands Planning Area	x									yes	0.47	
Sussex	1918_2015	2015	24	R-3		2	Residential	Highlands Planning Area	x									yes	0.56	
Sussex	1918_2015	2015	25	R-3		2	Residential	Highlands Planning Area	x									yes	0.3	
Sussex	1918_2015	2015	26	R-3		2	Residential	Highlands Planning Area	x									yes	0.3	
Sussex	1918_2015	2015	27	R-3		2	Residential	Highlands Planning Area	x									yes	0.31	
Sussex	1918_2015	2015	28	R-3		2	Residential	Highlands Planning Area	x									yes	0.31	
Sussex	1918_2015	2015	29	R-3		2	Residential	Highlands Planning Area	x									yes	0.3	
Sussex	1918_2015	2015	30	R-3		2	Residential	Highlands Planning Area	x									yes	0.3	
Sussex	1918_2015	2015	31	R-3		2	Residential	Highlands Planning Area	x									yes	0.43	
Sussex	1918_2016	2016	1	C-1		4A	Commercial	Highlands Planning Area	x									yes	1.43	
Sussex	1918_2016	2016	2	R-3		2	Residential	Highlands Planning Area	x									yes	0.67	
Sussex	1918_2016	2016	3	R-3		2	Residential	Highlands Planning Area	x									yes	0.47	
Sussex	1918_2016	2016	4	R-3		2	Residential	Highlands Planning Area	x									yes	0.46	
Sussex	1918_2016	2016	5	R-3		2	Residential	Highlands Planning Area	x									yes	0.43	
Sussex	1918_2016	2016	6	R-3		2	Residential	Highlands Planning Area	x									yes	0.57	
Sussex	1918_2016	2016	7	R-3		2	Residential	Highlands Planning Area	x									yes	0.37	
Sussex	1918_2016	2016	8	R-3		15D	Church & Charitable Property	Highlands Planning Area	x									yes	0.74	
Sussex	1918_2016	2016	9	C-1		4A	Commercial	Highlands Planning Area	x									yes	0.73	
Sussex	1918_2016	2016	10	C-1		4A	Commercial	Highlands Planning Area	x									yes	0.39	
Sussex	1918_2016	2016	11	C-1		4A	Commercial	Highlands Planning Area	x									yes	0.49	
Sussex	1918_2016	2016	12	C-1				Highlands Planning Area	x									yes	0.322499	No lot size provided. Lot size calculated using GIS
Sussex	1918_2016	2016	13	C-1				Highlands Planning Area	x									yes	0.481656	No lot size provided. Lot size calculated using GIS
Sussex	1918_2017	2017	1	R-3		2	Residential	Highlands Planning Area	x									yes	0.37	
Sussex	1918_2017	2017	2	R-3		2	Residential	Highlands Planning Area	x									yes	0.49	
Sussex	1918_2017	2017	3	R-3		2	Residential	Highlands Planning Area	x									yes	0.45	
Sussex	1918_2017	2017	4	R-3		2	Residential	Highlands Planning Area	x									yes	0.8	
Sussex	1918_2017	2017	5	R-3		2	Residential	Highlands Planning Area	x									yes	0.44	
Sussex	1918_2018	2018	1	R-2		2	Residential	Highlands Planning Area	x									yes	0.59	
Sussex	1918_2018	2018	2	R-2		2	Residential	Highlands Planning Area	x									yes	0.39	
Sussex	1918_2018	2018	3	R-2		2	Residential	Highlands Planning Area	x									yes	0.7	
Sussex	1918_2018	2018	4	R-2		2	Residential	Highlands Planning Area	x									yes	0.65	
Sussex	1918_2018	2018	5	R-2		2	Residential	Highlands Planning Area	x									yes	0.65	
Sussex	1918_2018	2018	6	R-2		2	Residential	Highlands Planning Area	x									yes	0.96	
Sussex	1918_2018	2018	7	R-3		2	Residential	Highlands Planning Area	x									yes	0.33	
Sussex	1918_2018	2018	8	R-3		2	Residential	Highlands Planning Area	x									yes	0.34	
Sussex	1918_2018	2018	9	R-3		2	Residential	Highlands Planning Area	x									yes	0.35	
Sussex	1918_2018	2018	10	R-3		2	Residential	Highlands Planning Area	x									yes	0.44	
Sussex	1918_2018	2018	12	R-2		15F	Cemeteries & Graveyards	Highlands Planning Area	x									yes	0.28	
Sussex	1918_2018	2018	13	R-2		2	Residential	Highlands Planning Area	x									yes	0.28	
Sussex	1918_2018	2018	14	R-2		2	Residential	Highlands Planning Area	x									yes	0.22	
Sussex	1918_2018	2018	15	R-2		2	Residential	Highlands Planning Area	x									yes	0.21	
Sussex	1918_2018	2018	16	R-2		15F	Cemeteries & Graveyards	Highlands Planning Area	x									yes	0.2	
Sussex	1918_2018	2018	17	R-2		2	Residential	Highlands Planning Area	x									yes	0.22	
Sussex	1918_2018	2018	18	R-2		2	Residential	Highlands Planning Area	x									yes	0.26	
Sussex	1918_2018	2018	19	R-2		2	Residential	Highlands Planning Area	x									yes	0.59	

County	Parcel ID	Block	Lot	Zone	Qualifier	Class	Class Description	REGION	Existing Community Zone	Existing Community Zone Environmentally Constrained	Lake Community Sub-zone	Protection Zone	Town Center	White Deer Plaza	Lake Mohawk	RT 15 Adjacent Parcels	Sewer Service Parcel	Public Water Service Areas	Lot Size	Comments
Sussex	1918_2018	2018	20	R-2		2	Residential	Highlands Planning Area	x									yes	0.53	
Sussex	1918_2018	2018	21	R-2		2	Residential	Highlands Planning Area	x									yes	0.44	
Sussex	1918_2018	2018	22	R-2		2	Residential	Highlands Planning Area	x									yes	0.68	
Sussex	1918_2018	2018	23	R-2		2	Residential	Highlands Planning Area	x									yes	0.3	
Sussex	1918_2018	2018	24	R-2		2	Residential	Highlands Planning Area	x									yes	0.25	
Sussex	1918_2018	2018	25	R-2		2	Residential	Highlands Planning Area	x									yes	0.28	
Sussex	1918_2018	2018	26	R-2		2	Residential	Highlands Planning Area	x									yes	0.71	
Sussex	1918_2018	2018	27	R-2		2	Residential	Highlands Planning Area	x									yes	0.46	
Sussex	1918_2018	2018	28	R-2		2	Residential	Highlands Planning Area	x									yes	0.44	
Sussex	1918_2018	2018	29	R-2		2	Residential	Highlands Planning Area	x									yes	0.42	
Sussex	1918_2019	2019	1	R-2		2	Residential	Highlands Planning Area	x									yes	0.48	
Sussex	1918_2019	2019	2	R-3		2	Residential	Highlands Planning Area	x									yes	0.53	
Sussex	1918_2019	2019	3	R-3		2	Residential	Highlands Planning Area	x									yes	0.51	
Sussex	1918_2019	2019	4	R-3		2	Residential	Highlands Planning Area	x									yes	0.45	
Sussex	1918_2019	2019	5	R-3		2	Residential	Highlands Planning Area	x									yes	0.4	
Sussex	1918_2019	2019	6	R-3		2	Residential	Highlands Planning Area	x									yes	0.37	
Sussex	1918_2019	2019	7	R-2		2	Residential	Highlands Planning Area	x									yes	0.45	
Sussex	1918_2019	2019	8	R-2		2	Residential	Highlands Planning Area	x									yes	0.49	
Sussex	1918_2019	2019	9	R-2		2	Residential	Highlands Planning Area	x									yes	0.93	
Sussex	1918_2019	2019	10	R-2		2	Residential	Highlands Planning Area	x									yes	0.41	
Sussex	1918_2020	2020	1	R-3		2	Residential	Highlands Planning Area	x									yes	0.41	
Sussex	1918_2020	2020	2	R-3		2	Residential	Highlands Planning Area	x									yes	0.28	
Sussex	1918_2020	2020	3	R-3		2	Residential	Highlands Planning Area	x									yes	0.3	
Sussex	1918_2020	2020	4	R-3		2	Residential	Highlands Planning Area	x									yes	0.25	
Sussex	1918_2020	2020	5	R-3		2	Residential	Highlands Planning Area	x									yes	0.61	
Sussex	1918_2020	2020	6	R-3		2	Residential	Highlands Planning Area	x									yes	0.23	
Sussex	1918_2020	2020	7	R-3		2	Residential	Highlands Planning Area	x									yes	0.23	
Sussex	1918_2020	2020	8	R-3		2	Residential	Highlands Planning Area	x									yes	0.35	
Sussex	1918_2020	2020	9	R-3		2	Residential	Highlands Planning Area	x									yes	0.32	
Sussex	1918_2021	2021	1	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.32	
Sussex	1918_2021	2021	2	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.21	
Sussex	1918_2021	2021	3	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.22	
Sussex	1918_2021	2021	4	R-3		2	Residential	Highlands Planning Area	x									yes	0.56	
Sussex	1918_2021	2021	5	R-3		2	Residential	Highlands Planning Area	x									yes	0.17	
Sussex	1918_2021	2021	6	R-3		2	Residential	Highlands Planning Area	x									yes	0.17	
Sussex	1918_2021	2021	7	R-3		2	Residential	Highlands Planning Area	x									yes	0.17	
Sussex	1918_2021	2021	8	R-3		2	Residential	Highlands Planning Area	x									yes	0.17	
Sussex	1918_2021	2021	9	R-3		2	Residential	Highlands Planning Area	x									yes	0.17	
Sussex	1918_2021	2021	10	R-3		2	Residential	Highlands Planning Area	x									yes	0.17	
Sussex	1918_2021	2021	11	R-3		2	Residential	Highlands Planning Area	x									yes	0.2	
Sussex	1918_2021	2021	12	C-1		2	Residential	Highlands Planning Area	x									yes	0.32	
Sussex	1918_2021	2021	13	C-1		2	Residential	Highlands Planning Area	x									yes	0.26	
Sussex	1918_2021	2021	14	C-1		2	Residential	Highlands Planning Area	x									yes	0.23	
Sussex	1918_2021	2021	15	C-1		2	Residential	Highlands Planning Area	x									yes	0.17	
Sussex	1918_2021	2021	16	C-1		2	Residential	Highlands Planning Area	x									yes	0.15	
Sussex	1918_2021	2021	17	C-1		2	Residential	Highlands Planning Area	x									yes	0.16	
Sussex	1918_2021	2021	18	C-1		4A	Commercial	Highlands Planning Area	x									yes	0.36	
Sussex	1918_2021	2021	19	C-1		4A	Commercial	Highlands Planning Area	x									yes	0.6	
Sussex	1918_2021	2021	20	C-1		2	Residential	Highlands Planning Area	x									yes	0.45	
Sussex	1918_2021	2021	21	C-1		4A	Commercial	Highlands Planning Area	x									yes	0.21	
Sussex	1918_2021	2021	22	C-1		4A	Commercial	Highlands Planning Area	x									yes	0.15	
Sussex	1918_2021	2021	23	C-1		2	Residential	Highlands Planning Area	x									yes	0.19	
Sussex	1918_2021	2021	24	C-1		2	Residential	Highlands Planning Area	x									yes	0.27	
Sussex	1918_2021	2021	25	C-1		2	Residential	Highlands Planning Area	x									yes	0.27	
Sussex	1918_2021	2021	26	C-1		2	Residential	Highlands Planning Area	x									yes	0.16	
Sussex	1918_2021	2021	27	C-1		2	Residential	Highlands Planning Area		x								yes	3.28	
Sussex	1918_2021	2021	28	C-1		2	Residential	Highlands Planning Area	x									yes	0.27	
Sussex	1918_2021	2021	29	C-1		2	Residential	Highlands Planning Area	x									yes	0.26	
Sussex	1918_2021	2021	30	R-3		15F	Cemeteries & Graveyards	Highlands Planning Area	x									yes	0.38	
Sussex	1918_2021	2021	31	R-3		2	Residential	Highlands Planning Area	x									yes	0.36	
Sussex	1918_2021	2021	32	R-3		2	Residential	Highlands Planning Area	x									yes	0.31	
Sussex	1918_2021	2021	33	R-3		1	Vacant Land	Highlands Planning Area	x									yes	0.26	
Sussex	1918_2021	2021	34	R-3		2	Residential	Highlands Planning Area	x									yes	0.57	
Sussex	1918_2021	2021	35	R-3		2	Residential	Highlands Planning Area	x									yes	0.35	
Sussex	1918_2021	2021	36	R-3		2	Residential	Highlands Planning Area	x									yes	0.36	
Sussex	1918_2021	2021	37	R-3		2	Residential	Highlands Planning Area	x									yes	0.42	
Sussex	1918_2021	2021	38	R-3		2	Residential	Highlands Planning Area	x									yes	0.42	
Sussex	1918_2021	2021	39	R-3		2	Residential	Highlands Planning Area	x									yes	0.49	
Sussex	1918_2021	2021	40	R-3		2	Residential	Highlands Planning Area	x									yes	0.55	
Sussex	1918_2021	2021	41	R-3		2	Residential	Highlands Planning Area	x									yes	0.3	
Sussex	1918_2021	2021	42	R-3		2	Residential	Highlands Planning Area	x									yes	0.31	
Sussex	1918_2021	2021	43	R-3		2	Residential	Highlands Planning Area	x									yes	0.39	
Sussex	1918_2021	2021	44	R-3		2	Residential	Highlands Planning Area	x									yes	0.43	
Sussex	1918_2021	2021	45	R-3		2	Residential	Highlands Planning Area	x									yes	0.31	
Sussex	1918_2022	2022	1	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.32	

County	Parcel ID	Block	Lot	Zone	Qualifier	Class	Class Description	REGION	Existing Community Zone	Existing Community Zone Environmentally Constrained	Lake Community Sub-zone	Protection Zone	Town Center	White Deer Plaza	Lake Mohawk	RT 15 Adjacent Parcels	Sewer Service Parcel	Public Water Service Areas	Lot Size	Comments
Sussex	1918_2022	2022	2	R-3		2	Residential	Highlands Planning Area	x									yes	0.18	
Sussex	1918_2022	2022	3	R-3		2	Residential	Highlands Planning Area	x									yes	0.18	
Sussex	1918_2022	2022	4	R-3		2	Residential	Highlands Planning Area	x									yes	0.18	
Sussex	1918_2022	2022	5	R-3		2	Residential	Highlands Planning Area	x									yes	0.17	
Sussex	1918_2022	2022	6	R-3		2	Residential	Highlands Planning Area	x									yes	0.3	
Sussex	1918_2022	2022	7	R-3		2	Residential	Highlands Planning Area	x									yes	0.23	
Sussex	1918_2022	2022	8	R-3		2	Residential	Highlands Planning Area	x									yes	0.18	
Sussex	1918_2022	2022	9	R-3		2	Residential	Highlands Planning Area	x									yes	0.18	
Sussex	1918_2022	2022	10	R-3		2	Residential	Highlands Planning Area	x									yes	0.16	
Sussex	1918_2022	2022	11	R-3		2	Residential	Highlands Planning Area	x									yes	0.22	
Sussex	1918_2022	2022	12	R-3		2	Residential	Highlands Planning Area	x									yes	0.25	
Sussex	1918_2022	2022	13	R-3		2	Residential	Highlands Planning Area	x									yes	0.2	
Sussex	1918_2022	2022	14	R-3		2	Residential	Highlands Planning Area	x									yes	0.18	
Sussex	1918_2022	2022	15	R-3		2	Residential	Highlands Planning Area	x									yes	0.18	
Sussex	1918_2022	2022	16	R-3		2	Residential	Highlands Planning Area	x									yes	0.18	
Sussex	1918_2022	2022	17	R-3		2	Residential	Highlands Planning Area	x									yes	0.19	
Sussex	1918_2022	2022	18	R-3		2	Residential	Highlands Planning Area	x									yes	0.21	
Sussex	1918_2022	2022	19	R-3		2	Residential	Highlands Planning Area	x									yes	0.19	
Sussex	1918_2022	2022	20	R-3		2	Residential	Highlands Planning Area	x									yes	0.18	
Sussex	1918_2022	2022	21	R-3		2	Residential	Highlands Planning Area	x									yes	0.18	
Sussex	1918_2022	2022	22	R-3		2	Residential	Highlands Planning Area	x									yes	0.36	
Sussex	1918_2022	2022	23	R-3		15F	Cemeteries & Graveyards	Highlands Planning Area	x									yes	0.19	
Sussex	1918_2022	2022	24	R-3		2	Residential	Highlands Planning Area	x									yes	0.16	
Sussex	1918_2022	2022	25			15C	Public Property	Highlands Planning Area							x			yes	0.0033	No Zone
Sussex	1918_2023	2023	1	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.24	
Sussex	1918_2023	2023	2	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.34	
Sussex	1918_2023	2023	3	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.31	
Sussex	1918_2023	2023	4	R-3		2	Residential	Highlands Planning Area	x									yes	0.19	
Sussex	1918_2023	2023	5	R-3		2	Residential	Highlands Planning Area	x									yes	0.2	
Sussex	1918_2023	2023	6	R-3		2	Residential	Highlands Planning Area	x									yes	0.18	
Sussex	1918_2024	2024	1	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.09	
Sussex	1918_2024	2024	2	R-3		1	Vacant Land	Highlands Planning Area			x				x			yes	0.04	
Sussex	1918_2024	2024	3	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.3	
Sussex	1918_2024	2024	4	TCC		4A	Commercial	Highlands Planning Area	x				x		x		partial	yes	1.04	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2024	2024	5	R-3		4A	Commercial	Highlands Planning Area	x									yes	0.19	
Sussex	1918_2024	2024	6	R-3		2	Residential	Highlands Planning Area	x									yes	0.09	
Sussex	1918_2025	2025	1	TCC		15C	Public Property	Highlands Planning Area	x				x				partial	yes	1.15	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2026	2026	1	TCCO		4A	Commercial	Highlands Planning Area			x		x		x		yes	yes	0.35	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2026	2026	2	TCCO		1	Vacant Land	Highlands Planning Area			x		x		x		yes	yes	0.04	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2026	2026	3	TCCO		4A	Commercial	Highlands Planning Area			x		x		x		yes	yes	0.53	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2026	2026	4	TCCO		4A	Commercial	Highlands Planning Area			x		x				yes	yes	0.06	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2026	2026	5	TCCO		1	Vacant Land	Highlands Planning Area	x				x				yes	yes	0.07	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2026	2026	6	TCCO		4A	Commercial	Highlands Planning Area			x		x		x		yes	yes	0.27	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2027	2027	1	TCC		4A	Commercial	Highlands Planning Area	x				x				yes	yes	0.29	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2027	2027	2	TCC		4A	Commercial	Highlands Planning Area	x				x				yes	yes	0.48	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2027	2027	3	TCC		4A	Commercial	Highlands Planning Area			x		x		x		yes	yes	0.38	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2027	2027	4	TCC		4A	Commercial	Highlands Planning Area			x		x		x		yes	yes	0.26	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2027	2027	5	TCC		4A	Commercial	Highlands Planning Area	x				x					yes	1.32	values provided are based off initial ordinance and not based off the incentive zoning ordinances.

County	Parcel ID	Block	Lot	Zone	Qualifier	Class	Class Description	REGION	Existing Community Zone	Existing Community Zone Environmentally Constrained	Lake Community Sub-zone	Protection Zone	Town Center	White Deer Plaza	Lake Mohawk	RT 15 Adjacent Parcels	Sewer Service Parcel	Public Water Service Areas	Lot Size	Comments	
Sussex	1918_2027	2027	6	TCC		4A	Commercial	Highlands Planning Area	x				x				partial	yes		0.26	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2027	2027	7	TCC		2	Residential	Highlands Planning Area	x				x				partial	yes		0.19	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2027	2027	8	TCC		4A	Commercial	Highlands Planning Area	x				x				partial	partial		1.97	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2027	2027	10	TCC		1	Vacant Land	Highlands Planning Area	x				x					yes		0.85	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2027	2027	11	TCC		4A	Commercial	Highlands Planning Area	x				x				partial	yes		1.5	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2027	2027	12	TCC		4A	Commercial	Highlands Planning Area	x				x				yes	yes		1.75	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2027	2027	13	TCC		4A	Commercial	Highlands Planning Area	x				x				partial	yes		1.6	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2027	2027	14	TCC		1	Vacant Land	Highlands Planning Area	x				x				partial	yes		0.35	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2027	2027	15	TCC		4A	Commercial	Highlands Planning Area	x				x				partial	yes		0.14	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2027	2027	16	TCC		4A	Commercial	Highlands Planning Area	x				x				partial	yes		0.16	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2027	2027	17	TCC		4A	Commercial	Highlands Planning Area	x				x				yes	yes		0.18	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2027	2027	18	TCC		4A	Commercial	Highlands Planning Area	x				x				partial	yes		0.18	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2027	2027	19	TCC		4A	Commercial	Highlands Planning Area	x				x				yes	yes		0.17	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2035	2035	1			1	Vacant Land	Highlands Planning Area										yes		0.0069	No Zone
Sussex	1918_2101	2101	1	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2101	2101	2	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2101	2101	3	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2101	2101	4	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2101	2101	5	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2101	2101	6	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2101	2101	7	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2101	2101	8	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2101	2101	9	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2101	2101	10	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2101	2101	11	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2101	2101	12	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2101	2102	1	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2101	2102	2	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2101	2102	3	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2101	2102	4	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2101	2102	5	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2101	2102	6	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2101	2102	7	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2101	2102	8	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2101	2102	9	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2101	2102	10	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2101	2102	11	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2101	2102	12	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2103	2103	1	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2103	2103	2	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2103	2103	3	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2103	2103	4	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2104	2104	5	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2104	2104	6	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2111	1	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2111	2	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2111	3	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2111	4	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2111	5	MF-1		2	Residential	Highlands Planning Area	x								yes	yes		0	Minimum Lot Size describes entire tract.

