

**2014 MASTER PLAN REEXAMINATION REPORT
ALEXANDRIA TOWNSHIP
Hunterdon County, New Jersey**



ALEXANDRIA TOWNSHIP PLANNING BOARD

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 10/24/14
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**ALEXANDRIA TOWNSHIP
2014 MASTER PLAN REEXAMINATION REPORT**

Introduction

The New Jersey Municipal Land Use Law (MLUL) (N.J.S.A. 40:55D-1 et seq.) provides that each municipality within the State of New Jersey periodically reexamine its Master Plan policies and assumptions, and its zoning restrictions and site plan and subdivision regulations, and prepare and adopt by resolution, a report on the findings of such reexamination. The Reexamination Report must include the following components (N.J.S.A. 40:55D-89):

1. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.
2. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.
3. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.
4. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.
5. The recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

The last comprehensive update to the Alexandria Township Master Plan was adopted by the Planning Board pursuant to Article 3 of the MLUL (N.J.S.A. 40:55D-28) in 1994, with two subsequent Periodic Reexamination Reports adopted in 2004 and 2012 as provided for in N.J.S.A. 40:55D-89. In addition to the last comprehensive update to the Master Plan in 1994 and the two periodic reexamination reports adopted in 2004 & 2012, the Planning Board has amended the Master Plan with a Land Use Plan amendment in October 2012, and two Housing Plan amendments in 2006 and 2010.

The Planning Board's October 2012 Periodic Reexamination and Land Use Plan Amendment primarily pertained to the Highlands Planning Area portion of the Township, which encompasses all lands in the Township lying south of County Route 614 (Little York-Pattenburg Road). The two Housing Plan amendments to the Master Plan (2006 & 2010) addressed affordable housing Fair Share Plan revisions that responded to two iterations of NJ Council on Affordable Housing (COAH) third round affordable housing regulations, including the 1st set of third round regulations adopted by COAH in 2004 and the 2nd set of third round regulations adopted by COAH in 2008.

A series of Highlands Plan Conformance recommendations were identified by the Planning Board in subsection N.J.S.A. 40:55D-89.d. of the 2012 Reexamination Report. This 2014 Reexamination Report expands those recommendations consistent with current Plan Conformance actions deemed appropriate by the Planning Board and Township Committee to achieve consistency with Highlands Preservation Area requirements. These recommendations will facilitate a series of Highlands Plan Conformance actions. In the Highlands Preservation Area portion of Alexandria Township, it has been determined that very limited subdivision potential exists under the 25-acre/88-acre minimum lot size and density requirements under NJDEP Highlands Preservation Area rules, which permit one septic system (residential) per 25-acres of non-forest land; and one septic system per 88-acres of forest land. As applied to Alexandria Township, the NJ Highlands Council Staff has determined that one Preservation Area parcel in Alexandria Township is subdividable under these stringent limitations. This limited subdivision potential results in the opportunity for Alexandria Township Committee to adopt a modified, abbreviated set of Preservation Area Plan Conformance documents, which are recommended for approval or adoption in this report and include:

1. Approval of a Highlands Environmental Resources Inventory, which identifies and details Highlands resources for the Preservation Area portion of Alexandria Township (to be reviewed and approved by the Environmental Commission, or in lieu of EC approval, Planning Board adoption);
2. A Highlands Land Use Amendment – this is a model document prepared by the Highlands Council that is truncated and tailored to Alexandria Township's circumstances involving limited subdivision potential in the Preservation Area. The Highlands Council has substantially reduced the scope of the standard Plan Conformance Highlands' Element for Alexandria Township to address those components recommended for Master Plan consistency with the Highlands Regional Master Plan for the Preservation Area and the Highlands Water Protection and Planning Act (Highlands Act);
3. A modified and abbreviated Highlands Land Use Ordinance, that the Highlands Council refers to as the "Preservation Area Checklist Only" approach for Plan conformance, that may be substituted for the Highlands' standard form comprehensive land use ordinance that is normally required for Preservation Area Plan Conformance. This ordinance will

amend Alexandria Township's Land Use Ordinance (Chapter 115) sufficiently to incorporate development application review and approval procedures consistent with Highlands Preservation Area conformance requirements and the Township's very limited inventory of subdividable lands in the Preservation Area; and

4. A Highlands Area Exemption Ordinance, which may be adopted by Alexandria Township since the Zoning Officer and Planner have completed training from the NJDEP and Highlands Staff in the Highlands Exemption Certification Program for local review and issuance of Exemptions on development applications. This ordinance applies to a limited range of Highlands Preservation Area Exemptions and is designed to eliminate the need for separate applications to the NJDEP and Highlands Council for an exemption before the local Planning Board or Zoning Board of Adjustment may hear a development application.

