



**Clarke Caton Hintz**

Architecture  
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**PERIODIC  
REEXAMINATION OF THE MASTER PLAN AND  
DEVELOPMENT REGULATIONS**

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**BETHLEHEM TOWNSHIP**

**HUNTERDON COUNTY, NEW JERSEY**

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**Adopted by the Planning Board**

**February 27, 2012**



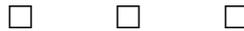
Clarke Caton Hintz

**REEXAMINATION OF THE MASTER PLAN  
&  
DEVELOPMENT REGULATIONS**

**BETHLEHEM TOWNSHIP  
HUNTERDON COUNTY, NEW JERSEY**

Adopted Pursuant to *N.J.S.A. 40:55D-89*

February 27, 2012



*Prepared by*

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The original of this document was signed and sealed  
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## 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 current Bethlehem Township Master Plan was adopted by the Planning Board pursuant to Article 3 of the MLUL (N.J.S.A. 40:55D-28) on September 1984. Since adopting a Land Use Element of the Master Plan in 1984 the Bethlehem Township Planning Board has addressed land development and redevelopment issues on a continuing basis. The Board has adopted various



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documents as part of the Township's Master Plan during the past 28 years, including the following:

- Master Plan Program: Background Studies and Development Plan, dated September, 1984;
- Master Plan Periodic Reexamination Report, dated July, 1988;
- Master Plan Traffic Circulation Plan Element, dated October, 1989;
- Report on Master Plan and Development Regulations Reexamination, dated July, 1994;
- Master Plan Housing Plan Element and Fair Share Plan, dated May, 1995, revised September, 1997;
- Report on Master Plan and Development Regulations Reexamination, dated March 1999; and incorporating Mountain Residential Zone Capacity Report, dated February 22, 1999; and Evaluation of Groundwater Resources of Bethlehem Township, dated February, 1999
- Greenway and Open Space Plan, dated May, 1999;
- Farmland Preservation Plan Element, dated December 13, 1999;
- Housing Plan Element Amendment, dated January 24, 2000.
- Report on Master Plan and Development Regulations Reexamination, dated 2000
- Master Plan Amendment, dated November 21, 2002: repealed 2003
- Master Plan Amendment, dated November 12, 2004
- Environmental Resource Inventory dated April 24, 2006
- Open Space Plan, dated April 24, 2006
- Municipal Stormwater Management Plan, dated April 24, 2006



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- Municipal Stormwater Management Ordinance, dated May 4, 2006
- A Comprehensive Environmental Review of the Bethlehem Township Master Plan and Related Land Development Regulations, dated October, 2006
- Bethlehem Township Headwaters Stream Map and Stream Monitoring Program, dated March 2007.
- Reexamination of the Master Plan, dated December 8, 2008.
- Wind Energy Ordinance, dated August 19, 2010
- Soil Removal and Fill Placement Ordinance, dated February 4, 2010

Since the time of adoption of the last amendment to the Master Plan, 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;] [d] the authorization within the Highlands Act for voluntary municipal Master Plan and regulatory conformance with the Highlands Regional Master Plan with respect to lands located within the Highlands Planning Area;] and e) the affirmative decision of the Bethlehem Township Governing Body to conform to the Highlands Regional Master Plan for municipal lands located in both the Preservation Area and Planning Area, as set forth by Resolution 2009-133 adopted on November 5, 2009.

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. As part of this Report it is the intention of the Bethlehem Township Planning Board to identify the specific revisions needed



to bring the Township Master Plan and development regulations into conformance with the Highlands Regional Master Plan.

**I. MAJOR LAND DEVELOPMENT PROBLEMS & OBJECTIVES**

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The major problems and objectives relating to land development in the Township at the time of the adoption of the last reexamination report.

- a. The objectives and recommendation outlined in the 1999 and 2000 Reexamination Reports and the subsequent 2002 and 2004 Master Plan amendments have largely been held without implementation since the August 2004 adoption of the Highlands Water Protection and Planning Act. The 2004 Act and subsequent July 17, 2008 adoption of the Highlands Regional Master Plan hereinafter (RMP) impose sweeping restrictions on development within the Township. The one exception to the informal tabling of zoning revisions were the 1998 and 1999 Land Development Ordinance revisions to the Mountain Residential Zone District to increase minimum lot area to 5 acres from 3 acres and to permit clustered development in the MR zone.
- b. The RMP vision for Bethlehem Township is a mandated, very low residential density throughout most of the Township and optional low density land uses with the Planning Area. The densities in the Preservation Area were established with the passage of the Highlands Act in 2004 and remain the same: 25-88 acre density for new residential developments and 3% maximum impervious coverage for non-residential development, which includes the ROM Zone (ROM), General Commercial Zone (GC) and the Manufacturing Zone (MG). The construction of new single family homes is permitted (ie. exempt from the Act) on tax lots that lawfully existed as of August 10, 2004. Also, typical improvements and additions to existing homes are exempt from the Act.
- c. The Highlands Regional Master Plan (RMP) is generally compatible with the goals and purposes of Bethlehem Township's master plan and land use ordinances. These goals include the protection of rural character, the conservation of open space and valuable natural resources, and the provision for a variety of land uses, including commercial and industrial uses. However, the RMP's severe restrictions on non-residential development will minimize future commercial and industrial development and therefore hinder the Township's efforts to provide for a variety of land