County	Parcel ID	Block	Lot	Zone	Qualifier	Class	Class Description	REGION	Existing Community Zone	Existing Community Zone Environmentally Constrained	Lake Community Sub-zone	Protection Zone	Town Center	White Deer Plaza	Lake Mohawk	RT 15 Adjacent Parcels	Sewer Service Parcel	Public Water Service Areas	Lot Size	Comments
Sussex	1918_2111	2111	6	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2111	7	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2111	8	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2112	1	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2112	2	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2112	3	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2112	4	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2112	5	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2112	6	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2112	7	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2112	8	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2112	9	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2112	10	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2112	11	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2112	12	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2113	1	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2113	2	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2113	3	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2113	4	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2113	5	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2113	6	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2114	1	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2114	2	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2114	3	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2114	4	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2114	5	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2115	1	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2115	2	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2115	3	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2115	4	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2115	5	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2111	2115	6	MF-1		2	Residential	Highlands Planning Area	x								yes	yes	0	Minimum Lot Size describes entire tract.
Sussex	1918_2200	2200	1	TCMSB		4A	Commercial	Highlands Planning Area	x				x				yes		0	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2201	2201	1	R-4		2	Residential	Highlands Planning Area	x								yes		0	
Sussex	1918_2201	2201	2	R-4		2	Residential	Highlands Planning Area	x								yes		0	
Sussex	1918_2201	2201	3	R-4		2	Residential	Highlands Planning Area	x								yes		0	
Sussex	1918_2201	2201	4	R-4		2	Residential	Highlands Planning Area	x								yes		0	
Sussex	1918_2201	2201	5	R-4		2	Residential	Highlands Planning Area	x								yes		0	
Sussex	1918_2201	2201	6	R-4		2	Residential	Highlands Planning Area	x								partial		0	
Sussex	1918_2201	2202	1	R-4		2	Residential	Highlands Planning Area	x								partial		0	
Sussex	1918_2201	2202	2	R-4		2	Residential	Highlands Planning Area	x								partial		0	
Sussex	1918_2201	2202	3	R-4		2	Residential	Highlands Planning Area	x								partial		0	
Sussex	1918_2201	2202	4	R-4		2	Residential	Highlands Planning Area	x								partial		0	
Sussex	1918_2201	2202	5	R-4		2	Residential	Highlands Planning Area	x								partial		0	
Sussex	1918_2201	2202	6	R-4		2	Residential	Highlands Planning Area	x								yes		0	
Sussex	1918_2201	2202	1	R-4		2	Residential	Highlands Planning Area	x								partial		0	
Sussex	1918_2201	2202	2	R-4		2	Residential	Highlands Planning Area	x								partial		0	
Sussex	1918_2201	2202	3	R-4		2	Residential	Highlands Planning Area	x								partial		0	
Sussex	1918_2201	2202	4	R-4		2	Residential	Highlands Planning Area	x								partial		0	
Sussex	1918_2201	2202	5	R-4		2	Residential	Highlands Planning Area	x								partial		0	
Sussex	1918_2201	2202	6	R-4		2	Residential	Highlands Planning Area	x								yes		0	
Sussex	1918_2201	2202	1	R-4		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_2201	2205	2	R-4		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3001	3002	2	RR		2	Residential	Highlands Planning Area				x						partial	0.22	
Sussex	1918_3001	3002	3	RR		2	Residential	Highlands Planning Area				x						partial	0.29	
Sussex	1918_3001	3002	4	RR		15C	Public Property	Highlands Planning Area				x							0.1	
Sussex	1918_3001	3002	5	RR		1	Vacant Land	Highlands Planning Area				x							0.08	
Sussex	1918_3001	3005	25	R-3				Highlands Planning Area				x						yes	0.193405	No lot size provided. Lot size calculated using GIS
Sussex	1918_3006	3006	1	R-1		2	Residential	Highlands Planning Area	x									yes	0.7	
Sussex	1918_3006	3006	2	R-1		2	Residential	Highlands Planning Area	x									yes	0.77	
Sussex	1918_3006	3006	13	R-1		2	Residential	Highlands Planning Area	x										0.52	
Sussex	1918_3006	3006	14	R-1		2	Residential	Highlands Planning Area	x										0.44	
Sussex	1918_3006	3006	32	R-1		2	Residential	Highlands Planning Area	x									yes	0.96	
Sussex	1918_3006	3006	35	R-1		2	Residential	Highlands Planning Area	x									yes	0.82	
Sussex	1918_3006	3006	36	R-1		2	Residential	Highlands Planning Area	x									yes	0.81	
Sussex	1918_3007	3007	1	R-1		2	Residential	Highlands Planning Area	x									yes	0.48	
Sussex	1918_3007	3007	2	R-1		2	Residential	Highlands Planning Area	x									yes	0.46	
Sussex	1918_3007	3007	3	R-1		2	Residential	Highlands Planning Area	x									yes	0.46	
Sussex	1918_3007	3007	4	R-1		2	Residential	Highlands Planning Area	x									yes	0.49	

County	Parcel ID	Block	Lot	Zone	Qualifier	Class	Class Description	REGION	Existing Community Zone	Existing Community Zone Environmentally Constrained	Lake Community Sub-zone	Protection Zone	Town Center	White Deer Plaza	Lake Mohawk	RT 15 Adjacent Parcels	Sewer Service Parcel	Public Water Service Areas	Lot Size	Comments
Sussex	1918_3007	3007	5	R-1		2	Residential	Highlands Planning Area	x									yes	0.49	
Sussex	1918_3007	3007	6	R-1		2	Residential	Highlands Planning Area	x									yes	0.47	
Sussex	1918_3007	3007	7	R-1		2	Residential	Highlands Planning Area	x									yes	0.46	
Sussex	1918_3007	3007	8	R-1		2	Residential	Highlands Planning Area	x									yes	0.54	
Sussex	1918_3007	3007	9	R-1		2	Residential	Highlands Planning Area	x									yes	1.06	
Sussex	1918_3008	3008	23	R-1		2	Residential	Highlands Planning Area	x									yes	0.53	
Sussex	1918_3008	3008	24	R-1		2	Residential	Highlands Planning Area	x									yes	0.45	
Sussex	1918_3008	3008	25	R-1		2	Residential	Highlands Planning Area	x									yes	0.44	
Sussex	1918_3008	3008	26	R-1		2	Residential	Highlands Planning Area	x									yes	0.47	
Sussex	1918_3011	3011	18	R-1		2	Residential	Highlands Planning Area	x									yes	0.51	
Sussex	1918_3011	3011	19	R-1		2	Residential	Highlands Planning Area	x									yes	0.5	
Sussex	1918_3011	3011	20	R-1		2	Residential	Highlands Planning Area	x									yes	0.5	
Sussex	1918_3011	3011	21	R-1		2	Residential	Highlands Planning Area	x									yes	0.48	
Sussex	1918_3011	3011	22	R-1		15C	Public Property	Highlands Planning Area	x									yes	0.29	
Sussex	1918_3011	3011	23	R-1		2	Residential	Highlands Planning Area	x									yes	0.47	
Sussex	1918_3011	3011	29	R-1		2	Residential	Highlands Planning Area	x									yes	0.47	
Sussex	1918_3011	3011	30	R-1		2	Residential	Highlands Planning Area	x									yes	0.49	
Sussex	1918_3011	3011	31	R-1		2	Residential	Highlands Planning Area	x									yes	0.5	
Sussex	1918_3011	3011	32	R-1		2	Residential	Highlands Planning Area	x									yes	0.47	
Sussex	1918_3011	3011	33	R-1		2	Residential	Highlands Planning Area	x									yes	0.46	
Sussex	1918_3011	3011	34	R-1		2	Residential	Highlands Planning Area	x									yes	0.47	
Sussex	1918_3011	3011	35	R-1		2	Residential	Highlands Planning Area	x									yes	0.49	
Sussex	1918_3011	3011	36	R-1		2	Residential	Highlands Planning Area	x									yes	0.48	
Sussex	1918_3012	3012	5	R-1		2	Residential	Highlands Planning Area	x									yes	0.47	
Sussex	1918_3012	3012	6	R-1		2	Residential	Highlands Planning Area	x									yes	0.5	
Sussex	1918_3012	3012	7	R-1		2	Residential	Highlands Planning Area	x									yes	0.48	
Sussex	1918_3013	3013	2	R-1		2	Residential	Highlands Planning Area	x									yes	0.52	
Sussex	1918_3013	3013	3	R-1		2	Residential	Highlands Planning Area	x									yes	0.53	
Sussex	1918_3013	3013	4	R-1		2	Residential	Highlands Planning Area	x									yes	0.61	
Sussex	1918_3013	3013	5	R-1		2	Residential	Highlands Planning Area	x									yes	0.47	
Sussex	1918_3013	3013	6	R-1		2	Residential	Highlands Planning Area	x									yes	0.47	
Sussex	1918_3013	3013	7	R-1		2	Residential	Highlands Planning Area	x									yes	0.54	
Sussex	1918_3013	3013	8	R-1		2	Residential	Highlands Planning Area	x									yes	0.49	
Sussex	1918_3013	3013	9	R-1		2	Residential	Highlands Planning Area	x									yes	1.29	
Sussex	1918_3013	3013	10	R-1		2	Residential	Highlands Planning Area	x									yes	0.91	
Sussex	1918_3013	3013	11	R-1		2	Residential	Highlands Planning Area	x									yes	0.92	
Sussex	1918_3013	3013	12	R-1		2	Residential	Highlands Planning Area	x									yes	0.93	
Sussex	1918_3013	3013	14	R-1		2	Residential	Highlands Planning Area	x									partial	0.91	
Sussex	1918_3013	3013	15	R-1		2	Residential	Highlands Planning Area	x									partial	1.19	
Sussex	1918_3013	3013	16	R-1		2	Residential	Highlands Planning Area	x									yes	0.95	
Sussex	1918_3013	3013	17	R-1		2	Residential	Highlands Planning Area	x										1.34	
Sussex	1918_3046	3046	16	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.2	
Sussex	1918_3046	3046	17	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.41	
Sussex	1918_3046	3046	18	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.44	
Sussex	1918_3046	3046	19	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.34	
Sussex	1918_3046	3046	20	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.59	
Sussex	1918_3046	3046	21	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.33	
Sussex	1918_3046	3046	22	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.4	
Sussex	1918_3046	3046	23	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.55	
Sussex	1918_3046	3046	24	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.6	
Sussex	1918_3046	3046	25	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.17	
Sussex	1918_3046	3046	26	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.286	
Sussex	1918_3046	3046	27	R-3				Highlands Planning Area	x							x		yes	0.145527	No lot size provided. Lot size calculated using GIS
Sussex	1918_3046	3046	28	R-3		15C	Public Property	Highlands Planning Area	x						x			yes	0.27	
Sussex	1918_3046	3046	29	R-3		15C	Public Property	Highlands Planning Area	x									yes	0.13	
Sussex	1918_3046	3046	30	R-3		2	Residential	Highlands Planning Area	x									yes	0.67	
Sussex	1918_3046	3046	31	R-3		2	Residential	Highlands Planning Area	x									yes	0.43	
Sussex	1918_3046	3046	32	R-3		2	Residential	Highlands Planning Area	x									yes	0.41	
Sussex	1918_3046	3046	33	R-3		2	Residential	Highlands Planning Area	x									yes	0.48	
Sussex	1918_3046	3046	34	R-3		2	Residential	Highlands Planning Area	x									yes	0.56	
Sussex	1918_3046	3046	35	R-3		2	Residential	Highlands Planning Area	x									yes	0.56	
Sussex	1918_3046	3046	36	R-3		2	Residential	Highlands Planning Area	x									yes	0.53	
Sussex	1918_3046	3046	37	R-3		2	Residential	Highlands Planning Area	x									yes	0.78	
Sussex	1918_3047	3047	2	R-3		2	Residential	Highlands Planning Area	x									yes	0.28	
Sussex	1918_3047	3047	3	R-3		2	Residential	Highlands Planning Area	x									yes	0.28	
Sussex	1918_3047	3047	4	R-3		2	Residential	Highlands Planning Area	x									yes	0.45	
Sussex	1918_3047	3047	5	R-3		2	Residential	Highlands Planning Area	x									yes	0.3	
Sussex	1918_3047	3047	6	R-3		2	Residential	Highlands Planning Area	x									yes	0.25	
Sussex	1918_3047	3047	7	R-3		2	Residential	Highlands Planning Area	x									yes	0.36	
Sussex	1918_3047	3047	8	R-3		2	Residential	Highlands Planning Area	x									yes	0.17	
Sussex	1918_3047	3047	9	R-3		2	Residential	Highlands Planning Area	x									yes	0.37	
Sussex	1918_3047	3047	10	R-2		2	Residential	Highlands Planning Area	x									yes	0.62	
Sussex	1918_3047	3047	11	R-2		2	Residential	Highlands Planning Area	x									yes	0.46	
Sussex	1918_3047	3047	12	R-2		2	Residential	Highlands Planning Area	x									yes	0.38	

County	Parcel ID	Block	Lot	Zone	Qualifier	Class	Class Description	REGION	Existing Community Zone	Existing Community Zone Environmentally Constrained	Lake Community Sub-zone	Protection Zone	Town Center	White Deer Plaza	Lake Mohawk	RT 15 Adjacent Parcels	Sewer Service Parcel	Public Water Service Areas	Lot Size	Comments
Sussex	1918_3101	3101	1	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3101	3101	2	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3101	3101	3	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3101	3101	4	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3101	3101	5	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3102	3102	1	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3102	3102	2	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3102	3102	3	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3102	3102	4	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3102	3102	5	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3102	3102	6	MF		2	Residential	Highlands Planning Area	x								partial	yes	0	
Sussex	1918_3103	3103	1	MF		2	Residential	Highlands Planning Area	x								partial	yes	0	
Sussex	1918_3103	3103	2	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3103	3103	3	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3104	3104	1	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3104	3104	2	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3104	3104	3	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3104	3104	4	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3104	3104	5	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3105	3105	1	MF		2	Residential	Highlands Planning Area	x								partial	yes	0	
Sussex	1918_3105	3105	2	MF		2	Residential	Highlands Planning Area	x								partial	yes	0	
Sussex	1918_3105	3105	3	MF		2	Residential	Highlands Planning Area	x								partial	yes	0	
Sussex	1918_3105	3105	4	MF		2	Residential	Highlands Planning Area	x								partial	yes	0	
Sussex	1918_3105	3105	5	MF		2	Residential	Highlands Planning Area	x								partial	yes	0	
Sussex	1918_3105	3105	6	MF		2	Residential	Highlands Planning Area	x								partial	yes	0	
Sussex	1918_3106	3106	1	MF		2	Residential	Highlands Planning Area	x								partial	yes	0	
Sussex	1918_3106	3106	2	MF		2	Residential	Highlands Planning Area	x								partial	yes	0	
Sussex	1918_3106	3106	3	MF		2	Residential	Highlands Planning Area	x								partial	yes	0	
Sussex	1918_3106	3106	4	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3106	3106	5	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3106	3106	6	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3107	3107	1	MF		2	Residential	Highlands Planning Area	x								partial	yes	0	
Sussex	1918_3107	3107	2	MF		2	Residential	Highlands Planning Area	x								partial	yes	0	
Sussex	1918_3107	3107	3	MF		2	Residential	Highlands Planning Area	x								partial	yes	0	
Sussex	1918_3107	3107	4	MF		2	Residential	Highlands Planning Area	x								partial	yes	0	
Sussex	1918_3107	3107	5	MF		2	Residential	Highlands Planning Area	x								partial	yes	0	
Sussex	1918_3107	3107	6	MF		2	Residential	Highlands Planning Area	x								partial	yes	0	
Sussex	1918_3108	3108	1	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3108	3108	2	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3108	3108	3	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3108	3108	4	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3108	3108	5	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3108	3108	6	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3109	3109	1	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3109	3109	2	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3109	3109	3	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3109	3109	4	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3109	3109	5	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3109	3109	6	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3110	3110	1	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3110	3110	2	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3110	3110	3	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3110	3110	4	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3110	3110	5	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3110	3110	6	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3111	3111	1	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3111	3111	2	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3111	3111	3	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3111	3111	4	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3111	3111	5	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3111	3111	6	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3112	3112	1	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3112	3112	2	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3112	3112	3	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3112	3112	4	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3112	3112	5	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3112	3112	6	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3113	3113	1	MF		2	Residential	Highlands Planning Area	x			x					partial	yes	0	
Sussex	1918_3113	3113	2	MF		2	Residential	Highlands Planning Area	x			x					partial	yes	0	
Sussex	1918_3113	3113	3	MF		2	Residential	Highlands Planning Area	x			x					partial	yes	0	
Sussex	1918_3113	3113	4	MF		2	Residential	Highlands Planning Area	x			x					partial	yes	0	
Sussex	1918_3114	3114	1	MF		2	Residential	Highlands Planning Area	x			x					yes	yes	0	
Sussex	1918_3114	3114	2	MF		2	Residential	Highlands Planning Area	x			x					yes	yes	0	
Sussex	1918_3114	3114	3	MF		2	Residential	Highlands Planning Area	x			x					yes	yes	0	
Sussex	1918_3114	3114	4	MF		2	Residential	Highlands Planning Area	x			x					yes	yes	0	

County	Parcel ID	Block	Lot	Zone	Qualifier	Class	Class Description	REGION	Existing Community Zone	Existing Community Zone Environmentally Constrained	Lake Community Sub-zone	Protection Zone	Town Center	White Deer Plaza	Lake Mohawk	RT 15 Adjacent Parcels	Sewer Service Parcel	Public Water Service Areas	Lot Size	Comments
Sussex	1918_3114	3114	5	MF		2	Residential	Highlands Planning Area	x			x					yes	yes	0	
Sussex	1918_3115	3115	1	MF		2	Residential	Highlands Planning Area	x			x					partial	yes	0	
Sussex	1918_3115	3115	2	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3115	3115	3	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3115	3115	4	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3115	3115	5	MF		2	Residential	Highlands Planning Area	x			x					yes	yes	0	
Sussex	1918_3115	3115	6	MF		2	Residential	Highlands Planning Area	x			x					yes	yes	0	
Sussex	1918_3116	3116	1	MF		2	Residential	Highlands Planning Area	x								partial	yes	0	
Sussex	1918_3116	3116	2	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3116	3116	3	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3116	3116	4	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3116	3116	5	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3117	3117	1	MF		2	Residential	Highlands Planning Area	x								partial	yes	0	
Sussex	1918_3117	3117	2	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3117	3117	3	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3117	3117	4	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3117	3117	5	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3117	3117	6	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3118	3118	1	MF		2	Residential	Highlands Planning Area	x								partial	yes	0	
Sussex	1918_3118	3118	2	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3118	3118	3	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3118	3118	4	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3118	3118	5	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3118	3118	6	MF		2	Residential	Highlands Planning Area	x								partial	yes	0	
Sussex	1918_3119	3119	1	MF		2	Residential	Highlands Planning Area	x								partial	yes	0	
Sussex	1918_3119	3119	2	MF		2	Residential	Highlands Planning Area	x								partial	yes	0	
Sussex	1918_3119	3119	3	MF		2	Residential	Highlands Planning Area	x								partial	yes	0	
Sussex	1918_3119	3119	4	MF		2	Residential	Highlands Planning Area	x								partial	yes	0	
Sussex	1918_3119	3119	5	MF		2	Residential	Highlands Planning Area	x								partial	yes	0	
Sussex	1918_3119	3119	6	MF		2	Residential	Highlands Planning Area	x								partial	yes	0	
Sussex	1918_3120	3120	1	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3120	3120	2	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3120	3120	3	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3120	3120	4	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3120	3120	5	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_3120	3120	6	MF		2	Residential	Highlands Planning Area	x								partial	yes	0	
Sussex	1918_4008	4008	22	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.19	
Sussex	1918_4008	4008	23	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.28	
Sussex	1918_4008	4008	24	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.29	
Sussex	1918_4008	4008	25	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.55	
Sussex	1918_4008	4008	26	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.32	
Sussex	1918_4008	4008	27	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.35	
Sussex	1918_4008	4008	28	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.28	
Sussex	1918_4008	4008	29	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.3	
Sussex	1918_4008	4008	30	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.33	
Sussex	1918_4008	4008	31	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.34	
Sussex	1918_4008	4008	32	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.36	
Sussex	1918_4008	4008	33	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.33	
Sussex	1918_4008	4008	34	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.42	
Sussex	1918_4008	4008	35	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.38	
Sussex	1918_4008	4008	36	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.21	
Sussex	1918_4008	4008	37	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.21	
Sussex	1918_4008	4008	38	R-3		15D	Church & Charitable Property	Highlands Planning Area	x						x			yes	0.42	
Sussex	1918_4008	4008	39	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.21	
Sussex	1918_4008	4008	40	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.21	
Sussex	1918_4008	4008	41	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.42	
Sussex	1918_4008	4008	42	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.42	
Sussex	1918_4008	4008	43	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.42	
Sussex	1918_4008	4008	44	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.46	
Sussex	1918_4008	4008	45	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.31	
Sussex	1918_4008	4008	46	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.27	
Sussex	1918_4008	4008	51	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.3	
Sussex	1918_4011	4011	1	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.25	
Sussex	1918_4011	4011	2	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.25	
Sussex	1918_4011	4011	3	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.26	
Sussex	1918_4011	4011	4	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.17	
Sussex	1918_4011	4011	5	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.17	
Sussex	1918_4011	4011	6	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.26	
Sussex	1918_4011	4011	7	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.26	
Sussex	1918_4011	4011	8	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.32	
Sussex	1918_4011	4011	9	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.34	
Sussex	1918_4011	4011	10	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.26	
Sussex	1918_4011	4011	11	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.26	
Sussex	1918_4011	4011	12	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.17	
Sussex	1918_4011	4011	13	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.34	