With regard to the Highlands Preservation Area portion of Alexandria Township, the assumptions, policies, and objectives upon which the Master Plan is based have changed by virtue of:

- a) the enactment of the Highlands Water Protection and Planning Act ("Highlands Act," N.J.S.A. 13:20-1 et seq.) by the State Legislature on August 10, 2004;
- b) the adoption of the Highlands Regional Master Plan by the Highlands Water Protection and Planning Council ("Highlands Council") on July 17, 2008, which became effective on September 8, 2008;
- c) the requirement of the Highlands Act that municipal Master Plans and regulatory provisions be brought into alignment with the Highlands Regional Master Plan for lands located within the Highlands Preservation Area; and
- d) the affirmative decision of the Alexandria Township Committee to conform to the Highlands Regional Master Plan for municipal lands located in the Preservation Area, as set forth by Resolution# 2012-136 adopted on April 11, 2012.

Accordingly, the Planning Board has reexamined the Township Master Plan and development regulations to determine the specific changes necessary to achieve consistency with the Highlands Regional Master Plan and thereby, to incorporate the specific changes in State policies, goals, and objectives as set forth by the Highlands Act. It is the intent of this Report to identify the specific revisions needed to bring the Township Master Plan and development regulations into conformance with the Highlands Regional Master Plan.

Highlands Plan Conformance requirements for municipal plan conformance include adoption of a standard form Reexamination Report to recommend adoption of the Highlands Element of the Master Plan and the Highlands Ordinance. The Highlands Council staff prepared the form to

facilitate municipal adoption of the required Master Plan and Ordinance amendments that are required to conform to the Highlands Act and Highlands Regional Master Plan (RMP). However, Section 89 of the Municipal Land Use Law (M.L.U.L.) authorizes a 'Periodic examination' and includes specific statutory instructions for the Reexamination Report to comprehensively address the municipal Master Plan and development regulations, and requires a detailed itemization of a broad range of local planning issues organized in a chronological format in accordance with the statute. The Highlands Council's standard form Reexamination Report modifies subsections N.J.S.A. 40:55D-89 a. – e. the Periodic examination requirements in the statute, which aids the municipality in preparing the report, but changes the language of the statute sufficiently to be inconsistent with the M.L.U.L. requirements for a Periodic Reexamination Report.

For consistency with the Law, this Periodic Reexamination Report addresses the Highlands requirements and also incorporates, by reference the Planning Board's 2012 Periodic Reexamination Report, entitled "October 2012 Periodic Reexamination Report & Land Use Plan Amendment to the Alexandria Township Master Plan" which was adopted on October 8, 2012. "The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared," pursuant to Section 89.d. of the M.L.U.L., and beginning on page 31 of that report, are incorporated herein and affirmed to the extent set forth in that report.

1. Major Land Development Problems & Objectives

N.J.S.A. 40:55D-89.a. “The major problems and objectives relating to land development in the Township at the time of the adoption of the last reexamination report” which have changed, specifically as a result of the passage of the Highlands Act, the adoption of the Regional Master Plan, and/or the decision of the Governing Body to conform its planning documents to the Regional Master Plan, include the following:

- a. Severe economic recession and reduction in development pressure affecting the Township’s agricultural land base.
- b. Infrastructure – the status of the Township’s wastewater management plan. The NJDEP Water Quality Management Planning Rule (N.J.A.C. 7:15) requires an update to all local wastewater management plan.
- c. Affordable housing- COAH adopted a revised set of third round regulations in 2010. The Township petitioned COAH for substantive certification with an amended Fair Share Plan in 2010. Amendments to the Fair Housing Act require the expenditure of all funds collected in the Township’s affordable housing trust fund to be expended within four (4) years of collection of July 12, 2008.
- d. Highlands Water Protection and Planning Act – the Township was assigned an obligation by the State of New Jersey to conform to the Highlands Regional Master Plan (RMP) that was adopted in 2008. This area encompasses all lands located north and west of County Route 614 (Little York-Pattenburg Road). The problem faced was individual landowner loss of development rights as a result of mandatory growth limits imposed by the Highlands Water Protection and Planning Act adopted in 2004, and in the Highlands RMP of 2008.
- e. Master Plan updates: The 2012 Reexamination report identified the need for a comprehensive Master Plan update and noted the following updates completed:
 - The Planning Board adopted a new Farmland Preservation Plan in 2010 and the Township’s updated farmland preservation planning incentive grant application was approved by the SADC on April 28, 2011.
 - The Planning Board participated in the Highlands Plan Conformance process, prepared and submitted (1) a draft Highlands Environmental Resources Inventory (ERI), (2) a draft Highlands Master Plan Element and (3) a draft Highlands Land Development Ordinance to the NJ Highlands Council in 2009.