County	Parcel ID	Block	Lot	Zone	Qualifier	Class	Class Description	REGION	Existing Community Zone	Existing Community Zone Environmentally Constrained	Lake Community Sub-zone	Protection Zone	Town Center	White Deer Plaza	Lake Mohawk	RT 15 Adjacent Parcels	Sewer Service Parcel	Public Water Service Areas	Lot Size	Comments
Sussex	1918_4011	4011	14	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.36	
Sussex	1918_4011	4011	15	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.3	
Sussex	1918_4011	4011	16	R-3		1	Vacant Land	Highlands Planning Area	x						x			yes	0.15	
Sussex	1918_4011	4011	17	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.22	
Sussex	1918_4011	4011	18	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.22	
Sussex	1918_4011	4011	19	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.2	
Sussex	1918_4011	4011	20	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.3	
Sussex	1918_4011	4011	21	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.2	
Sussex	1918_4011	4011	22	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.23	
Sussex	1918_4011	4011	23	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.26	
Sussex	1918_4011	4011	24	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.24	
Sussex	1918_4011	4011	25	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.22	
Sussex	1918_4011	4011	26	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.24	
Sussex	1918_4011	4011	27	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.24	
Sussex	1918_4011	4011	28	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.23	
Sussex	1918_4011	4011	29	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.3	
Sussex	1918_4011	4011	30	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.23	
Sussex	1918_4011	4011	31	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.38	
Sussex	1918_4011	4011	32	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.27	
Sussex	1918_4011	4011	33	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.34	
Sussex	1918_4011	4011	34	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.23	
Sussex	1918_4011	4011	35	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.23	
Sussex	1918_4011	4011	36	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.3	
Sussex	1918_4011	4011	37	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.21	
Sussex	1918_4011	4011	38	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.21	
Sussex	1918_4011	4011	39	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.11	
Sussex	1918_4011	4011	40	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.21	
Sussex	1918_4011	4011	41	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.21	
Sussex	1918_4011	4011	42	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.24	
Sussex	1918_4011	4011	43	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.25	
Sussex	1918_4011	4011	44	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.25	
Sussex	1918_4014	4014	6	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.39	
Sussex	1918_4014	4014	7	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.19	
Sussex	1918_4014	4014	8	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.16	
Sussex	1918_4014	4014	9	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.37	
Sussex	1918_4014	4014	10	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.38	
Sussex	1918_4015	4015	1	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.23	
Sussex	1918_4015	4015	2	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.41	
Sussex	1918_4015	4015	3	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.22	
Sussex	1918_4015	4015	4	R-3		1	Vacant Land	Highlands Planning Area	x						x			yes	0.34	
Sussex	1918_4015	4015	5	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.36	
Sussex	1918_4015	4015	6	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.46	
Sussex	1918_4015	4015	7	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.28	
Sussex	1918_4015	4015	8	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.28	
Sussex	1918_4015	4015	9	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.28	
Sussex	1918_4015	4015	10	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.24	
Sussex	1918_4015	4015	11	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.24	
Sussex	1918_4015	4015	12	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.59	
Sussex	1918_4015	4015	13	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.33	
Sussex	1918_4015	4015	14	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.21	
Sussex	1918_4015	4015	15	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.2	
Sussex	1918_4015	4015	16	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.15	
Sussex	1918_4015	4015	17	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.14	
Sussex	1918_4015	4015	18	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.14	
Sussex	1918_4015	4015	19	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.37	
Sussex	1918_4015	4015	20	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.29	
Sussex	1918_4015	4015	21	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.37	
Sussex	1918_4015	4015	22	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.24	
Sussex	1918_4015	4015	23	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.3	
Sussex	1918_4015	4015	24	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.37	
Sussex	1918_4015	4015	25	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.24	
Sussex	1918_4015	4015	26	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.44	
Sussex	1918_4015	4015	27	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.46	
Sussex	1918_4015	4015	28	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.5	
Sussex	1918_4015	4015	29	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.42	
Sussex	1918_4015	4015	30	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.37	
Sussex	1918_4015	4015	31	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.39	
Sussex	1918_4015	4015	32	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.37	
Sussex	1918_4015	4015	33	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.31	
Sussex	1918_4016	4016	2	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.3	
Sussex	1918_4016	4016	3	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.34	
Sussex	1918_4016	4016	9	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.39	
Sussex	1918_4016	4016	15	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.41	
Sussex	1918_4016	4016	58	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.39	
Sussex	1918_4016	4016	59	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.35	

County	Parcel ID	Block	Lot	Zone	Qualifier	Class	Class Description	REGION	Existing Community Zone	Existing Community Zone Environmentally Constrained	Lake Community Sub-zone	Protection Zone	Town Center	White Deer Plaza	Lake Mohawk	RT 15 Adjacent Parcels	Sewer Service Parcel	Public Water Service Areas	Lot Size	Comments
Sussex	1918_4016	4016	60	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.35	
Sussex	1918_4016	4016	74	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.4	
Sussex	1918_4016	4016	75	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.19	
Sussex	1918_4016	4016	76	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.35	
Sussex	1918_4016	4016	77	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.18	
Sussex	1918_4016	4016	78	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.17	
Sussex	1918_4017	4017	42	RR		2	Residential	Highlands Planning Area	x									yes	1.03	
Sussex	1918_4017	4017	58	RR		2	Residential	Highlands Planning Area	x									yes	1	
Sussex	1918_4017	4017	59	RR		2	Residential	Highlands Planning Area	x									yes	1.03	
Sussex	1918_4018	4018	3	RR		2	Residential	Highlands Planning Area	x									yes	1.13	
Sussex	1918_4019	4019	1	R-3		1	Vacant Land	Highlands Planning Area	x						x			yes	0.12	
Sussex	1918_4019	4019	2	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.74	
Sussex	1918_4019	4019	3	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.37	
Sussex	1918_4019	4019	4	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.91	
Sussex	1918_4019	4019	5	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.33	
Sussex	1918_4019	4019	6	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.33	
Sussex	1918_4019	4019	7	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.22	
Sussex	1918_4019	4019	8	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.16	
Sussex	1918_4019	4019	9	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.16	
Sussex	1918_4019	4019	10	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.33	
Sussex	1918_4019	4019	11	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.34	
Sussex	1918_4019	4019	12	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.2	
Sussex	1918_4019	4019	13	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.36	
Sussex	1918_4019	4019	14	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.56	
Sussex	1918_4019	4019	15	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.22	
Sussex	1918_4019	4019	21	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.19	
Sussex	1918_4019	4019	22	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.7	
Sussex	1918_4019	4019	25	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.2	
Sussex	1918_4019	4019	26	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.2	
Sussex	1918_4019	4019	29	R-3		2	Residential	Highlands Planning Area	x		x				x			yes	0.48	
Sussex	1918_4019	4019	30	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.45	
Sussex	1918_4019	4019	31	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.22	
Sussex	1918_4019	4019	32	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.17	
Sussex	1918_4019	4019	33	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.17	
Sussex	1918_4019	4019	34	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.25	
Sussex	1918_4019	4019	35	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.25	
Sussex	1918_4019	4019	36	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.17	
Sussex	1918_4020	4020	1	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.34	
Sussex	1918_4020	4020	2	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.16	
Sussex	1918_4020	4020	3	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.32	
Sussex	1918_4020	4020	4	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.21	
Sussex	1918_4020	4020	5	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.24	
Sussex	1918_4020	4020	6	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.55	
Sussex	1918_4020	4020	7	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.37	
Sussex	1918_4020	4020	8	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.34	
Sussex	1918_4020	4020	9	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.43	
Sussex	1918_4020	4020	10	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.56	
Sussex	1918_4020	4020	11	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.27	
Sussex	1918_4021	4021	1	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.55	
Sussex	1918_4021	4021	2	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.31	
Sussex	1918_4021	4021	3	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.15	
Sussex	1918_4021	4021	4	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.58	
Sussex	1918_4021	4021	5	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.4	
Sussex	1918_4021	4021	6	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.39	
Sussex	1918_4021	4021	7	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.53	
Sussex	1918_4021	4021	8	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.23	
Sussex	1918_4022	4022	18	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.18	
Sussex	1918_4022	4022	19	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.38	
Sussex	1918_4022	4022	20	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.17	
Sussex	1918_4022	4022	24	R-3		2	Residential	Highlands Planning Area	x		x				x			yes	0.46	
Sussex	1918_4022	4022	27	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.3	
Sussex	1918_4022	4022	29	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.15	
Sussex	1918_4022	4022	30	R-3		1	Vacant Land	Highlands Planning Area			x				x			yes	0.05	
Sussex	1918_5001	5001	1	R-3		1	Vacant Land	Highlands Planning Area			x				x			yes	0.09	
Sussex	1918_5002	5002	6	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.28	
Sussex	1918_5002	5002	7	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.38	
Sussex	1918_5002	5002	8	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.4	
Sussex	1918_5002	5002	9	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.41	
Sussex	1918_5003	5003	1			1	Vacant Land	Highlands Planning Area							x			yes	0.01	R-3
Sussex	1918_5003	5003	2			1	Vacant Land	Highlands Planning Area							x			yes	0.0096	R-3
Sussex	1918_5005	5005	10	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.45	
Sussex	1918_5005	5005	11	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.45	
Sussex	1918_5005	5005	15	R-3		2	Residential	Highlands Planning Area	x		x				x			yes	0.52	
Sussex	1918_5005	5005	16	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.49	
Sussex	1918_5005	5005	17	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.41	

County	Parcel ID	Block	Lot	Zone	Qualifier	Class	Class Description	REGION	Existing Community Zone	Existing Community Zone Environmentally Constrained	Lake Community Sub-zone	Protection Zone	Town Center	White Deer Plaza	Lake Mohawk	RT 15 Adjacent Parcels	Sewer Service Parcel	Public Water Service Areas	Lot Size	Comments
Sussex	1918_5015	5015	1	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.25	
Sussex	1918_5015	5015	2	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.64	
Sussex	1918_5015	5015	3	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.26	
Sussex	1918_5015	5015	4	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.65	
Sussex	1918_5015	5015	5	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.75	
Sussex	1918_5015	5015	6	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.58	
Sussex	1918_5015	5015	7	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.4	
Sussex	1918_5015	5015	9	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.36	
Sussex	1918_5015	5015	10	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.44	
Sussex	1918_5015	5015	11	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.15	
Sussex	1918_5015	5015	12	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.54	
Sussex	1918_5015	5015	13	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.64	
Sussex	1918_5015	5015	14	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.18	
Sussex	1918_5016	5016	6	R-3		2	Residential	Highlands Planning Area	x									yes	0.52	
Sussex	1918_5016	5016	7	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.37	
Sussex	1918_5016	5016	8	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.32	
Sussex	1918_5016	5016	9	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.36	
Sussex	1918_5016	5016	10	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.55	
Sussex	1918_5016	5016	11	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.4	
Sussex	1918_5016	5016	12	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.33	
Sussex	1918_5016	5016	13	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.27	
Sussex	1918_5016	5016	14	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.25	
Sussex	1918_5016	5016	15	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.27	
Sussex	1918_5016	5016	16	R-3		2	Residential	Highlands Planning Area	x									yes	0.27	
Sussex	1918_5016	5016	17	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.26	
Sussex	1918_5016	5016	18	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.48	
Sussex	1918_5016	5016	19	R-3		2	Residential	Highlands Planning Area	x									yes	0.54	
Sussex	1918_5016	5016	20	R-3		2	Residential	Highlands Planning Area	x									yes	0.35	
Sussex	1918_5016	5016	21	R-3		2	Residential	Highlands Planning Area	x									yes	0.26	
Sussex	1918_5016	5016	22	R-3		2	Residential	Highlands Planning Area	x									yes	0.23	
Sussex	1918_5016	5016	23	R-3		2	Residential	Highlands Planning Area	x									yes	0.28	
Sussex	1918_5016	5016	24	R-3		2	Residential	Highlands Planning Area	x									yes	0.37	
Sussex	1918_5016	5016	25	R-3		2	Residential	Highlands Planning Area	x									yes	0.48	
Sussex	1918_5016	5016	26	R-3		2	Residential	Highlands Planning Area	x									yes	0.43	
Sussex	1918_5016	5016	27	R-3		2	Residential	Highlands Planning Area	x									yes	0.3	
Sussex	1918_5016	5016	28	R-3		2	Residential	Highlands Planning Area	x									yes	0.28	
Sussex	1918_5016	5016	29	R-3		2	Residential	Highlands Planning Area	x									yes	0.28	
Sussex	1918_5016	5016	30	R-3		2	Residential	Highlands Planning Area	x									yes	0.28	
Sussex	1918_5016	5016	40	R-3		2	Residential	Highlands Planning Area	x									yes	0.27	
Sussex	1918_5016	5016	41	R-3		2	Residential	Highlands Planning Area	x									yes	0.31	
Sussex	1918_5016	5016	42	R-3		2	Residential	Highlands Planning Area	x								partial	yes	0.36	
Sussex	1918_5016	5016	44	TCC		4A	Commercial	Highlands Planning Area	x				x				yes	yes	0.42	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5016	5016	45	TCC				Highlands Planning Area	x				x				yes	yes	0.137915	values provided are based off initial ordinance and not based off the incentive zoning ordinances. / No lot size provided. Lot size calculated using GIS
Sussex	1918_5016	5016	47	TCC		4A	Commercial	Highlands Planning Area	x				x				yes	yes	0.47	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5016	5016	48	TCC		15C	Public Property	Highlands Planning Area	x				x				yes	yes	0.52	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5016	5016	51	TCC		4A	Commercial	Highlands Planning Area	x				x				yes	yes	0.27	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5016	5016	52	TCC		4A	Commercial	Highlands Planning Area	x				x				yes	yes	0.33	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5016	5016	58	TCC		4A	Commercial	Highlands Planning Area			x		x		x		partial	yes	0.22	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5016	5016	59	TCC		2	Residential	Highlands Planning Area			x		x		x		partial	yes	0.31	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5016	5016	60	TCC		4A	Commercial	Highlands Planning Area			x		x		x		partial	yes	0.95	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5016	5016	61	TCCO		2	Residential	Highlands Planning Area			x		x		x		partial	yes	0.27	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5016	5016	62	TCCO		2	Residential	Highlands Planning Area			x		x		x		partial	yes	0.31	values provided are based off initial ordinance and not based off the incentive zoning ordinances.

County	Parcel ID	Block	Lot	Zone	Qualifier	Class	Class Description	REGION	Existing Community Zone	Existing Community Zone Environmentally Constrained	Lake Community Sub-zone	Protection Zone	Town Center	White Deer Plaza	Lake Mohawk	RT 15 Adjacent Parcels	Sewer Service Parcel	Public Water Service Areas	Lot Size	Comments
Sussex	1918_5016	5016	63	TCCO		2	Residential	Highlands Planning Area			x		x		x		partial	yes	0.54	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5016	5016	64	TCCO		4A	Commercial	Highlands Planning Area			x		x		x		partial	yes	0.51	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5017	5017	1	R-3		2	Residential	Highlands Planning Area	x									yes	0.3	
Sussex	1918_5017	5017	2	R-3		2	Residential	Highlands Planning Area	x									yes	0.27	
Sussex	1918_5017	5017	3	R-3		2	Residential	Highlands Planning Area	x									yes	0.25	
Sussex	1918_5017	5017	4	R-3		2	Residential	Highlands Planning Area	x									yes	0.22	
Sussex	1918_5017	5017	5	R-3		2	Residential	Highlands Planning Area	x									yes	0.21	
Sussex	1918_5017	5017	6	R-3		2	Residential	Highlands Planning Area	x									yes	0.25	
Sussex	1918_5017	5017	7	R-3		15C	Public Property	Highlands Planning Area	x									yes	0.31	
Sussex	1918_5017	5017	8	R-3		2	Residential	Highlands Planning Area	x									yes	0.22	
Sussex	1918_5017	5017	9	R-3		2	Residential	Highlands Planning Area	x									yes	0.23	
Sussex	1918_5017	5017	10	R-3		2	Residential	Highlands Planning Area	x									yes	0.28	
Sussex	1918_5018	5018	1	TCC		4A	Commercial	Highlands Planning Area	x				x				yes	partial	1.22	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5018	5018	2	TCC		4A	Commercial	Highlands Planning Area	x				x				partial	yes	3.76	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5018	5018	3	TCC		4A	Commercial	Highlands Planning Area	x				x				yes	yes	0.82	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5018	5018	4	R-3		2	Residential	Highlands Planning Area	x								yes	yes	0.24	
Sussex	1918_5018	5018	5	R-3		2	Residential	Highlands Planning Area	x								partial	yes	0.29	
Sussex	1918_5018	5018	6	R-3		2	Residential	Highlands Planning Area	x									yes	0.2	
Sussex	1918_5018	5018	7	R-3		2	Residential	Highlands Planning Area	x									yes	0.39	
Sussex	1918_5018	5018	8	R-3		2	Residential	Highlands Planning Area	x								partial	yes	0.37	
Sussex	1918_5018	5018	9	R-3		2	Residential	Highlands Planning Area	x								partial	yes	0.34	
Sussex	1918_5018	5018	10	R-3		2	Residential	Highlands Planning Area	x								partial	yes	0.35	
Sussex	1918_5019	5019	5	TCC		4A	Commercial	Highlands Planning Area	x				x				yes	partial	1.11	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5019	5019	6	TCC		15E	Cemeteries & Graveyards	Highlands Planning Area	x				x				yes		7.95	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5019	5019	7	TCC		15D	Church & Charitable Property	Highlands Planning Area	x				x				yes	partial	5.0669	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5019	5019	8	TCC		4A	Commercial	Highlands Planning Area	x				x				yes	yes	0.62	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5019	5019	9	TCCAH		4A	Commercial	Highlands Planning Area	x				x				yes	partial	1.08	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5019	5019	10	TCCAH		4A	Commercial	Highlands Planning Area	x				x				yes	yes	1.21	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5019	5019	11	TCC		4A	Commercial	Highlands Planning Area	x				x				yes	yes	0.12	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5019	5019	12	TCC		4A	Commercial	Highlands Planning Area	x				x				yes	partial	2.74	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5019	5019	13	TCC		4A	Commercial	Highlands Planning Area	x				x				yes	partial	0.27	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5019	5019	14	TCC				Highlands Planning Area	x				x				yes	partial	0.627897	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5019	5019	15	TCC		4A	Commercial	Highlands Planning Area	x				x				yes	partial	0.51	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5019	5019	16	TCC		4A	Commercial	Highlands Planning Area	x				x				yes	partial	0.85	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5019	5019	17	TCC		4A	Commercial	Highlands Planning Area	x				x				yes	yes	0.74	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5019	5019	18	TCC		4A	Commercial	Highlands Planning Area	x				x				yes	yes	0.76	values provided are based off initial ordinance and not based off the incentive zoning ordinances.

County	Parcel ID	Block	Lot	Zone	Qualifier	Class	Class Description	REGION	Existing Community Zone	Existing Community Zone Environmentally Constrained	Lake Community Sub-zone	Protection Zone	Town Center	White Deer Plaza	Lake Mohawk	RT 15 Adjacent Parcels	Sewer Service Parcel	Public Water Service Areas	Lot Size	Comments	
Sussex	1918_5019	5019	19	TCC		4A	Commercial	Highlands Planning Area	x				x				yes	yes		0.4	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5019	5019	21	TCC		4A	Commercial	Highlands Planning Area	x				x				yes	partial		1.69	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5019	5019	22	TCC		4A	Commercial	Highlands Planning Area	x				x				yes	partial		0.83	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5019	5019	24	TCC		4A	Commercial	Highlands Planning Area	x				x				yes	partial		0.69	values provided are based off initial ordinance and not based off the incentive zoning ordinances. / No lot size provided. Lot size calculated using GIS
Sussex	1918_5019	5019	25	TCC		4A	Commercial	Highlands Planning Area	x				x				yes	yes		0.48	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5019	5019	26	TCC		4A	Commercial	Highlands Planning Area	x				x				yes	yes		0.29	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5020	5020	4	TCLC		15F	Cemeteries & Graveyards	Highlands Planning Area	x				x				yes	partial		0.72	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5020	5020	5	TCLC		15C	Public Property	Highlands Planning Area	x				x				yes	yes		0.51	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5021	5021	1	TCCO		4A	Commercial	Highlands Planning Area			x		x		x		partial	yes		0.28	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5021	5021	2	TCCO		2	Residential	Highlands Planning Area			x		x		x		partial	yes		0.22	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5021	5021	3	TCCO		4A	Commercial	Highlands Planning Area			x		x		x		yes	yes		0.2	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5021	5021	4	TCCO		4A	Commercial	Highlands Planning Area	x				x				yes	yes		1.03	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5021	5021	5	TCCO		4A	Commercial	Highlands Planning Area			x		x		x		partial	yes		0.46	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5021	5021	6	TCCO		4A	Commercial	Highlands Planning Area			x		x		x		partial	yes		0.37	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5021	5021	7	TCCO		4A	Commercial	Highlands Planning Area			x		x		x		yes	yes		0.24	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5022	5022	1	TCCO		15C	Public Property	Highlands Planning Area	x				x				yes	yes		0.04	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5024	5024	1	TCC		4A	Commercial	Highlands Planning Area			x		x	x	x		yes	yes		0.28	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5024	5024	7	TCC		4A	Commercial	Highlands Planning Area			x		x		x		partial	yes		1.22	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5024	5024	8	TCC		4A	Commercial	Highlands Planning Area			x		x		x		yes	yes		0.47	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5024	5024	9	TCC		4A	Commercial	Highlands Planning Area			x		x	x	x		yes	yes		0.23	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5024	5024	10	TCC		4A	Commercial	Highlands Planning Area			x		x	x	x		yes	yes		0.5	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5025	5025	1	TCC		4A	Commercial	Highlands Planning Area			x		x	x	x		yes	yes		0.16	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5025	5025	2	TCC		4A	Commercial	Highlands Planning Area			x		x	x	x		yes	yes		0.08	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5025	5025	3	TCC		4A	Commercial	Highlands Planning Area			x		x	x	x		yes	yes		0.07	values provided are based off initial ordinance and not based off the incentive zoning ordinances.

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Sussex	1918_5025	5025	4	TCC		4A	Commercial	Highlands Planning Area			x		x	x	x		yes	yes		0.06	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5025	5025	5	TCC		4A	Commercial	Highlands Planning Area			x		x	x	x		yes	yes		0.06	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5025	5025	6	TCC		4A	Commercial	Highlands Planning Area			x		x	x	x		yes	yes		0.14	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5025	5025	7	TCC		4A	Commercial	Highlands Planning Area			x		x	x	x		yes	yes		0.11	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5026	5026	2	TCC		2	Residential	Highlands Planning Area			x		x		x		yes	yes		0.15	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5026	5026	3	TCCO		4A	Commercial	Highlands Planning Area			x		x		x		yes	yes		0.64	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5026	5026	4	TCCO		2	Residential	Highlands Planning Area			x		x		x		yes	yes		0.17	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5026	5026	5	R-3		2	Residential	Highlands Planning Area			x		x		x		yes	yes		0.57	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5026	5026	6	TCCO		4A	Commercial	Highlands Planning Area			x		x		x		yes	yes		0.3	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5026	5026	7	TCCO		4A	Commercial	Highlands Planning Area			x		x		x		yes	yes		0.56	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5026	5026	8	R-3		1	Vacant Land	Highlands Planning Area			x			x	x		yes	yes		0.01	
Sussex	1918_5026	5026	9	R-3		2	Residential	Highlands Planning Area			x		x		x		yes	yes		0.44	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5027	5027	1	R-3		2	Residential	Highlands Planning Area			x				x			yes		0.3	
Sussex	1918_5027	5027	2	R-3		2	Residential	Highlands Planning Area			x				x		partial	yes		0.31	
Sussex	1918_5027	5027	3	R-3		2	Residential	Highlands Planning Area			x				x		partial	yes		0.49	
Sussex	1918_5027	5027	4	R-3		2	Residential	Highlands Planning Area			x				x		yes	yes		0.3	
Sussex	1918_5027	5027	5	R-3		2	Residential	Highlands Planning Area			x				x		yes	yes		0.26	
Sussex	1918_5027	5027	6			1	Vacant Land	Highlands Planning Area							x		yes	yes		0.01	R-3
Sussex	1918_5027	5027	7	R-3		2	Residential	Highlands Planning Area			x				x		yes	yes		0.31	
Sussex	1918_5027	5027	8	R-3		1	Vacant Land	Highlands Planning Area			x				x		partial	yes		0.32	
Sussex	1918_5027	5027	9	R-3		2	Residential	Highlands Planning Area			x				x		partial	yes		0.23	
Sussex	1918_5027	5027	10	R-3		2	Residential	Highlands Planning Area			x				x			yes		0.15	
Sussex	1918_5028	5028	1	R-3		2	Residential	Highlands Planning Area			x				x			yes		0.35	
Sussex	1918_5028	5028	2	R-3		2	Residential	Highlands Planning Area			x				x			yes		0.31	
Sussex	1918_5028	5028	3	R-3		2	Residential	Highlands Planning Area			x				x			yes		0.34	
Sussex	1918_5028	5028	4	R-3		2	Residential	Highlands Planning Area			x				x			yes		0.22	
Sussex	1918_5029	5029	1	R-3		15C	Public Property	Highlands Planning Area			x				x			yes		0.28	
Sussex	1918_5030	5030	1	R-3		2	Residential	Highlands Planning Area			x				x			yes		0.26	
Sussex	1918_5030	5030	2	R-3		2	Residential	Highlands Planning Area			x				x			yes		0.32	
Sussex	1918_5030	5030	3	R-3		2	Residential	Highlands Planning Area			x				x			yes		0.24	
Sussex	1918_5030	5030	4	R-3		2	Residential	Highlands Planning Area			x				x			yes		0.24	
Sussex	1918_5030	5030	5	R-3		2	Residential	Highlands Planning Area			x				x			yes		0.41	
Sussex	1918_5030	5030	6	R-3		1	Vacant Land	Highlands Planning Area	x						x			yes		0.18	
Sussex	1918_5030	5030	7	R-3		2	Residential	Highlands Planning Area	x						x			yes		0.18	
Sussex	1918_5030	5030	8	R-3		2	Residential	Highlands Planning Area			x				x			yes		0.13	
Sussex	1918_5030	5030	9	R-3		2	Residential	Highlands Planning Area			x				x			yes		0.18	
Sussex	1918_5030	5030	10	R-3		2	Residential	Highlands Planning Area			x				x			yes		0.18	
Sussex	1918_5030	5030	11	R-3		2	Residential	Highlands Planning Area			x				x			yes		0.18	
Sussex	1918_5030	5030	12	R-3		2	Residential	Highlands Planning Area			x				x			yes		0.41	
Sussex	1918_5030	5030	13	R-3		2	Residential	Highlands Planning Area			x				x			yes		0.28	
Sussex	1918_5031	5031	16	R-3		15C	Public Property	Highlands Planning Area			x				x			yes		0.06	
Sussex	1918_5031	5031	17	R-3		2	Residential	Highlands Planning Area			x				x			yes		0.21	
Sussex	1918_5031	5031	18	R-3		2	Residential	Highlands Planning Area			x				x			yes		0.13	
Sussex	1918_5031	5031	19	R-3		2	Residential	Highlands Planning Area			x				x			yes		0.14	
Sussex	1918_5031	5031	20	R-3		2	Residential	Highlands Planning Area			x				x			yes		0.38	
Sussex	1918_5031	5031	21	R-3		2	Residential	Highlands Planning Area	x						x			yes		0.25	
Sussex	1918_5031	5031	22	R-3		2	Residential	Highlands Planning Area	x						x			yes		0.17	
Sussex	1918_5031	5031	23	R-3		2	Residential	Highlands Planning Area	x						x			yes		0.31	
Sussex	1918_5031	5031	24	R-3		2	Residential	Highlands Planning Area	x						x			yes		0.4	
Sussex	1918_5031	5031	25	R-3		2	Residential	Highlands Planning Area	x						x			yes		0.23	
Sussex	1918_5031	5031	26	R-3		2	Residential	Highlands Planning Area	x						x			yes		0.27	
Sussex	1918_5031	5031	27	R-3		2	Residential	Highlands Planning Area	x						x			yes		0.54	
Sussex	1918_5031	5031	28	R-3		2	Residential	Highlands Planning Area			x				x			yes		0.38	

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Sussex	1918_5031	5031	29	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.29	
Sussex	1918_5031	5031	30	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.23	
Sussex	1918_5031	5031	31	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.2	
Sussex	1918_5031	5031	32	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.17	
Sussex	1918_5032	5032	1	R-3		1	Vacant Land	Highlands Planning Area	x						x			yes	0.16	
Sussex	1918_5032	5032	2	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.34	
Sussex	1918_5032	5032	3	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.41	
Sussex	1918_5032	5032	4	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.49	
Sussex	1918_5032	5032	5	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.26	
Sussex	1918_5032	5032	6	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.41	
Sussex	1918_5032	5032	7	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.41	
Sussex	1918_5032	5032	8	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.35	
Sussex	1918_5032	5032	9	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.31	
Sussex	1918_5032	5032	10	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.39	
Sussex	1918_5032	5032	11	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.65	
Sussex	1918_5032	5032	12	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.2	
Sussex	1918_5032	5032	13	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.12	
Sussex	1918_5032	5032	14	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.23	
Sussex	1918_5032	5032	15	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.21	
Sussex	1918_5032	5032	16	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.33	
Sussex	1918_5032	5032	17	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.29	
Sussex	1918_5032	5032	18	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.45	
Sussex	1918_5033	5033	1	R-3		1	Vacant Land	Highlands Planning Area			x				x			yes	0.07	
Sussex	1918_5033	5033	2	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.21	
Sussex	1918_5033	5033	3	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.22	
Sussex	1918_5033	5033	4	R-3				Highlands Planning Area			x				x			yes	0.125123	No lot size provided. Lot size calculated using GIS
Sussex	1918_5033	5033	5	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.43	
Sussex	1918_5033	5033	6	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.17	
Sussex	1918_5033	5033	7	R-3		2	Residential	Highlands Planning Area	x		x				x			yes	0.22	
Sussex	1918_5033	5033	8	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.24	
Sussex	1918_5034	5034	1	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.23	
Sussex	1918_5034	5034	2	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.16	
Sussex	1918_5034	5034	3	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.32	
Sussex	1918_5034	5034	4	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.32	
Sussex	1918_5034	5034	5	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.16	
Sussex	1918_5034	5034	6	R-3		2	Residential	Highlands Planning Area	x		x				x			yes	0.16	
Sussex	1918_5034	5034	7	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.31	
Sussex	1918_5034	5034	8	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.16	
Sussex	1918_5034	5034	9	R-3		1	Vacant Land	Highlands Planning Area	x		x				x			yes	0.11	
Sussex	1918_5034	5034	10	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.24	
Sussex	1918_5034	5034	20	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.18	
Sussex	1918_5034	5034	22	R-3		2	Residential	Highlands Planning Area	x		x				x			yes	0.17	
Sussex	1918_5034	5034	23	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.36	
Sussex	1918_5034	5034	24	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.18	
Sussex	1918_5034	5034	25	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.16	
Sussex	1918_5034	5034	26	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.34	
Sussex	1918_5034	5034	27	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.29	
Sussex	1918_5034	5034	28	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.16	
Sussex	1918_5034	5034	29	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.16	
Sussex	1918_5034	5034	30	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.16	
Sussex	1918_5034	5034	31	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.31	
Sussex	1918_5034	5034	32	R-3		2	Residential	Highlands Planning Area	x		x				x			yes	0.16	
Sussex	1918_5034	5034	33	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.15	
Sussex	1918_5034	5034	34	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.2	
Sussex	1918_5036	5036	5	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.14	
Sussex	1918_5036	5036	6	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.38	
Sussex	1918_5036	5036	7	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.16	
Sussex	1918_5036	5036	8	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.15	
Sussex	1918_5036	5036	9	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.15	
Sussex	1918_5036	5036	12	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.18	
Sussex	1918_5036	5036	13	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.12	
Sussex	1918_5037	5037	1	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.21	
Sussex	1918_5037	5037	2	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.14	
Sussex	1918_5037	5037	3	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.14	
Sussex	1918_5037	5037	4	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.14	
Sussex	1918_5037	5037	5	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.14	
Sussex	1918_5037	5037	6	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.12	
Sussex	1918_5037	5037	7	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.13	
Sussex	1918_5037	5037	8	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.11	
Sussex	1918_5037	5037	9	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.46	
Sussex	1918_5037	5037	10	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.31	
Sussex	1918_5037	5037	11	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.14	
Sussex	1918_5037	5037	12	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.17	
Sussex	1918_5037	5037	13	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.17	

County	Parcel ID	Block	Lot	Zone	Qualifier	Class	Class Description	REGION	Existing Community Zone	Existing Community Zone Environmentally Constrained	Lake Community Sub-zone	Protection Zone	Town Center	White Deer Plaza	Lake Mohawk	RT 15 Adjacent Parcels	Sewer Service Parcel	Public Water Service Areas	Lot Size	Comments
Sussex	1918_5037	5037	14	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.15	
Sussex	1918_5037	5037	15	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.16	
Sussex	1918_5037	5037	16	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.14	
Sussex	1918_5037	5037	17	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.16	
Sussex	1918_5037	5037	18	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.3	
Sussex	1918_5038	5038	2	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.16	
Sussex	1918_5038	5038	3	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.16	
Sussex	1918_5038	5038	4	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.16	
Sussex	1918_5038	5038	5	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.16	
Sussex	1918_5038	5038	6	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.16	
Sussex	1918_5038	5038	7	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.59	
Sussex	1918_5038	5038	8	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.16	
Sussex	1918_5038	5038	9	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.15	
Sussex	1918_5038	5038	10	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.15	
Sussex	1918_5038	5038	11	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.32	
Sussex	1918_5038	5038	12	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.16	
Sussex	1918_5038	5038	13	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.27	
Sussex	1918_5038	5038	14	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.2	
Sussex	1918_5038	5038	15	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.5	
Sussex	1918_5038	5038	16	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.33	
Sussex	1918_5038	5038	17	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.24	
Sussex	1918_5038	5038	18	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.26	
Sussex	1918_5038	5038	19	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.17	
Sussex	1918_5038	5038	20	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.15	
Sussex	1918_5038	5038	21	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.16	
Sussex	1918_5038	5038	22	R-3		2	Residential	Highlands Planning Area	x						x			yes	0.14	
Sussex	1918_5040	5040	4	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.28	
Sussex	1918_5040	5040	5	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.14	
Sussex	1918_5040	5040	6	R-3		1	Vacant Land	Highlands Planning Area			x				x			yes	0.14	
Sussex	1918_5041	5041	1	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.19	
Sussex	1918_5041	5041	2	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.14	
Sussex	1918_5041	5041	3	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.483	
Sussex	1918_5041	5041	4	R-3		2	Residential	Highlands Planning Area			x				x			yes	1.38	
Sussex	1918_5041	5041	5	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.13	
Sussex	1918_5041	5041	12	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.23	
Sussex	1918_5041	5041	13	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.13	
Sussex	1918_5041	5041	14	R-3				Highlands Planning Area			x				x			yes	0.12167	No lot size provided. Lot size calculated using GIS
Sussex	1918_5041	5041	15	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.26	
Sussex	1918_5041	5041	16	R-3		2	Residential	Highlands Planning Area	x		x				x			yes	0.18	
Sussex	1918_5042	5042	14	R-3		1	Vacant Land	Highlands Planning Area			x				x			yes	0.13	
Sussex	1918_5042	5042	15	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.28	
Sussex	1918_5042	5042	16	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.28	
Sussex	1918_5042	5042	17	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.14	
Sussex	1918_5042	5042	18	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.14	
Sussex	1918_5042	5042	37	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.35	
Sussex	1918_5043	5043	10	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.16	
Sussex	1918_5046	5046	7	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.24	
Sussex	1918_5046	5046	8	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.2	
Sussex	1918_5046	5046	9	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.11	
Sussex	1918_5046	5046	10	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.11	
Sussex	1918_5046	5046	11	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.17	
Sussex	1918_5058	5058	1	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.29	
Sussex	1918_5058	5058	2	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.15	
Sussex	1918_5058	5058	3	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.43	
Sussex	1918_5058	5058	4	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.25	
Sussex	1918_5058	5058	5	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.36	
Sussex	1918_5058	5058	6	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.43	
Sussex	1918_5058	5058	7	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.13	
Sussex	1918_5058	5058	8	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.32	
Sussex	1918_5058	5058	9	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.29	
Sussex	1918_5058	5058	10	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.46	
Sussex	1918_5058	5058	11	R-3				Highlands Planning Area			x				x			yes	0.250224	No lot size provided. Lot size calculated using GIS
Sussex	1918_5058	5058	12	R-3		2	Residential	Highlands Planning Area			x				x			yes	0.3	
Sussex	1918_5101	5101	1	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5101	5101	2	MF		2	Residential	Highlands Planning Area			x						yes	yes	0	
Sussex	1918_5101	5101	3	MF		2	Residential	Highlands Planning Area			x						yes	yes	0	
Sussex	1918_5101	5101	4	MF		2	Residential	Highlands Planning Area			x						yes	yes	0	
Sussex	1918_5101	5101	5	MF		2	Residential	Highlands Planning Area			x						yes	yes	0	
Sussex	1918_5101	5101	6	MF		2	Residential	Highlands Planning Area			x						yes	yes	0	
Sussex	1918_5101	5101	1	MF		2	Residential	Highlands Planning Area			x						yes	yes	0	
Sussex	1918_5102	5102	2	MF		2	Residential	Highlands Planning Area			x						yes	yes	0	
Sussex	1918_5102	5102	3	MF		2	Residential	Highlands Planning Area			x						yes	yes	0	
Sussex	1918_5102	5102	4	MF		2	Residential	Highlands Planning Area			x						yes	yes	0	

County	Parcel ID	Block	Lot	Zone	Qualifier	Class	Class Description	REGION	Existing Community Zone	Existing Community Zone Environmentally Constrained	Lake Community Sub-zone	Protection Zone	Town Center	White Deer Plaza	Lake Mohawk	RT 15 Adjacent Parcels	Sewer Service Parcel	Public Water Service Areas	Lot Size	Comments
Sussex	1918_5202	5202	2	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5202	5202	3	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5202	5202	4	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5203	5203	1	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5203	5203	2	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5203	5203	3	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5203	5203	4	MF		2	Residential	Highlands Planning Area			x						yes	yes	0	
Sussex	1918_5204	5204	1	MF		2	Residential	Highlands Planning Area			x						yes	yes	0	
Sussex	1918_5204	5204	2	MF		2	Residential	Highlands Planning Area			x						yes	yes	0	
Sussex	1918_5204	5204	3	MF		2	Residential	Highlands Planning Area			x						yes	yes	0	
Sussex	1918_5204	5204	4	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5301	5301	1	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5301	5301	2	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5301	5301	3	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5301	5301	4	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5301	5301	5	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5301	5301	6	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5302	5302	1	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5302	5302	2	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5302	5302	3	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5302	5302	4	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5302	5302	5	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5302	5302	6	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5303	5303	1	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5303	5303	2	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5303	5303	3	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5303	5303	4	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5303	5303	5	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5303	5303	6	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5304	5304	1	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5304	5304	2	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5304	5304	3	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5304	5304	4	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5304	5304	5	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5304	5304	6	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5304	5304	7	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5304	5304	8	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5304	5304	9	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5304	5304	10	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5304	5304	11	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5304	5304	12	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5305	5305	1	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5305	5305	2	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5305	5305	3	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5305	5305	4	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5305	5305	5	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5400	5400	1	MF		15F	Cemeteries & Graveyards	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5401	5401	1	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5401	5401	2	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5401	5401	3	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5401	5401	4	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5402	5402	1	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5402	5402	2	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5402	5402	3	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5402	5402	4	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5403	5403	1	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5403	5403	2	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5403	5403	3	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5403	5403	4	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5404	5404	1	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5404	5404	2	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5404	5404	3	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5404	5404	4	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5405	5405	1	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5405	5405	2	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5405	5405	3	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5405	5405	4	MF		2	Residential	Highlands Planning Area	x								yes	yes	0	
Sussex	1918_5500	5500	1	TCCAH	C101	2	Residential	Highlands Planning Area	x				x				yes	yes	0	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5500	5500	1	TCCAH	C102	2	Residential	Highlands Planning Area	x				x				yes	yes	0	values provided are based off initial ordinance and not based off the incentive zoning ordinances.