- The Planning Board adopted an amended Housing Plan Element and Fair Share Plan in 2010. The Township petitioned the Council on Affordable Housing in 2010.
- f. Growth management – the loss of the Township’s valuable and productive farmland to residential development and unwanted sprawl was identified in the 2012 as a major problem relating to the land use.

In addition to the summary above, the major problems and objectives relating to land development in the Township at the time of the adoption of the last reexamination report (2012) are comprehensively addressed in Section 89b. of the Planning Board’s October 2012 Periodic Reexamination Report & Land Use Plan Amendment to the Alexandria Township Master Plan” which was adopted on October 8, 2012 and are incorporated by reference herein.

2. Extent of Reduction/Increase in Problems & Objectives

N.J.S.A. 40:55D-89.b. “The extent to which each of the problems and objectives” listed in item 1 above, “have been reduced or have increased subsequent to such date” specifically as a result of passage of the Highlands Act, the adoption of the Regional Master Plan, and/or the decision of the Governing Body to conform its planning documents to the Regional Master Plan, is indicated below, in the same order provided at 1, above:

- a. The “Great Recession” has passed and New Jersey is in the 6th year of economic recovery. The recovery can be described as tepid and market demand for housing in rural locations continues to be depressed.
- b. Alexandria Township’s Wastewater Management Plan has not been updated or approved. Hunterdon County is the lead and responsible agency for preparing the updated wastewater management plan for the Township and has prepared a draft that is currently under review by the NJDEP. COAH’s proposed rules identified municipal responsibility in amending the wastewater management plan to address a new affordable housing obligation to be assigned in the fall of 2014. Once adopted, COAH’s rules may require the municipality to assume responsibility for amendments to the wastewater management plan to provide for the Township’s Fair Share of affordable housing, which is expected to be assigned by the NJ Council on Affordable Housing (COAH) in October 2014 with the new third round regulations expected to take effect in November 2014.
- c. Alexandria Township secured approval of a Spending Plan for affordable housing trust fund revenue on June 23, 2014. This approval allows

Alexandria Township to acquire land with affordable housing trust funds for construction of two group homes by the ARC of Hunterdon.

- d. A Highlands Land Use Ordinance has been introduced by the Township Committee that will bring the Township into substantial compliance with State law to conform the Preservation Area portion of Alexandria Township to the development controls identified in the Highlands Water Protection and Planning Act adopted in 2004 and the Highlands RMP adopted in 2008. A local exemption ordinance that will allow the Township to review development applications and issue certain types of exemptions for development in the Highlands Preservation Area has been introduced. Both ordinances are awaiting adoption of this Reexamination Report for second reading and adoption.
 - Under Highlands Plan Conformance guidelines, the Township is required to amend the Master Plan with a Highlands Element, which is recommended for adoption in this report.
- e. Comprehensive updates to the Master Plan are recommended. The Township will be required to amend the Housing Plan Element and Fair Share Plan once COAH's proposed third round rules are adopted. Alexandria Township will have six months from the effective date of the new regulations to petition COAH for third round substantive Certification.

In addition to the summary above, the extent to which each of the problems and objectives" listed in item 1 above, "have been reduced or have increased subsequent to such date the major problems and objectives relating to land development in the Township at the time of the adoption of the last reexamination report (2012) are comprehensively addressed in Section 89b. of the Planning Board's "October 2012 Periodic Reexamination Report & Land Use Plan Amendment to the Alexandria Township Master Plan" which was adopted on October 8, 2012 and are incorporated by reference herein.