[illegible]

County	Parcel ID	Block	Lot	Zone	Qualifier	Class	Class Description	REGION	Existing Community Zone	Existing Community Zone Environmentally Constrained	Lake Community Sub-zone	Protection Zone	Town Center	White Deer Plaza	Lake Mohawk	RT 15 Adjacent Parcels	Sewer Service Parcel	Public Water Service Areas	Lot Size	Comments	
Sussex	1918_5500	5500	1	TCCAH	C208	2	Residential	Highlands Planning Area	x				x				yes	yes		0	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5500	5500	1	TCCAH	C209	2	Residential	Highlands Planning Area	x				x				yes	yes		0	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5500	5500	1	TCCAH	C210	2	Residential	Highlands Planning Area	x				x				yes	yes		0	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5500	5500	1	TCCAH	C211	1	Vacant Land	Highlands Planning Area	x				x				yes	yes		0	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5500	5500	1	TCCAH	C212	1	Vacant Land	Highlands Planning Area	x				x				yes	yes		0	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5500	5500	1	TCCAH	C213	1	Vacant Land	Highlands Planning Area	x				x				yes	yes		0	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5500	5500	1	TCCAH	C214	1	Vacant Land	Highlands Planning Area	x				x				yes	yes		0	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5500	5500	1	TCCAH	C215	1	Vacant Land	Highlands Planning Area	x				x				yes	yes		0	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5500	5500	1	TCCAH	C216	1	Vacant Land	Highlands Planning Area	x				x				yes	yes		0	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5500	5500	1	TCCAH	C217	1	Vacant Land	Highlands Planning Area	x				x				yes	yes		0	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5500	5500	1	TCCAH	C218	1	Vacant Land	Highlands Planning Area	x				x				yes	yes		0	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5500	5500	1	TCCAH	C219	1	Vacant Land	Highlands Planning Area	x				x				yes	yes		0	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5500	5500	1	TCCAH	C220	1	Vacant Land	Highlands Planning Area	x				x				yes	yes		0	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5500	5500	1	TCCAH	C301	2	Residential	Highlands Planning Area	x				x				yes	yes		0	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5500	5500	1	TCCAH	C302	2	Residential	Highlands Planning Area	x				x				yes	yes		0	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5500	5500	1	TCCAH	C303	1	Vacant Land	Highlands Planning Area	x				x				yes	yes		0	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5500	5500	1	TCCAH	C304	1	Vacant Land	Highlands Planning Area	x				x				yes	yes		0	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5500	5500	1	TCCAH		15F	Cemeteries & Graveyards	Highlands Planning Area	x				x				yes	partial		1.73	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5500	5500	2	TCCAH		15F	Cemeteries & Graveyards	Highlands Planning Area	x				x				yes	yes		0.15	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5500	5500	3	TCCAH	C001	15F	Cemeteries & Graveyards	Highlands Planning Area	x				x				yes	yes		0.12	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5500	5500	3	TCCAH	C002	15F	Cemeteries & Graveyards	Highlands Planning Area	x				x				yes	yes		0	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5500	5500	3	TCCAH	C003	4A	Commercial	Highlands Planning Area	x				x				yes	yes		0.12	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_5500	5500	3	TCCAH		15F	Cemeteries & Graveyards	Highlands Planning Area	x				x				yes	yes		0.19	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_6000	6001	10	RR		2	Residential	Highlands Planning Area	x									yes		1.12	
Sussex	1918_6000	6001	25	R-1		2	Residential	Highlands Planning Area				x								0.94	
Sussex	1918_7000	7001	20	RR		2	Residential	Highlands Planning Area	x											0.86	
Sussex	1918_7000	7001	21	RR		2	Residential	Highlands Planning Area	x											0.64	
Sussex	1918_7000	7001	22	RR		2	Residential	Highlands Planning Area	x											0.61	
Sussex	1918_8000	8002	4	RR		2	Residential	Highlands Planning Area				x						partial		0.42	

County	Parcel ID	Block	Lot	Zone	Qualifier	Class	Class Description	REGION	Existing Community Zone	Existing Community Zone Environmentally Constrained	Lake Community Sub-zone	Protection Zone	Town Center	White Deer Plaza	Lake Mohawk	RT 15 Adjacent Parcels	Sewer Service Parcel	Public Water Service Areas	Lot Size	Comments
Sussex	1918_8002	8002	8	RR		2	Residential	Highlands Planning Area				x						yes	0.49	
Sussex	1918_8003	8003	1			1	Vacant Land	Highlands Planning Area										yes	0.01	RR
Sussex	1918_8003	8003	3	RR		2	Residential	Highlands Planning Area				x						partial	0.47	
Sussex	1918_8003	8003	4	RR		2	Residential	Highlands Planning Area				x						partial	0.37	
Sussex	1918_9001	9001	6	RR		2	Residential	Highlands Planning Area				x							0.67	
Sussex	1918_9001	9001	7	RR		2	Residential	Highlands Planning Area				x							0.75	
Sussex	1918_9001	9001	16	RR		2	Residential	Highlands Planning Area				x							0.46	
Sussex	1918_9001	9001	17	RR		2	Residential	Highlands Planning Area				x							0.46	
Sussex	1918_9001	9001	23	RR		2	Residential	Highlands Planning Area				x							0.57	
Sussex	1918_9001	9001	24	RR		2	Residential	Highlands Planning Area				x							0.67	
Sussex	1918_9002	9002	1	RR		2	Residential	Highlands Planning Area				x							0.59	
Sussex	1918_9002	9002	2	RR		2	Residential	Highlands Planning Area				x							0.6	
Sussex	1918_9002	9002	3	RR		2	Residential	Highlands Planning Area				x							0.53	
Sussex	1918_9002	9002	4	RR		2	Residential	Highlands Planning Area				x							0.55	
Sussex	1918_9002	9002	5	RR		2	Residential	Highlands Planning Area				x							0.54	
Sussex	1918_9002	9002	6	RR		2	Residential	Highlands Planning Area				x							0.5	
Sussex	1918_9002	9002	7	RR		2	Residential	Highlands Planning Area				x							0.5	
Sussex	1918_9002	9002	8	RR		2	Residential	Highlands Planning Area				x							0.51	
Sussex	1918_9002	9002	9	RR		2	Residential	Highlands Planning Area				x							0.86	
Sussex	1918_9002	9002	10	RR		2	Residential	Highlands Planning Area				x							0.58	
Sussex	1918_9002	9002	11	RR		2	Residential	Highlands Planning Area				x							0.52	
Sussex	1918_9002	9002	12	RR		2	Residential	Highlands Planning Area				x							0.49	
Sussex	1918_9002	9002	13	RR		2	Residential	Highlands Planning Area				x							0.51	
Sussex	1918_9002	9002	14	RR		2	Residential	Highlands Planning Area				x							0.5	
Sussex	1918_9002	9002	15	RR		2	Residential	Highlands Planning Area				x							0.48	
Sussex	1918_9002	9002	16	RR		2	Residential	Highlands Planning Area				x							0.5	
Sussex	1918_9002	9002	17	RR		2	Residential	Highlands Planning Area				x							0.48	
Sussex	1918_1100	11001	60	R-1		2	Residential	Highlands Planning Area				x							0.58	
Sussex	1918_1100	11002	13.01	E-D1		2	Residential	Highlands Planning Area				x						yes	0.213	
Sussex	1918_1100	11002	13.02	E-D1		2	Residential	Highlands Planning Area				x						yes	0.213	
Sussex	1918_1100	11002	13.03	E-D1		2	Residential	Highlands Planning Area				x						yes	0.213	
Sussex	1918_1100	11002	13.04	E-D1		2	Residential	Highlands Planning Area				x						yes	0.213	
Sussex	1918_1100	11002	14.01	E-D1		2	Residential	Highlands Planning Area				x						yes	0.213	
Sussex	1918_1100	11002	14.02	E-D1		2	Residential	Highlands Planning Area				x						yes	0.213	
Sussex	1918_1100	11002	14.03	E-D1		2	Residential	Highlands Planning Area				x						yes	0.213	
Sussex	1918_1100	11002	14.04	E-D1		2	Residential	Highlands Planning Area				x						yes	0.213	
Sussex	1918_1100	11002	22.01	E-D1		2	Residential	Highlands Planning Area				x						yes	0.27	
Sussex	1918_1100	11002	22.02	E-D1		2	Residential	Highlands Planning Area				x						yes	0.27	
Sussex	1918_1100	11002	23	E-D1		15F	Cemeteries & Graveyards	Highlands Planning Area				x						yes	0	
Sussex	1918_1100	11002	23.01	E-D1		2	Residential	Highlands Planning Area				x						yes	0.26	
Sussex	1918_1100	11002	23.02	E-D1		2	Residential	Highlands Planning Area				x						yes	0.26	
Sussex	1918_1100	11002	24	E-D1		15F	Cemeteries & Graveyards	Highlands Planning Area				x						yes	0	
Sussex	1918_1100	11002	24.01	E-D1		2	Residential	Highlands Planning Area				x						yes	0.28	
Sussex	1918_1100	11002	24.02	E-D1		2	Residential	Highlands Planning Area				x						yes	0.28	
Sussex	1918_1100	11002	25	E-D1		15F	Cemeteries & Graveyards	Highlands Planning Area				x						yes	0	
Sussex	1918_1100	11002	25.01	E-D1		2	Residential	Highlands Planning Area				x						yes	0.285	
Sussex	1918_1100	11002	25.02	E-D1		2	Residential	Highlands Planning Area				x						yes	0.285	
Sussex	1918_1100	11002	27	E-D1		15F	Cemeteries & Graveyards	Highlands Planning Area				x						yes	0	
Sussex	1918_1100	11002	27.01	E-D1		15F	Cemeteries & Graveyards	Highlands Planning Area				x						yes	0.3	
Sussex	1918_1100	11002	27.02	E-D1		2	Residential	Highlands Planning Area				x						yes	0.3	
Sussex	1918_1100	11002	27.03	E-D1		2	Residential	Highlands Planning Area				x						yes	0.3	
Sussex	1918_1100	11002	34	E-D		2	Residential	Highlands Planning Area				x							0.36	
Sussex	1918_1100	11003	4	RR		2	Residential	Highlands Planning Area	x									yes	0.94	
Sussex	1918_1100	11003	5	RR		2	Residential	Highlands Planning Area	x									yes	0.99	
Sussex	1918_1200	12003	5	RR		2	Residential	Highlands Planning Area				x							0.59	
Sussex	1918_1200	12006	18	E-D	C001	4A	Commercial	Highlands Planning Area	x									yes	0.46	
Sussex	1918_1200	12006	18	E-D	C002	4A	Commercial	Highlands Planning Area	x									yes	0.31	
Sussex	1918_1200	12006	18	E-D	C003	4A	Commercial	Highlands Planning Area	x									yes	0.31	
Sussex	1918_1200	12006	18	E-D	C004	4A	Commercial	Highlands Planning Area	x									yes	0.31	
Sussex	1918_1200	12006	18	E-D	C005	4A	Commercial	Highlands Planning Area	x									yes	0.31	
Sussex	1918_1200	12006	18	E-D	C006	4A	Commercial	Highlands Planning Area	x									yes	0.77	
Sussex	1918_1200	12006	19	E-D		4B	Industrial	Highlands Planning Area	x									partial	2.71	
Sussex	1918_1200	12006	20	E-D	C001	4A	Commercial	Highlands Planning Area	x									yes	0.758	
Sussex	1918_1200	12006	20	E-D	C002	4A	Commercial	Highlands Planning Area	x									yes	0.758	
Sussex	1918_1200	12006	20	E-D	C003	4A	Commercial	Highlands Planning Area	x									yes	0.758	
Sussex	1918_1200	12006	20	E-D	C004	4A	Commercial	Highlands Planning Area	x									yes	0.758	
Sussex	1918_1200	12006	24	E-D	C001			Highlands Planning Area	x									yes	0.054649	No lot size provided. Lot size calculated using GIS
Sussex	1918_1200	12006	24	E-D	C002			Highlands Planning Area	x									yes	0.018216	No lot size provided. Lot size calculated using GIS
Sussex	1918_1200	12006	24	E-D	C003			Highlands Planning Area	x									yes	0.016632	No lot size provided. Lot size calculated using GIS
Sussex	1918_1200	12006	24	E-D	C004			Highlands Planning Area	x									yes	0.0198	No lot size provided. Lot size calculated using GIS
Sussex	1918_1200	12007	1	E-D		4A	Commercial	Highlands Planning Area	x									yes	1.84	

County	Parcel ID	Block	Lot	Zone	Qualifier	Class	Class Description	REGION	Existing Community Zone	Existing Community Zone Environmentally Constrained	Lake Community Sub-zone	Protection Zone	Town Center	White Deer Plaza	Lake Mohawk	RT 15 Adjacent Parcels	Sewer Service Parcel	Public Water Service Areas	Lot Size	Comments
Sussex	1918_1200	12007	9	E-D	C001	4A	Commercial	Highlands Planning Area	x									yes	0.475	
Sussex	1918_1200	12007	9	E-D	C002	4A	Commercial	Highlands Planning Area	x									yes	0.475	
Sussex	1918_1200	12007	9	E-D	C003	4A	Commercial	Highlands Planning Area	x									yes	0.475	
Sussex	1918_1200	12007	9	E-D	C004	4A	Commercial	Highlands Planning Area	x									yes	0.475	
Sussex	1918_1200	12008	3	E-D	C001	4B	Industrial	Highlands Planning Area	x									yes	0.61	
Sussex	1918_1200	12008	3	E-D	C002	4B	Industrial	Highlands Planning Area	x									yes	0.57	
Sussex	1918_1200	12008	3	E-D	C003	4B	Industrial	Highlands Planning Area	x									yes	0.33	
Sussex	1918_1200	12008	3	E-D	C004	4B	Industrial	Highlands Planning Area	x									yes	0.53	
Sussex	1918_1200	12008	4	E-D	C001	4B	Industrial	Highlands Planning Area	x									yes	0.77	
Sussex	1918_1200	12008	4	E-D	C002	4B	Industrial	Highlands Planning Area	x									yes	0.26	
Sussex	1918_1200	12008	4	E-D	C003	4B	Industrial	Highlands Planning Area	x									yes	0.37	
Sussex	1918_1200	12008	4	E-D	C004	4A	Commercial	Highlands Planning Area	x									yes	0.57	
Sussex	1918_1200	12008	5.01	E-D		4A	Commercial	Highlands Planning Area	x									yes	0.6925	
Sussex	1918_1200	12008	5.02	E-D		4A	Commercial	Highlands Planning Area	x									yes	0.6925	
Sussex	1918_1200	12008	5.03	E-D		4A	Commercial	Highlands Planning Area	x									yes	0.6925	
Sussex	1918_1200	12008	5.04	E-D		4A	Commercial	Highlands Planning Area	x									yes	0.6925	
Sussex	1918_1200	12008	6	E-D		15A	Public School Property	Highlands Planning Area	x									yes	1.85	
Sussex	1918_1200	12008	7	E-D		4B	Industrial	Highlands Planning Area	x									yes	1.92	
Sussex	1918_1200	12008	8	E-D		4B	Industrial	Highlands Planning Area	x									yes	1.89	
Sussex	1918_1200	12008	9	E-D		15C	Public Property	Highlands Planning Area	x									yes	1.18	
Sussex	1918_1200	12008	10	E-D		4B	Industrial	Highlands Planning Area	x									yes	2.47	
Sussex	1918_1200	12008	11	E-D	C001	4A	Commercial	Highlands Planning Area	x									yes	0.458	
Sussex	1918_1200	12008	11	E-D	C002	15F	Cemeteries & Graveyards	Highlands Planning Area	x									yes	0.458	
Sussex	1918_1200	12008	11	E-D	C003	15F	Cemeteries & Graveyards	Highlands Planning Area	x									yes	0.458	
Sussex	1918_1200	12008	11	E-D	C004	15F	Cemeteries & Graveyards	Highlands Planning Area	x									yes	0.458	
Sussex	1918_1200	12008	11	E-D	C005	4A	Commercial	Highlands Planning Area	x									yes	0.458	
Sussex	1918_1200	12008	12	E-D		4A	Commercial	Highlands Planning Area	x									yes	1.91	
Sussex	1918_1200	12008	22	E-D		1	Vacant Land	Highlands Planning Area	x										0.14	
Sussex	1918_1300	13001	43	E-D		4B	Industrial	Highlands Planning Area		x									1.97	
Sussex	1918_1300	13001	49	RC-2		2	Residential	Highlands Planning Area			x								1.03	
Sussex	1918_1300	13001	51	RC-2		2	Residential	Highlands Planning Area			x							partial	1.93	
Sussex	1918_1300	13001	57	RC-2		2	Residential	Highlands Planning Area			x							yes	1.61	
Sussex	1918_1300	13003	1	RC-2		2	Residential	Highlands Planning Area			x							yes	1.65	
Sussex	1918_1300	13003	2	RC-2		2	Residential	Highlands Planning Area			x							yes	1.21	
Sussex	1918_1300	13003	3	RC-2		2	Residential	Highlands Planning Area			x							yes	1.21	
Sussex	1918_1300	13003	4	RC-2		2	Residential	Highlands Planning Area			x							yes	1.21	
Sussex	1918_1300	13003	5	RC-2		2	Residential	Highlands Planning Area			x							yes	1.21	
Sussex	1918_1300	13003	6	RC-2		2	Residential	Highlands Planning Area			x							yes	1.21	
Sussex	1918_1300	13003	7	RC-2		2	Residential	Highlands Planning Area			x							yes	1.35	
Sussex	1918_1300	13003	8	RC-2		2	Residential	Highlands Planning Area			x							yes	1.16	
Sussex	1918_1300	13003	9	RC-2		2	Residential	Highlands Planning Area			x							yes	1.21	
Sussex	1918_1300	13003	10	RC-2		2	Residential	Highlands Planning Area			x							yes	1.21	
Sussex	1918_1300	13003	11	RC-2		2	Residential	Highlands Planning Area			x							yes	1.21	
Sussex	1918_1300	13003	12	RC-2		2	Residential	Highlands Planning Area			x							yes	1.21	
Sussex	1918_1300	13003	13	RC-2		2	Residential	Highlands Planning Area			x							yes	1.21	
Sussex	1918_1300	13003	14	RC-2		2	Residential	Highlands Planning Area			x							yes	1.34	
Sussex	1918_1400	14003	7	R-3		2	Residential	Highlands Planning Area			x								0.29	
Sussex	1918_1400	14003	8	R-3		2	Residential	Highlands Planning Area			x								0.56	
Sussex	1918_1400	14003	9	R-3		2	Residential	Highlands Planning Area			x								0.51	
Sussex	1918_1500	15002	9	RC-2		2	Residential	Highlands Planning Area			x								1.34	
Sussex	1918_1500	15002	10	C-1H		4A	Commercial	Highlands Planning Area			x								0.61	
Sussex	1918_1500	15002	15	C-1H		4A	Commercial	Highlands Planning Area			x								0.36	
Sussex	1918_1500	15003	5	C-1H		4A	Commercial	Highlands Planning Area			x								0.2	
Sussex	1918_1600	16001	19	E-D		4A	Commercial	Highlands Planning Area			x								1.89	
Sussex	1918_1600	16001	22	RC-2		2	Residential	Highlands Planning Area			x								1.38	
Sussex	1918_1600	16001	74	RC-2		2	Residential	Highlands Planning Area			x								0.27	
Sussex	1918_1600	16001	89.1	E-D				Highlands Planning Area	x								yes		0.154694	No lot size provided. Lot size calculated using GIS
Sussex	1918_1600	16001	89.11	E-D		2	Residential	Highlands Planning Area	x								yes		0.153	
Sussex	1918_1600	16001	89.12	E-D		2	Residential	Highlands Planning Area	x								yes		0.153	
Sussex	1918_1600	16001	89.13	E-D		2	Residential	Highlands Planning Area	x								yes		0.153	
Sussex	1918_1600	16001	89.14	E-D		2	Residential	Highlands Planning Area	x								yes		0.153	
Sussex	1918_1600	16001	89.15	E-D		2	Residential	Highlands Planning Area	x								yes		0.153	
Sussex	1918_1600	16001	89.16	E-D		2	Residential	Highlands Planning Area	x								yes		0.153	
Sussex	1918_1600	16001	89.17	E-D		2	Residential	Highlands Planning Area	x								yes		0.153	
Sussex	1918_1600	16001	89.18	E-D		2	Residential	Highlands Planning Area	x								yes		0.167	
Sussex	1918_1600	16001	89.2	E-D				Highlands Planning Area	x								yes		0.138389	No lot size provided. Lot size calculated using GIS
Sussex	1918_1600	16001	89.21	E-D		2	Residential	Highlands Planning Area	x								yes		0.14	
Sussex	1918_1600	16001	89.22	E-D		2	Residential	Highlands Planning Area	x								yes		0.14	
Sussex	1918_1600	16001	89.23	E-D		2	Residential	Highlands Planning Area	x								yes		0.14	
Sussex	1918_1600	16001	89.24	E-D		2	Residential	Highlands Planning Area	x								yes		0.14	
Sussex	1918_1600	16001	89.34	E-D		2	Residential	Highlands Planning Area	x								yes		0.14	
Sussex	1918_1600	16001	89.35	E-D		2	Residential	Highlands Planning Area	x								yes		0.14	
Sussex	1918_1600	16001	89.36	E-D		2	Residential	Highlands Planning Area	x								yes		0.144	

County	Parcel ID	Block	Lot	Zone	Qualifier	Class	Class Description	REGION	Existing Community Zone	Existing Community Zone Environmentally Constrained	Lake Community Sub-zone	Protection Zone	Town Center	White Deer Plaza	Lake Mohawk	RT 15 Adjacent Parcels	Sewer Service Parcel	Public Water Service Areas	Lot Size	Comments
Sussex	1918_1600	16001	89.38	PCD		2	Residential	Highlands Planning Area	x								yes		0.19	
Sussex	1918_1600	16001	89.41	PCD		2	Residential	Highlands Planning Area	x								yes		0.183	
Sussex	1918_1600	16008	7	PCD		1	Vacant Land	Highlands Planning Area	x								partial		1.254	
Sussex	1918_1600	16008	8	PCD		4A	Commercial	Highlands Planning Area	x								partial		2.016	
Sussex	1918_1600	16009	1	PCD			2 Residential	Highlands Planning Area	x								yes		0.12	
Sussex	1918_1600	16009	2	PCD		2	Residential	Highlands Planning Area	x								yes		0.192	
Sussex	1918_1600	16009	3	PCD		2	Residential	Highlands Planning Area	x								yes		0.148	
Sussex	1918_1600	16009	4	PCD		1	Vacant Land	Highlands Planning Area	x								yes		0.17	
Sussex	1918_1600	16009	5	E-D		2	Residential	Highlands Planning Area	x								yes		0.116	
Sussex	1918_1600	16009	6	E-D		2	Residential	Highlands Planning Area	x								yes		0.121	
Sussex	1918_1600	16009	7	E-D		2	Residential	Highlands Planning Area	x								yes		0.121	
Sussex	1918_1600	16009	8	E-D		2	Residential	Highlands Planning Area	x								yes		0.121	
Sussex	1918_1600	16009	9	E-D		2	Residential	Highlands Planning Area	x								yes		0.121	
Sussex	1918_1600	16009	10	E-D		2	Residential	Highlands Planning Area	x								yes		0.121	
Sussex	1918_1600	16009	11	E-D		2	Residential	Highlands Planning Area	x								yes		0.121	
Sussex	1918_1600	16009	12	E-D		2	Residential	Highlands Planning Area	x								yes		0.121	
Sussex	1918_1600	16009	13	E-D		2	Residential	Highlands Planning Area	x								yes		0.121	
Sussex	1918_1600	16009	14	E-D		2	Residential	Highlands Planning Area	x								yes		0.121	
Sussex	1918_1600	16009	15	E-D		1	Vacant Land	Highlands Planning Area	x								yes		0.12	
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Sussex	1918_1600	16009	18	E-D		2	Residential	Highlands Planning Area	x								yes		0.122	
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Sussex	1918_1600	16010	5	PCD		2	Residential	Highlands Planning Area	x								yes		0.126	
Sussex	1918_1600	16010	6	PCD		2	Residential	Highlands Planning Area	x								yes		0.136	
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Sussex	1918_1600	16010	8	E-D		2	Residential	Highlands Planning Area	x								yes		0.121	
Sussex	1918_1600	16010	9	E-D		2	Residential	Highlands Planning Area	x								yes		0.121	
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Sussex	1918_1600	16010	18	E-D		2	Residential	Highlands Planning Area	x								yes		0.146	
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Sussex	1918_1610	16101	2	PCD		2	Residential	Highlands Planning Area	x								partial		0	
Sussex	1918_1610	16101	3	PCD		2	Residential	Highlands Planning Area	x								partial		0	
Sussex	1918_1610	16101	4	PCD		2	Residential	Highlands Planning Area	x								partial		0	
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Sussex	1918_1610	16102	2	PCD		2	Residential	Highlands Planning Area	x								partial		0	
Sussex	1918_1610	16102	3	PCD		2	Residential	Highlands Planning Area	x								partial		0	
Sussex	1918_1610	16103	1	PCD		2	Residential	Highlands Planning Area	x								partial		0	
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Sussex	1918_1610	16105	3	PCD		2	Residential	Highlands Planning Area	x								yes		0	
Sussex	1918_1610	16105	4	PCD		2	Residential	Highlands Planning Area	x								yes		0	
Sussex	1918_1610	16106	1	PCD		2	Residential	Highlands Planning Area	x								yes		0	
Sussex	1918_1610	16106	2	PCD		2	Residential	Highlands Planning Area	x								yes		0	
Sussex	1918_1610	16106	3	PCD		2	Residential	Highlands Planning Area	x								yes		0	
Sussex	1918_1610	16106	4	PCD		2	Residential	Highlands Planning Area	x								yes		0	

County	Parcel ID	Block	Lot	Zone	Qualifier	Class	Class Description	REGION	Existing Community Zone	Existing Community Zone Environmentally Constrained	Lake Community Sub-zone	Protection Zone	Town Center	White Deer Plaza	Lake Mohawk	RT 15 Adjacent Parcels	Sewer Service Parcel	Public Water Service Areas	Lot Size	Comments
Sussex	1918_1610	16107	1	PCD		2	Residential	Highlands Planning Area	x								yes		0	
Sussex	1918_1611	16110	1	PCD		2	Residential	Highlands Planning Area	x								yes		0	
Sussex	1918_1611	16110	2	PCD		2	Residential	Highlands Planning Area	x								yes		0	
Sussex	1918_1611	16110	3	PCD		2	Residential	Highlands Planning Area	x								yes		0	
Sussex	1918_1611	16110	4	PCD		2	Residential	Highlands Planning Area	x								yes		0	
Sussex	1918_1611	16111	1	PCD		2	Residential	Highlands Planning Area	x								yes		0	
Sussex	1918_1611	16111	2	PCD		2	Residential	Highlands Planning Area	x								yes		0	
Sussex	1918_1611	16111	3	PCD		2	Residential	Highlands Planning Area	x								yes		0	
Sussex	1918_1611	16111	4	PCD		2	Residential	Highlands Planning Area	x								yes		0	
Sussex	1918_1611	16112	1	PCD		2	Residential	Highlands Planning Area	x								yes		0	
Sussex	1918_1611	16114	1	PCD		2	Residential	Highlands Planning Area	x								yes		0	
Sussex	1918_1611	16114	2	PCD		2	Residential	Highlands Planning Area	x								yes		0	
Sussex	1918_1611	16114	3	PCD		2	Residential	Highlands Planning Area	x								yes		0	
Sussex	1918_1611	16114	4	PCD		2	Residential	Highlands Planning Area	x								yes		0	
Sussex	1918_1611	16115	1	PCD		2	Residential	Highlands Planning Area	x								yes		0	
Sussex	1918_1611	16115	2	PCD		2	Residential	Highlands Planning Area	x								yes		0	
Sussex	1918_1611	16115	3	PCD		2	Residential	Highlands Planning Area	x								yes		0	
Sussex	1918_1611	16115	4	PCD		2	Residential	Highlands Planning Area	x								yes		0	
Sussex	1918_2000	20001	15	RR		2	Residential	Highlands Planning Area				x							0.45	
Sussex	1918_2000	20001	16	RR		2	Residential	Highlands Planning Area				x							0.45	
Sussex	1918_2000	20001	17	RR		2	Residential	Highlands Planning Area				x							0.44	
Sussex	1918_2600	26001	69	RC-1		2	Residential	Highlands Planning Area				x							3.23	
Sussex	1918_2600	26001	70	R-1		2	Residential	Highlands Planning Area				x						yes	0.47	
Sussex	1918_2600	26001	71	R-1		2	Residential	Highlands Planning Area				x						yes	0.62	
Sussex	1918_2600	26001	72	R-1		2	Residential	Highlands Planning Area				x						yes	0.63	
Sussex	1918_2600	26001	73	R-1		2	Residential	Highlands Planning Area				x						yes	0.51	
Sussex	1918_2600	26001	74	R-1		2	Residential	Highlands Planning Area				x						partial	0.51	
Sussex	1918_2600	26001	75	R-1		2	Residential	Highlands Planning Area				x						yes	0.44	
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Sussex	1918_2600	26001	78	R-1		2	Residential	Highlands Planning Area				x						partial	0.44	
Sussex	1918_2600	26001	79	R-1		2	Residential	Highlands Planning Area				x						partial	0.5	
Sussex	1918_2600	26001	82	R-1		2	Residential	Highlands Planning Area				x						yes	0.49	
Sussex	1918_2600	26001	83	R-1		2	Residential	Highlands Planning Area				x						partial	0.49	
Sussex	1918_2600	26001	84	R-1		2	Residential	Highlands Planning Area				x						yes	0.49	
Sussex	1918_2600	26001	85	R-1		2	Residential	Highlands Planning Area				x						yes	0.49	
Sussex	1918_2600	26001	86	R-1		2	Residential	Highlands Planning Area				x						yes	0.63	
Sussex	1918_2600	26001	87	R-1		2	Residential	Highlands Planning Area				x						yes	0.52	
Sussex	1918_2600	26001	88	R-1		2	Residential	Highlands Planning Area				x						yes	0.64	
Sussex	1918_2600	26001	89	R-1		2	Residential	Highlands Planning Area				x						yes	0.51	
Sussex	1918_2600	26001	90	R-1		2	Residential	Highlands Planning Area				x						yes	0.48	
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Sussex	1918_2600	26001	92	R-1		2	Residential	Highlands Planning Area				x						yes	0.5	
Sussex	1918_2600	26001	93	R-1		2	Residential	Highlands Planning Area				x						yes	0.45	
Sussex	1918_2600	26001	94	R-1		2	Residential	Highlands Planning Area				x						yes	0.49	
Sussex	1918_2600	26001	95	R-1		2	Residential	Highlands Planning Area				x						yes	0.5	
Sussex	1918_2600	26001	99	RC-1		2	Residential	Highlands Planning Area				x					partial		1.37	
Sussex	1918_2700	27001	54	R-4		2	Residential	Highlands Planning Area	x									yes	0.19	
Sussex	1918_2700	27001	55	R-4		2	Residential	Highlands Planning Area	x									yes	0.34	
Sussex	1918_2700	27001	56	R-4		2	Residential	Highlands Planning Area	x								partial	yes	0.23	
Sussex	1918_2700	27001	57	TCLM		4A	Commercial	Highlands Planning Area	x				x				partial	yes	1.58	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2700	27001	66	R-4		2	Residential	Highlands Planning Area	x									partial	0.32	
Sussex	1918_2700	27004	4	R-4		2	Residential	Highlands Planning Area	x								yes	yes	0.14	
Sussex	1918_2700	27004	5	R-4		2	Residential	Highlands Planning Area	x								yes	yes	0.17	
Sussex	1918_2700	27004	6	R-4		2	Residential	Highlands Planning Area	x								yes	yes	0.16	
Sussex	1918_2700	27004	7	R-4		2	Residential	Highlands Planning Area	x								partial	yes	0.17	
Sussex	1918_2700	27004	8	R-4		2	Residential	Highlands Planning Area	x								partial	yes	0.16	
Sussex	1918_2700	27004	9	R-4		2	Residential	Highlands Planning Area	x								partial	yes	0.24	
Sussex	1918_2700	27004	10	R-4		2	Residential	Highlands Planning Area	x								partial	yes	0.2	
Sussex	1918_2700	27004	11	R-4		2	Residential	Highlands Planning Area	x								partial	yes	0.4	
Sussex	1918_2700	27006	11	TCLM		2	Residential	Highlands Planning Area	x				x				partial	yes	0.43	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2700	27006	12	TCLM		2	Residential	Highlands Planning Area	x				x				partial	yes	0.18	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2700	27006	13	TCLM		2	Residential	Highlands Planning Area	x				x				partial	yes	0.14	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2700	27006	14	TCLM		2	Residential	Highlands Planning Area	x				x				partial	yes	0.17	values provided are based off initial ordinance and not based off the incentive zoning ordinances.

County	Parcel ID	Block	Lot	Zone	Qualifier	Class	Class Description	REGION	Existing Community Zone	Existing Community Zone Environmentally Constrained	Lake Community Sub-zone	Protection Zone	Town Center	White Deer Plaza	Lake Mohawk	RT 15 Adjacent Parcels	Sewer Service Parcel	Public Water Service Areas	Lot Size	Comments	
Sussex	1918_2700	27006	27	TCLM		1	Vacant Land	Highlands Planning Area	x				x				yes	yes		0.12	values provided are based off initial ordinance and not based off the incentive zoning ordinances.
Sussex	1918_2700	27007	1	R-4		1	Vacant Land	Highlands Planning Area	x									yes		0.07	

APPENDIX C

**HIGHLANDS RESOURCE MAPS
Petition for Plan Conformance
Township of Sparta, Sussex County**

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

Sparta Township

Land Use Capability Zones

- Protection Zone
- Conservation Zone
- Existing Community Zone

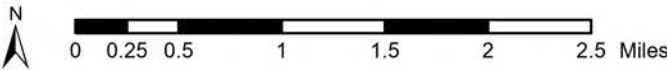
Land Use Capability Sub-Zones

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

Highlands Preservation Area

Municipal Boundary

Parcel Boundaries



Map Created: 10/1/2026

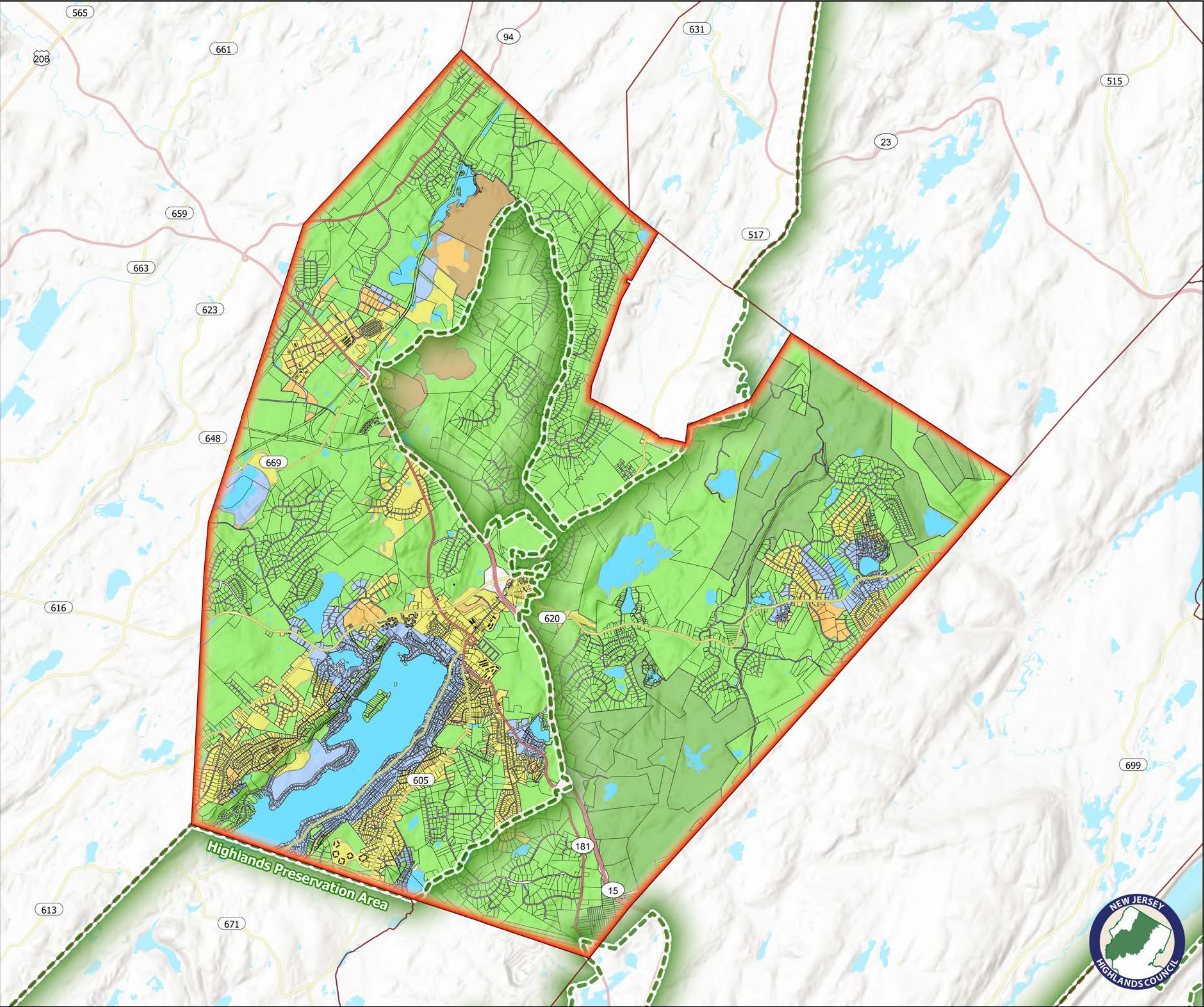
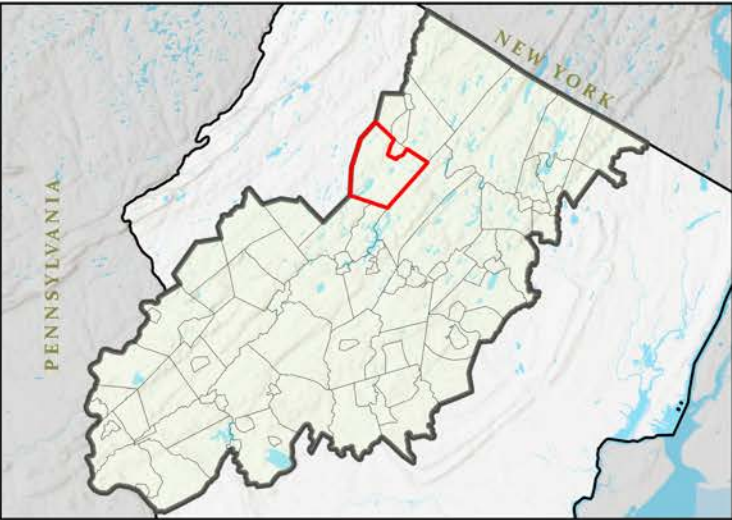


Exhibit 2: Wellhead Protection Areas

Sparta Township

- Wellhead Protection Areas
- Tier 1 (2 - Year)
 - Tier 2 (5 - Year)
 - Tier 3 (12 - Year)
 - Municipal Boundary
 - Highlands Preservation Area
 - Parcel Boundaries
 - Municipal Boundary

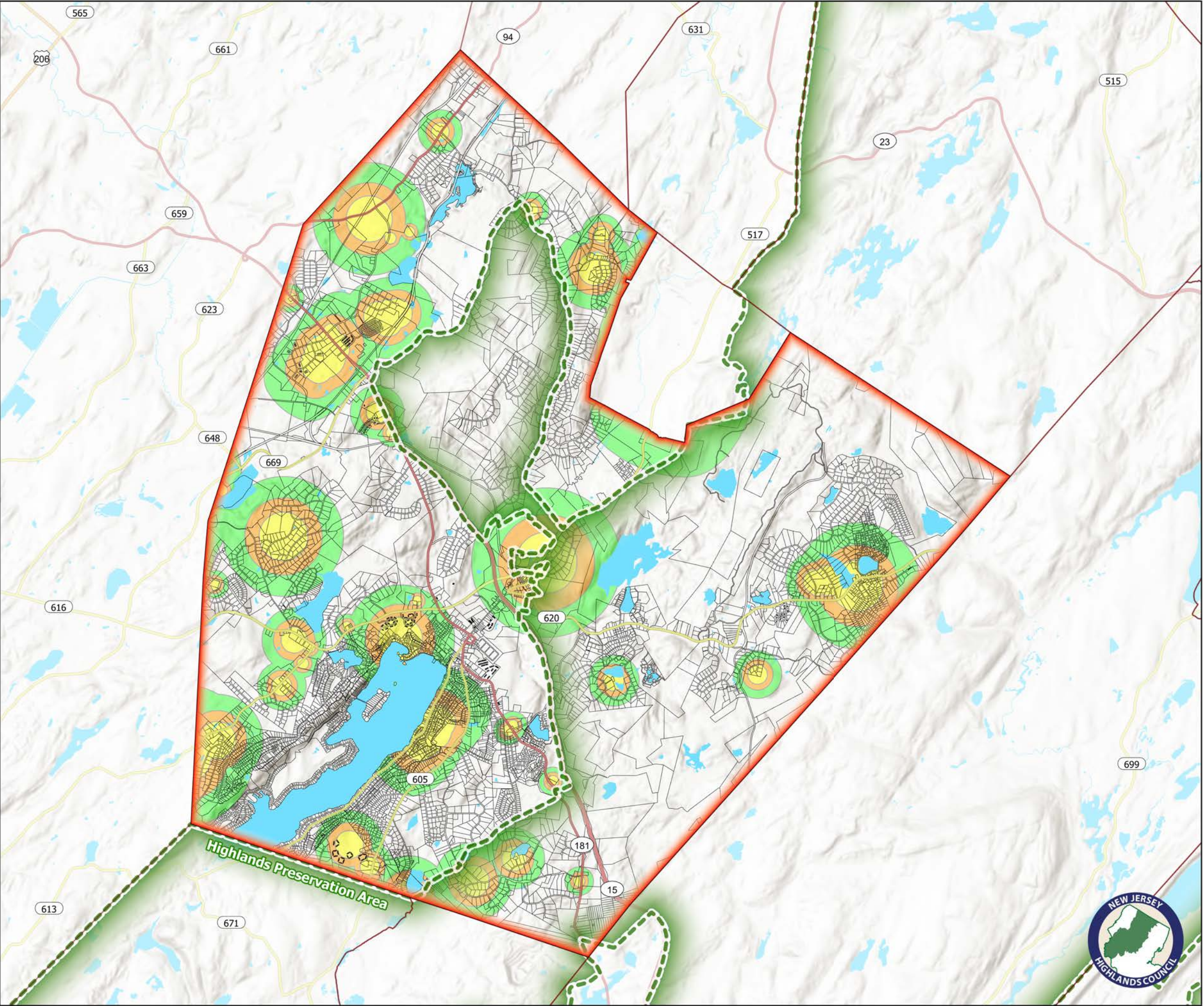
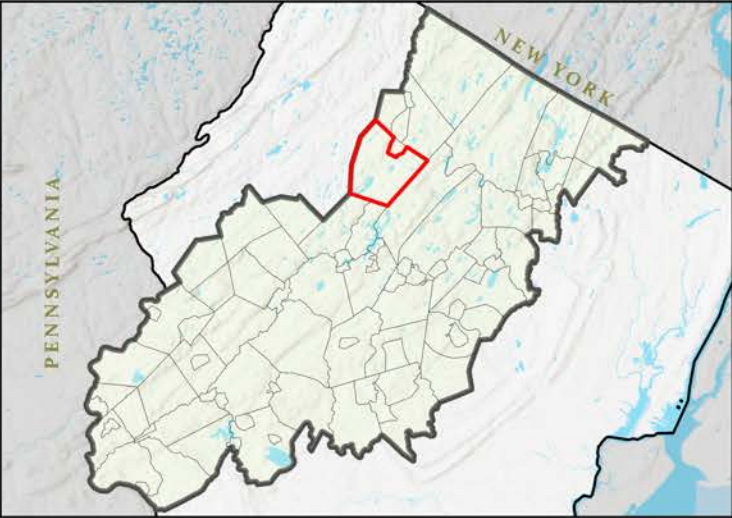
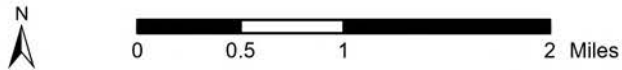