As identified in the 2012 periodic reexamination, the extent to which the problems and objectives identified in this report as well as the 2012 periodic reexamination remain substantially the same as described in the 2012 periodic reexamination. The one notable exception is the status of COAH regulations, which are undergoing revision, compliance with which is expected to require substantial revision of the Township's Housing Plan Element and Fair Share Plan between November 2014 and May of 2015.

3. Significant Changes in Assumptions, Policies, Objectives

N.J.S.A. 40:55D-89.c.

“The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.”

Significant changes in the assumptions, policies and objectives forming the basis for the Master Plan as last revised and through adoption of the last periodic reexamination of the Master Plan and development regulations in 2012:

Density and distribution of population: The Great Recession had the effect of stalling residential development in the Township. There has been no substantial new residential growth in the Township since 2012. The few applications processed by the Planning Board since 2012 relate primarily to amendments or changes to approvals previously granted, not new development projects signaling the onset of an era of new growth.

The number of households with children is expected to continue to decline for the next several years if existing conditions persist with no demand for new housing. This could change if the COAH regulations are adopted in the fall of 2014 and result in a forced residential growth situation. Under this type of scenario, the Township could experience renewed growth in households with children under the age of 18. Additional information about regional and County trends is provided below in the Section regarding the Hunterdon County Comprehensive Economic Development Strategy (CEDS) planning initiative that is underway in 2014 (2nd bullet, last paragraph, page 10).

Land Use: The distribution of land use has not changed materially in the Township since 2012 because the Township has experienced essentially no growth. There is no evidence of demand for residential growth or other new development in Alexandria Township as viewed through the local approving agencies since both the Planning Board and Board of Adjustment have received no applications for major subdivision or site plan approval in the past two years.

Housing Conditions: The Township’s housing conditions remain essentially unchanged since 2012, however the proposed new COAH regulations have identified the need for 101 rehabilitations of existing housing stock, which seems extraordinarily high relative to observable housing conditions. This is likely due to COAH’s methodology for calculating rehabilitation need that utilizes a system of surrogates, such as the age of housing stock, as a major indicator in the need for housing rehabilitation. The Township may conduct a windshield survey of housing conditions to verify the relative accuracy of

this obligation that is expected to be assigned if COAH's new rules are adopted in October as they were proposed in the Spring of 2014.

Circulation: There have been no changes in the Township's circulation system since 2012. The existing road network in place in 2012 remains unchanged.

Natural Resources: The Township has seen progress in the area of farmland preservation since 2012, with preservation of additional farmland properties in the Township, as follows:

- Block 15, Lot 13 – Frick & Levick (41.37 acres) 8/16/12
- Block 14, Lot 15 – Nemeth (92.04 acres) 9/20/12
- Block 12, Lot 10 – Reid (approximately 95 acres) --/--/--
- Block 13, Lots 11 & 23 - Yelencsis (188.76 acres)

Changes in State, County and municipal policies and objectives since 2012:

- State – NJ Council on Affordable Housing – proposed rules: May 1, 2014, anticipated rule adoption in October 2014;
- NJ Highlands Council – 2014 marks the six-year mark for review and update of the Highlands Regional Master Plan that was adopted in 2008. This process required by statute provides an opportunity for municipalities, counties and all stake-holders to participate in the Highlands RMP process.
 - No specific updates related to the Highlands Region regulations are anticipated for the Highlands Preservation Area since Highlands Resource policies and densities of permitted development for the Preservation Area are contained in the Highlands Water Protection and Planning Act. This law is not subject to the period revision requirement for the Regional Master Plan.
- NJ Highlands Council – Preservation Area Plan Conformance revisions:
 - The Highlands Council staff developed streamlined Plan Conformance documents for certain Preservation Area municipalities that have few parcels that are subdividable under the Highlands 25/88 acre rules for subdivision (25 acres per lot of non-forest lands and 88 acres per lot for forested lands). Alexandria Township is one of the municipalities that are eligible to utilize the streamlined Plan Conformance documents due to the number of lots in the Preservation Area that are subdividable under the Highlands Preservation Area rules. The streamlined Plan Conformance documents include:

1. An abbreviated Highlands Element for adoption by Preservation Area municipalities to amend the Master Plan. Alexandria Township has selected this approach for amending the Master Plan to conform to the Highlands Preservation Area;
 2. A “Checklist Only” Highlands Ordinance, which requires Highlands Council review of subdivision applications, requires local Planning Board or Board of Adjustment review and approval of subdivision and development application and streamlines the approval process for applicants. The ordinance requires evidence of consistency with the Highlands Regional Master Plan be submitted with Development Applications as a requirement of Application completeness. Alexandria Township chooses to adopt the “Checklist Only” Highlands Ordinance for local land use ordinance Preservation Area Highlands RMP Plan Conformance;
 3. A local Highlands Exemption Certification ordinance that will permit Alexandria Township to issues certain Highlands Water Protection and Planning Act Exemptions in the Highlands Preservation Area of Alexandria Township. The Highlands Exemption Certification Program requires municipal training in order for the Township’s Zoning Officer or Planner to issue Highlands Exemptions. The required training has been completed. Certificates of completion of the Program have been issued by the Highlands Council which allows the municipality to adopt the ordinance and begin issuing certain Highlands Exemptions.
- Highlands Council Environmental Resource Inventory updates - The Highlands Council staff is consistently updating and revising Environmental Resource data for the Highlands Region. Their efforts have resulted in updates to the draft Environmental Resources Inventory developed by the Highlands Council for Alexandria Township. The Highlands Council asks conforming municipalities to request local Environmental Commission review and approval of the Highlands Environmental Resources Inventory as part of the Plan Conformance process. In lieu of Environmental Commission approval, the Planning Board may approve or adopt the Environmental Resources Inventory as part of the municipal Master Plan.
 - Hunterdon County – In 2014, Hunterdon County initiated the County’s Comprehensive Economic Development Strategy (CEDS) that seeks to develop a series of strategies to assist municipalities to adapt to changing demographic and labor forces that will have lasting impacts on the County’s municipalities

economic strength and welfare. This initiative includes a series of draft findings relative to economic and housing conditions projected for Hunterdon County, as follows:

- Flat population and household growth: All geographies examined are projected to experience flat population and household growth through 2018, with the Metropolitan Statistical Area (MSA) likely to undergo the greatest growth at a relatively weak 0.57% a year.
- Relative rise in non-family household formation: Consistent with national and regional trends, non-family households are growing faster than family households in all three geographies. Particularly, the rise of solo living and the decline of families are expected to continue for the foreseeable future.
- Growth in age cohorts most likely to increase housing demand: The age groups projected to undergo the greatest growth in Hunterdon County over the coming years include Younger Empty Nesters (55-64) and Older Empty Nesters (65-74), and, to a lesser extent, Young Workforce and Grads (25-34), all of whom are keys to influencing housing demand, particularly for smaller units.
- Notably high median household income: Hunterdon County is characterized by an extraordinarily high median household income, at over \$100,000 in 2013. According to the 2012 American Community Survey, Hunterdon County was the highest income county in New Jersey and 4th highest-income in the entire United States.

This economic development strategy planning initiative also includes key findings relative to labor, industry and workforce analysis conducted for the County, including:

- Post-recession employment growth: Hunterdon County experienced a total primary job increase of eight percent (equivalent to more than 3,400 jobs) between 2007 and 2011, in contrast to New Jersey (-2.7 percent decline) and the Middlesex-Somerset-Hunterdon MSA (-1.2 percent decline), which shed more jobs than were created over the same period.
- Relatively low unemployment, but still above pre-recession levels: In comparison to New Jersey and the New York-Northern New Jersey-Long Island MSA, Hunterdon County has consistently exhibited a lower unemployment rate over the past ten years. However, the Great Recession has left Hunterdon's unemployment rate well above pre-recession levels.
- In need of replacements: Hunterdon County employment opportunities, over the next decade, will, principally, come from replacement openings, as opposed to new job creation. Replacement openings will be particularly significant within the food preparation, retail and administrative support occupations.