**Exhibit 3:
Highlands Open Waters and
Buffers**

Sparta Township

- Streams
- Wetlands
- Open Waters
- Highlands Open Water Buffers (300ft)
- Municipal Boundary
- Highlands Preservation Area
- Parcel Boundaries



Map Created: 10/1/2026

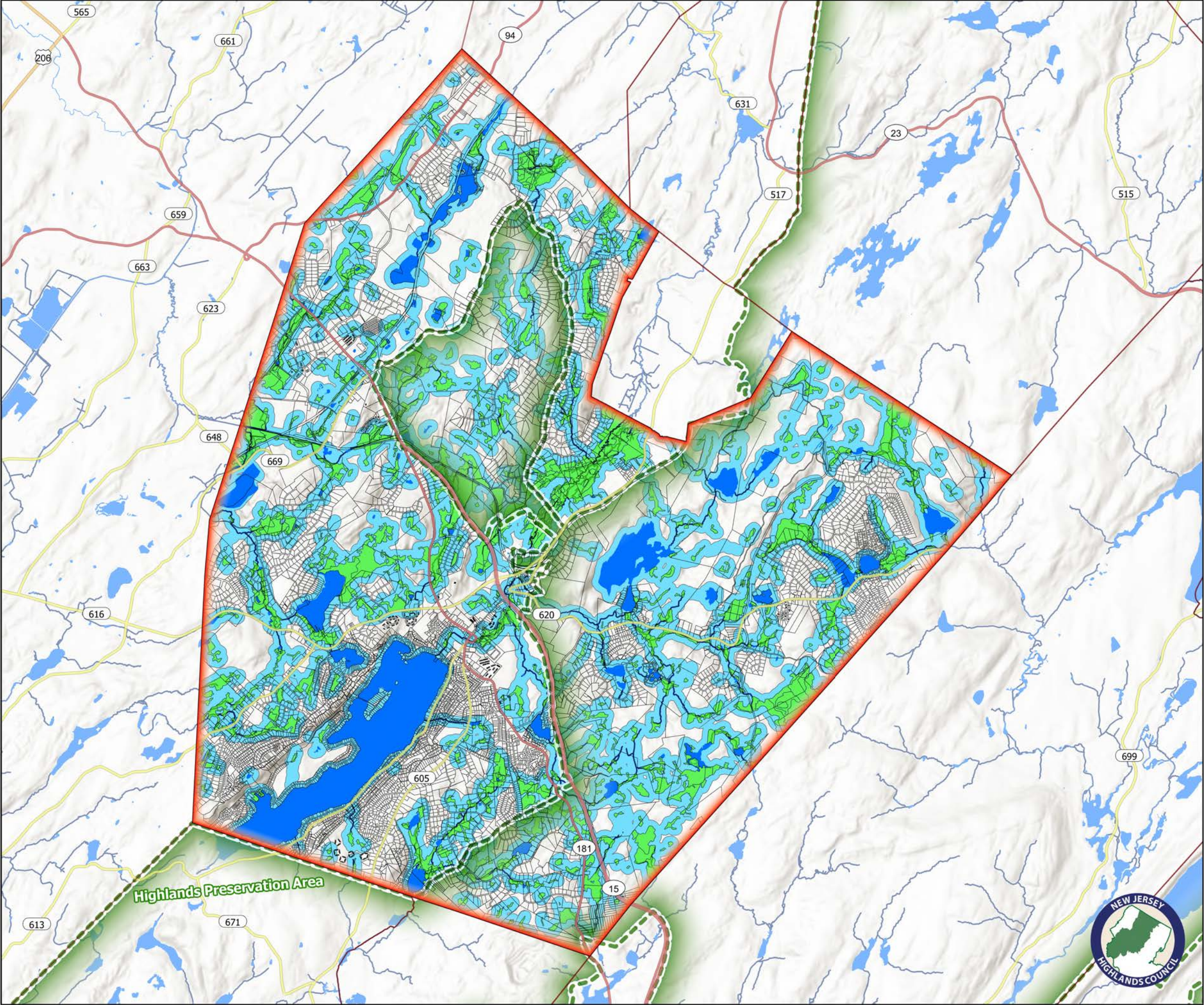
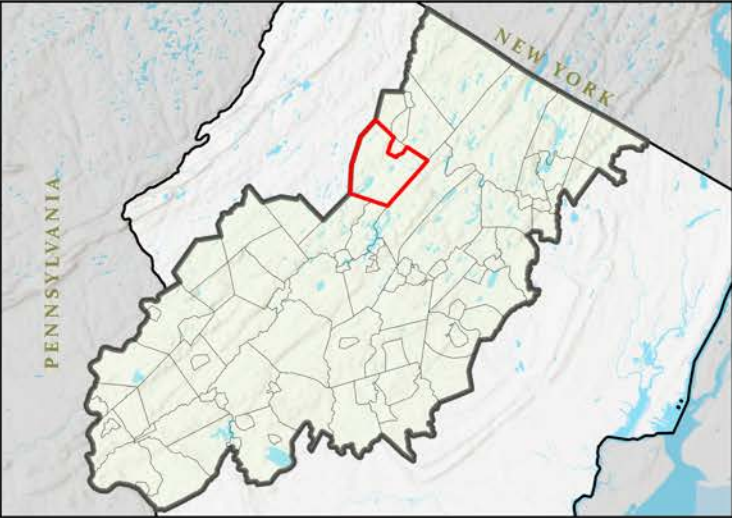


Exhibit 4: Highlands Riparian Areas

Sparta Township

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



0 0.5 1 2 Miles

Map Created: 10/1/2026

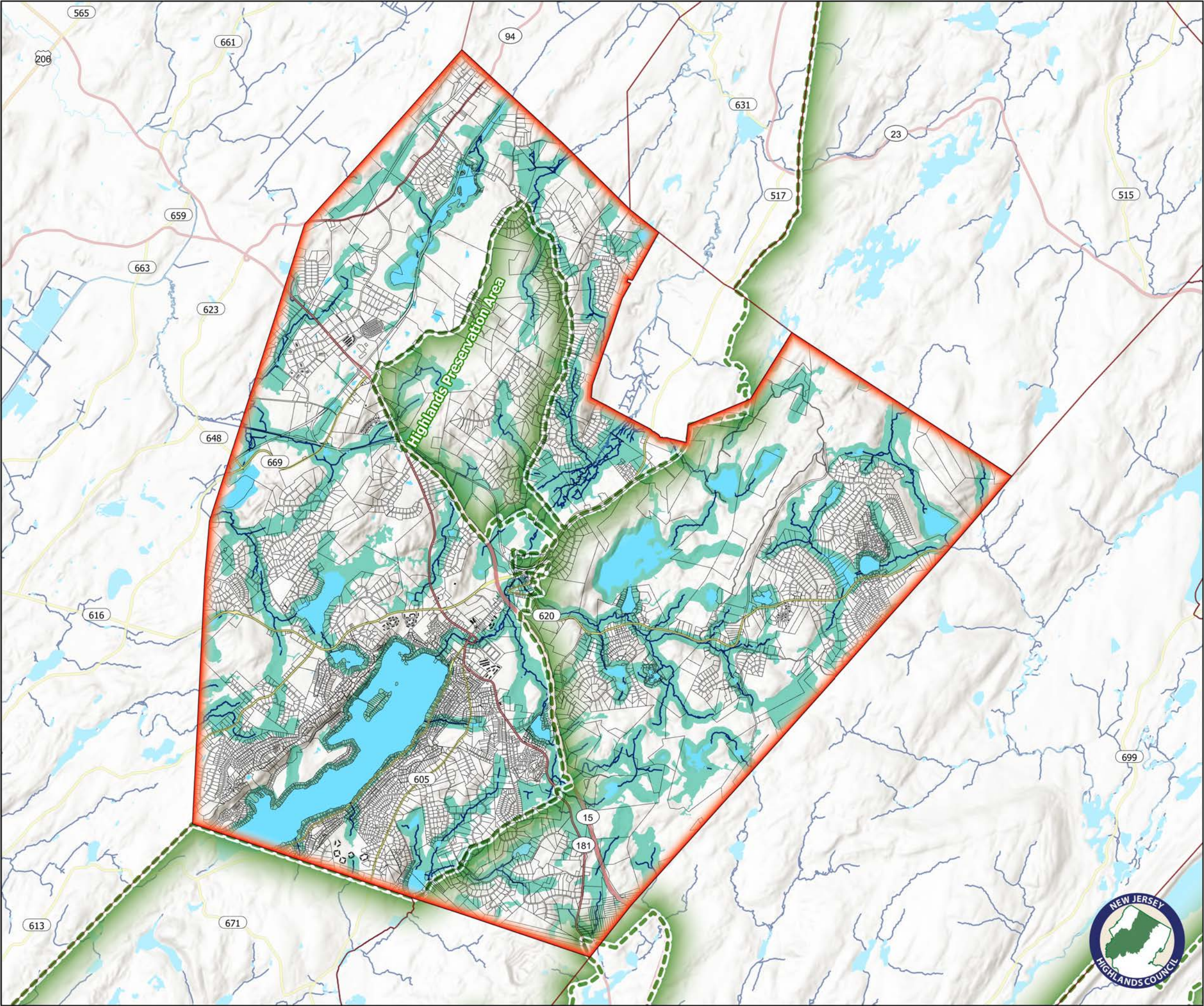
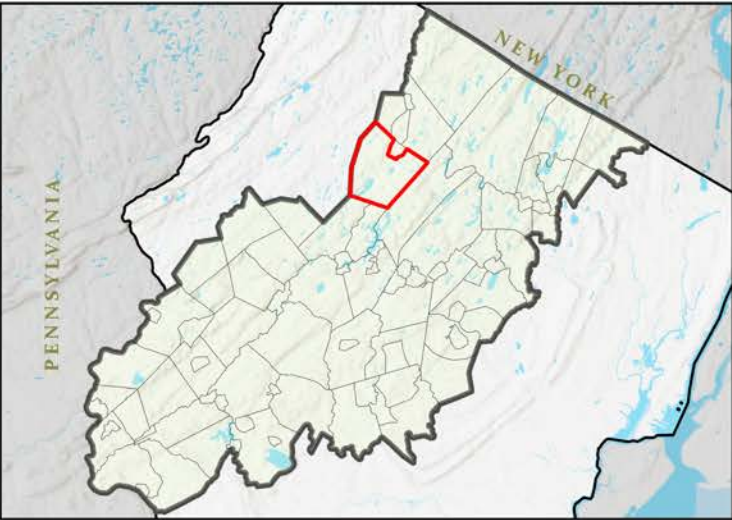


Exhibit 5: Net Water Availability

Sparta Township

Net Water Availability By HUC14 Subwatershed

* Indicates updated data was used for the HUC14 Subwatershed

- 0.10 - 0.39
- 0.05 - 0.09
- 0.00 - 0.04
- 0.09 - -0.01
- 0.99 - -0.10
- 7.10 - -1.00

Municipal Boundary

Highlands Preservation Area

Parcel Boundaries



0 0.5 1 2 Miles

Map Created: 10/1/2026

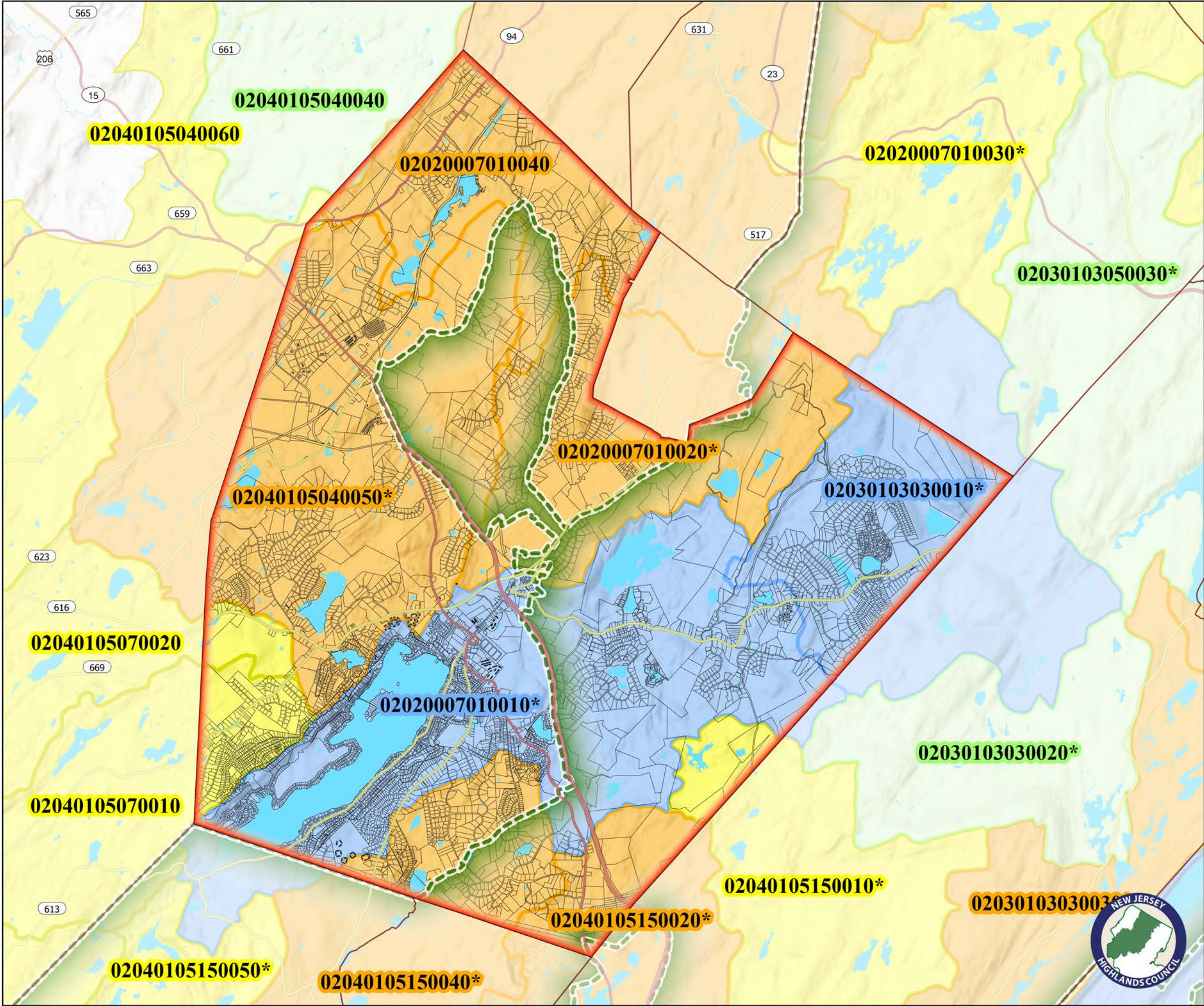
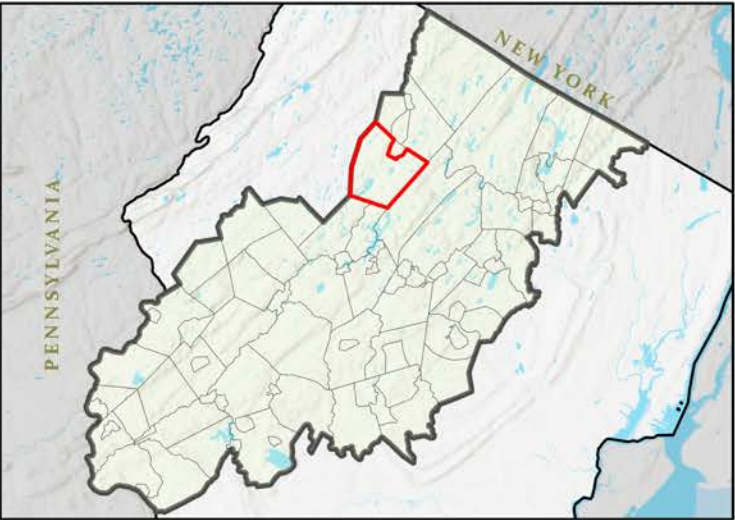


**Exhibit 6:
Forest Area**

Sparta Township

-  Total Forest Area
-  Municipal Boundary
-  Highlands Preservation Area
-  Parcel Boundaries



0 0.5 1 2 Miles

Map Created: 10/1/2026

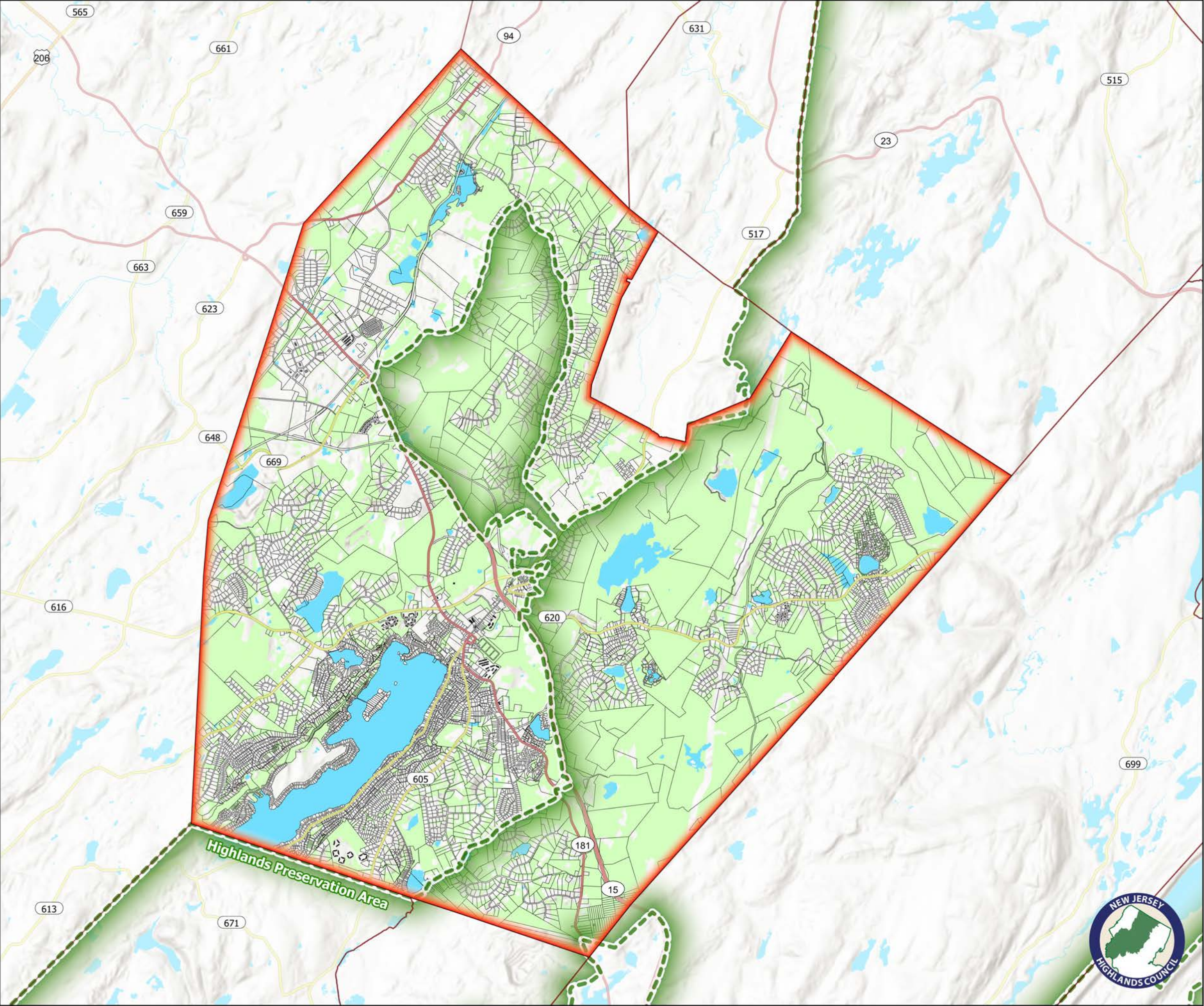
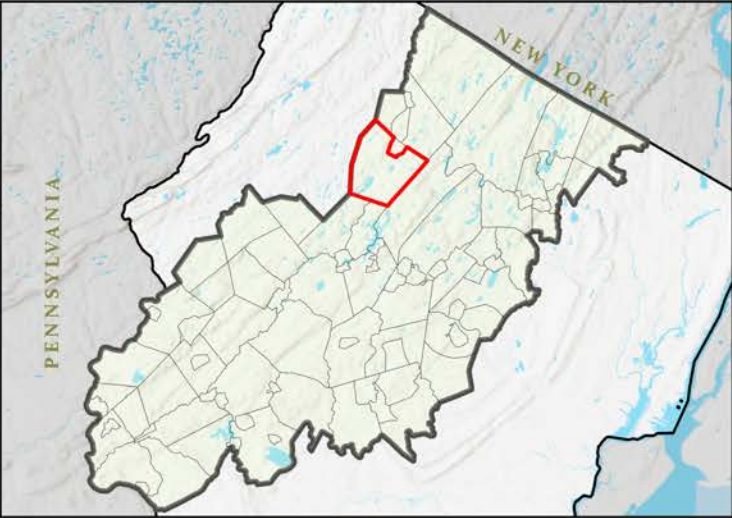


Exhibit 7: Prime Ground Water Recharge Areas

Sparta Township

-  Prime Ground Water Recharge Areas
-  Municipal Boundary
-  Highlands Preservation Area
-  Parcel Boundaries



0 0.5 1 2 Miles

Map Created: 10/1/2026

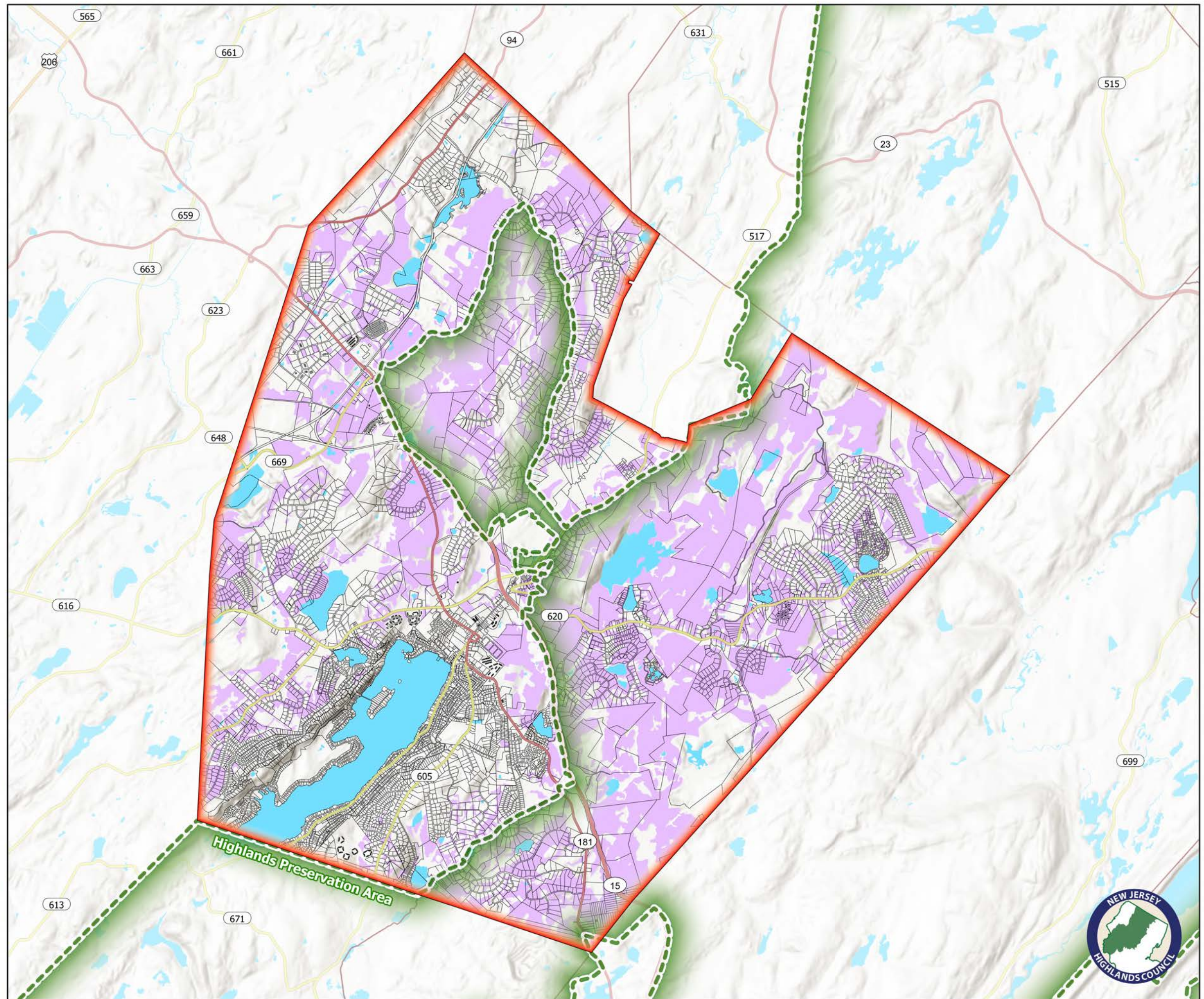
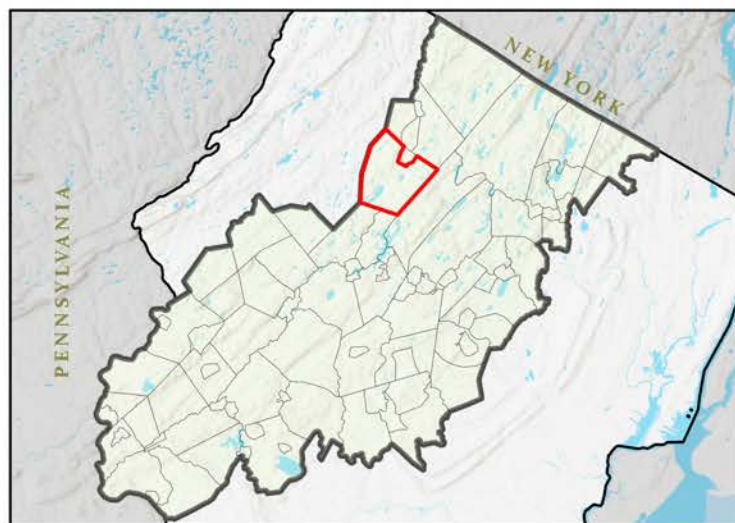
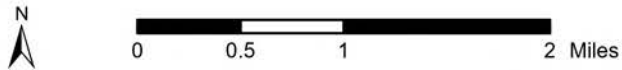


**Exhibit 8:
Special Environmental Zone**

Sparta Township

- Special Environmental Zone (SEZ)
- Municipal Boundary
- Highlands Preservation Area
- Parcel Boundaries



Map Created: 10/1/2026

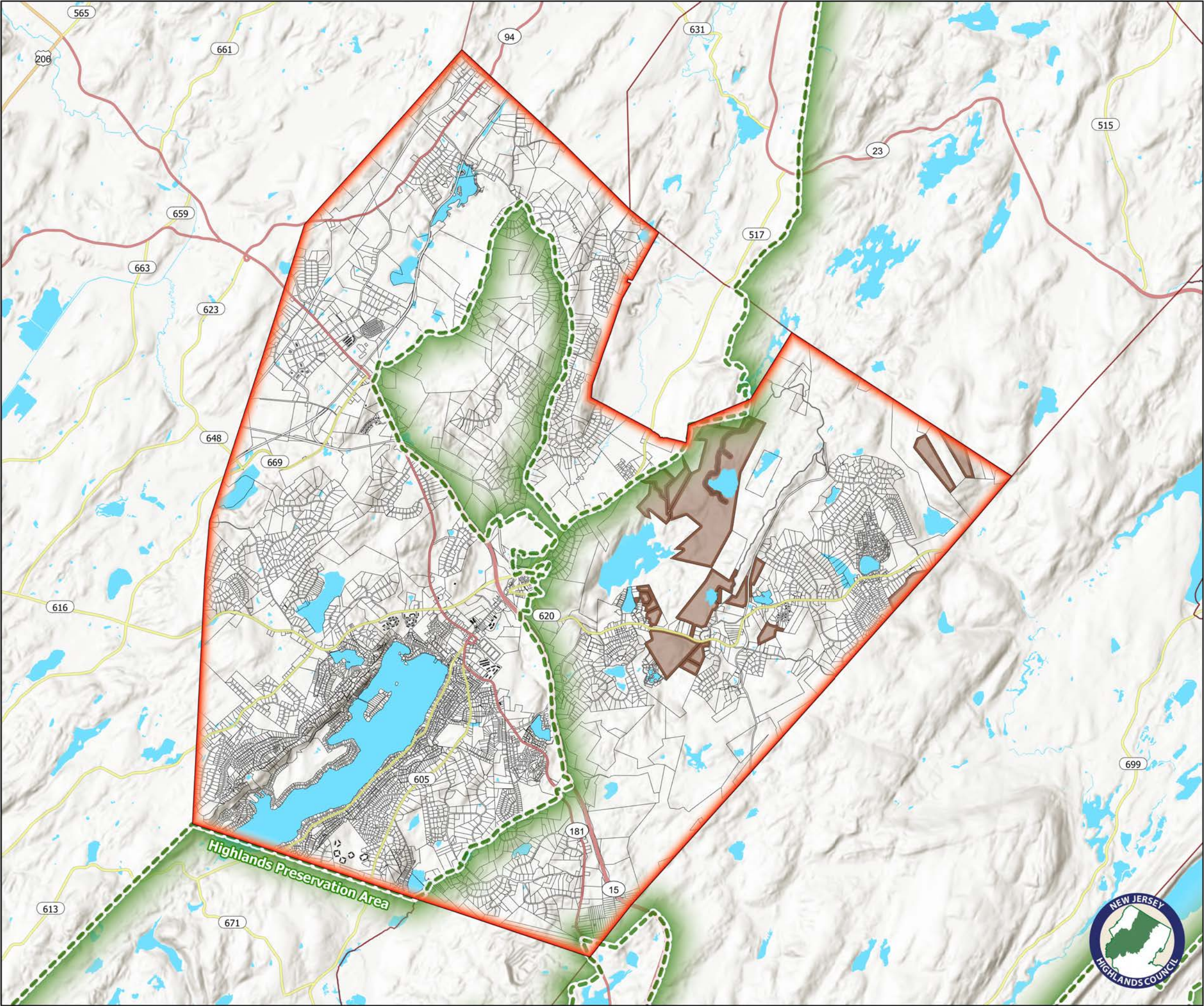
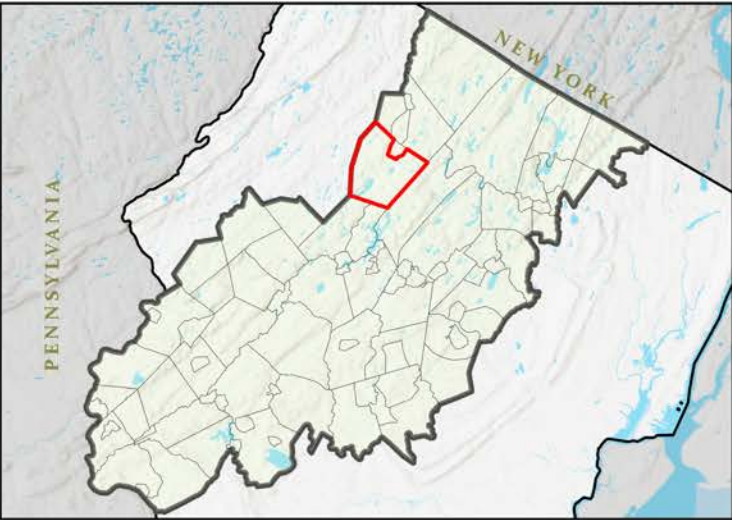


Exhibit 9:
Steep Slope Protection Areas
Sparta Township

- Steep Slope Protection Area
- Moderate
 - Severe
- Municipal Boundary
- Highlands Preservation Area
- Parcel Boundaries



Map Created: 10/1/2026

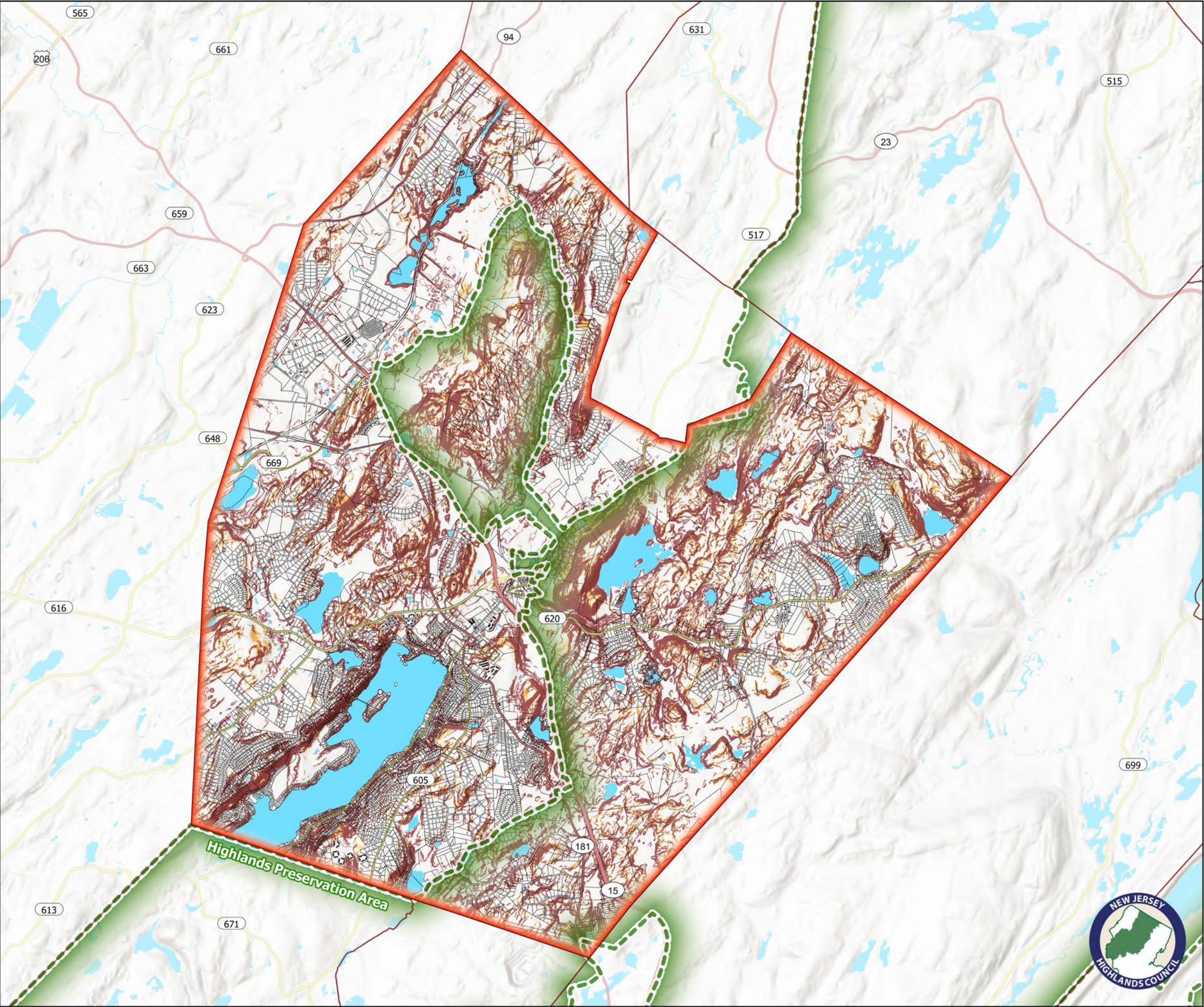
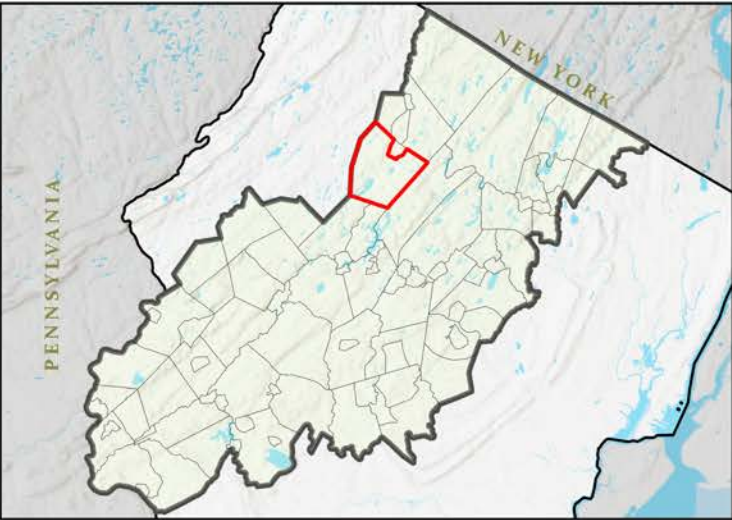


**Exhibit 10:
Critical Wildlife Habitat,
Vernal Pools and NJDEP
Natural Heritage Priority
Sites**

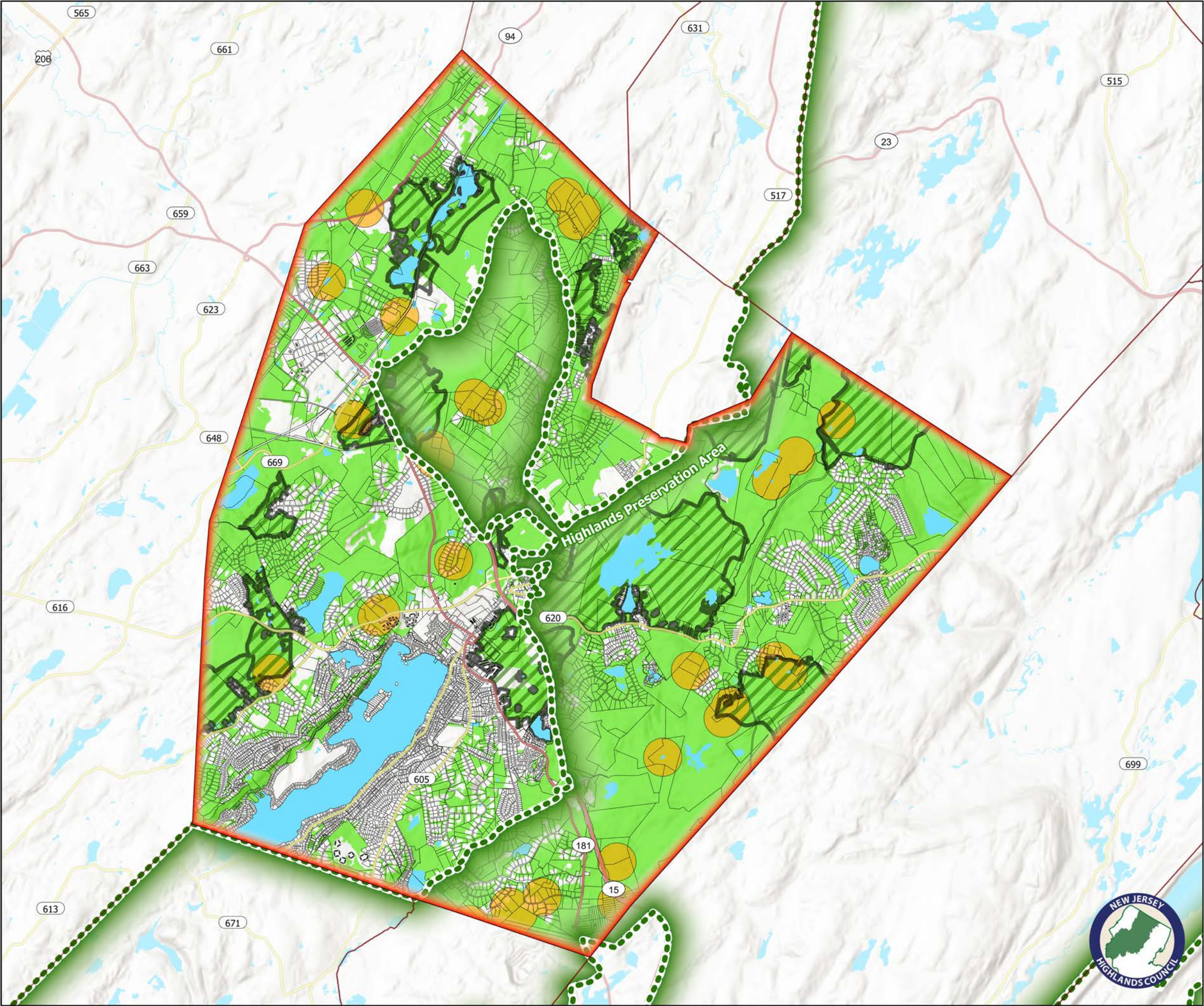
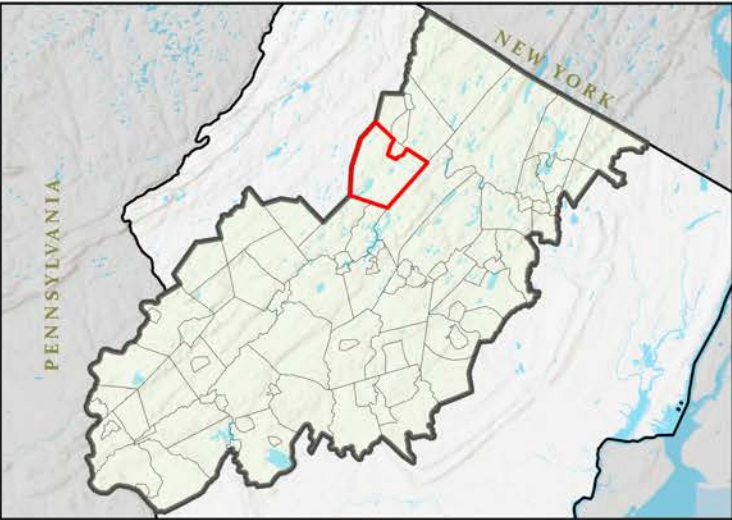
Sparta Township

-  Freshwater Mussel Critical Habitat
-  Natural Heritage Priority Sites
-  Confirmed Vernal Pool Buffer (300 meters)
-  Critical Wildlife Habitat
-  Municipal Boundary
-  Highlands Preservation Area
-  Parcel Boundaries



0 0.5 1 2 Miles

Map Created: 10/1/2026



APPENDIX D

PUBLIC COMMENT/HIGHLANDS RESPONSE

Petition for Plan Conformance Township of Sparta, Sussex County

PUBLIC COMMENTS RECEIVED

Written comments regarding Sparta Township's Petition for Plan Conformance were accepted by the Highlands Council through the close of the Public Comment period on November 19, 2026. [X number] public comments were received [details to be added after Public Comment period....]

The Petition was also reviewed by the Office of Planning Advocacy per the Highlands Council's Plan Endorsement from the State Planning Commission [details to be added after Public Comment period...]