- Growth in health care and social assistance industry: Already the largest industry by employment in Hunterdon County, the MSA and New Jersey, Health Care and Social Assistance is expected to further expand through 2020. Additionally, health care related occupations are among those projected to grow fastest within the County and State by decade's end.
- Alexandria Township –
 - Municipal building - Since 2012, the Township has focused efforts on replacing the existing municipal offices located on Milford-Frenchtown Road. A municipal building is currently being planned for development on the municipally owned site at the Alexandria Township Park located on Little York-Mount Pleasant Road (CR 613 & CR 519).
 - Affordable housing obligations – this municipal obligation has the potential to have far-reaching impacts on the municipality. Fair Housing Act amendments of 2008 have resulted in the elimination of the Regional Contribution Agreement (RCA) as an authorized mechanism for a municipality to address a portion of the municipal affordable housing obligation. The third round rule proposal released by COAH in May of 2014 assigned a very high municipal affordable housing obligation and included the curtailment of the range of municipal compliance mechanisms available to the municipality to address the obligation. Alexandria Township submitted a series of comments to COAH on the proposed rule encouraging the agency to expand the mechanisms available for municipal compliance with assigned affordable housing obligations. The Township has also requested legislative reform from its membership in the Legislature to redress the growth inducing aspects of existing Fair Housing Act provisions as well as calling for an enhanced range of compliance mechanisms, including reauthorization of the RCA to allow municipal investment with other NJ municipalities located in regions experiencing residential growth pressure.
 - On September 10, 2014, Governor Christie conditionally vetoed S1011/A1907, which is a bill to reimpose the Moratorium on Imposition of the 2.5% Nonresidential Development Fee. The bill would have reinstated the moratorium on the collection of the 2.5% nonresidential development fee. In his Veto Statement, Governor Christie indicated that he supports the moratorium and/or elimination of the fee. However, the Governor indicated that he will not approve “piece-meal amendments” to the Fair Housing Act (FHA). Instead, the Governor is demanding that the

FHA be amended in its entirety. The amendment that he is proposing would again attempt to abolish COAH and transfer its authorities to the Department of Community Affairs. The amendment he proposes also would also require that each new home pay a \$1,000 fee to undertake repairs to existing homes.

If the Legislature responds to the Governor's invitation to amend the FHA, the currently proposed rules could be set aside and revised rule-making could be required.

- *Uncertainty regarding municipal affordable housing obligations and applicable rules continue to frustrate the Township's ability to plan for and respond to its affordable housing obligation with certainty. Amendments to the Fair Housing Act would likely result in added municipal expense to comply with a new round of changes in the arena of affordable housing.*

All findings related to the extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as of the last periodic reexamination conducted by the Planning Board, that are included in the Alexandria Township Planning Board's "October 2012 Periodic Reexamination Report & Land Use Plan Amendment to the Alexandria Township Master Plan" which was adopted on October 8, 2012, are incorporated by reference herein, except to the extent modified above.

4. Specific Recommended Changes to the Master Plan & Development Regulations

N.J.S.A. 40:55D-89.d. "The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

1. The Planning Board should adopt the Highlands Element in the abbreviated form that has been prepared by the NJ Highland Council Staff for Preservation Area Plan Conformance.
2. The Township Committee should adopt the "Highlands Checklist Ordinance for the Preservation Area" which requires that evidence of consistency with the Highlands Regional Master Plan be submitted with Development Applications as a requirement of Application completeness.
3. The Township Committee should adopt the Highlands Local Exemption Ordinance to issue certain exemptions in the Highlands Preservation Area portion of the municipality, as provided in the standard form Ordinance prepared by the Highlands Council Staff.

4. The updated Highlands Environmental Resources Inventory (ERI) should be reviewed and approved by the Alexandria Township Environmental Commission. In lieu of Environmental Commission approval of the Highlands ERI, the Alexandria Township Planning Board may and should adopt the ERI as an amendment to the Alexandria Township Master Plan.

All recommendations for specific changes to the Alexandria Township Master Plan and development regulations identified in the Alexandria Township Planning Board's "October 2012 Periodic Reexamination Report & Land Use Plan Amendment to the Alexandria Township Master Plan" which was adopted on October 8, 2012 are incorporated by reference herein and are recommended for adoption and implementation as indicated in that report and the 2012 Land Use Plan Amendment.

5. Changes Recommended for Incorporation of Redevelopment Plans

N.J.S.A. 40:55D-89.e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

At this time the Planning Board makes no findings or recommendations regarding the incorporation of redevelopment plans pursuant to the Local Redevelopment and Housing Law, P.L. 11992, c.79 (C.40A:12A-1 et al.).

Attachments to this report:

1. October 2012 Periodic Reexamination Report & Land Use Plan Amendment to the Alexandria Township Master Plan
2. Highlands Master Plan Element
3. Highlands Checklist Ordinance for the Preservation Area
4. Highlands Local Exemption Ordinance