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uses. Also, the restrictions on lot coverage for non-residential development prevent the Township from pursuing creative, clustered highway development, thereby encouraging a sprawling pattern of development. This is contrary to the Township's goals to protect its rural character and conserve resources.

- d. The majority of Bethlehem's lands within the Planning Area have been previously preserved through the NJ Farmland Preservation Program or the Green Acres program. The largest contiguous area of lots that have not been preserved are found west of Valley Station Road and are identified on the tax maps as Block 26, Lots 6 through 6.06 and 7. There are six additional lots over 6 acres in size which are not preserved identified as Block 29 lots 5, 8, and 12 and as Block 30 lots 1.01, 1.02, and 7. The total area of these lots is approximately 125 acres; however, many of these unpreserved lots already have a residence on site which further reduces the future development potential. These 125 acres are the only developable lands in the Township that are not subject to the land use constraints mandated by the RMP which may increase their desirability for development.
- e. The Township's Research, Office & Manufacturing (ROM), Manufacturing (MFG), and General Commercial (GC) zoning districts continue to be restricted to a 3% impervious coverage, as established by the NJDEP rules with the passage of the Highlands Act. This restriction was acknowledged in the Township's master plan amendment in 2004.
- f. Perhaps the most critical issue concerning the RMP is the fact that the Township's affordable housing site is located within the Preservation Area. The ARC of Hunterdon County is under contract with the Township to provide twelve affordable residential units on Block 26, Proposed Lot 2.05. In 2006, the Planning Board conditionally approved the subdivision and site plan applications for these units. However, since the property is located within the Preservation Area and did not secure Planning Board approvals by the requisite date (August 10, 2004), the actual construction of the ARC units may be compromised.
- g. According to the RMP, most landowners within the Preservation Area are eligible to participate in the Highlands future Transfer of Development Rights (TDR) program. However, the details of the TDR program have not



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yet been determined. The TDR program is offered as a compensatory tool in exchange for the RMP's restrictive land use policies.

- h. As part of the Plan Conformance process, the Township will need to decide if the lands in the Planning Area which have not been deed restricted for agriculture should conform to the RMP. Possibly the most pertinent restriction is septic system density which ranges on these parcels from 10-34 acres per system to 70-131 acres per system. The DEP standard which would apply if the Planning Area was not to conform to the RMP is closer to 4-6 acres per system roughly corresponding to the existing 6 acre zoning in the AR zoning district.

## **2. EXTENT OF REDUCTION/INCREASE IN PROBLEMS & OBJECTIVES**

The extent to which each of the problems and objectives listed in item 1 above, have been reduced or have increased subsequent to the date of the last reexamination report, 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 Township has petitioned the Highlands Council for conformance in the whole of the municipality including both the Planning Area and the Preservation Area. The Township's anticipated zoning revisions will need to be addressed pursuant to the Highlands Land Use Regulations and Master Plan Element.
- b. No change.
- c. The Highlands RMP cluster provisions may reduce the impact on potential development identified in the 2008 reexamination report.
- d. The Township's decision to opt into the RMP for all lands in the municipality may reduce the concern that the remaining 125 acres of unpreserved lands in the Planning Area will be subject to intensified development pressure.
- e. No change.



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- f. The ARC house was identified by NJDEP and Highlands as a single family residence and is therefore eligible for a Highlands Exemption #1.
- g. The Highlands Development Credit Bank has acquired Highlands Development Credits on one parcel in Bethlehem Township. The TDR program is far from complete and concern still exists for landowner equity.
- h. The Township's decision to conform in the Planning Area will require zoning of the MR zone to be revised.

### **3. SIGNIFICANT CHANGES IN ASSUMPTIONS, POLICIES, OBJECTIVES**

- a. Highlands Conformance. Since the reexamination of the Township Master Plan on December 8, 2008, the passage of the Highlands Act, adoption of the Regional Master Plan by the Highlands Council, and the adoption by the Governing Body of its resolution to conform the municipal planning documents to the Regional Master Plan, have significantly altered and increased the objectives that must be addressed in the Township Master Plan, including but not limited to incorporating a variety of Highlands Resource protections, providing an emphasis on infrastructure and environmental carrying capacities, and initiating a substantial modification to the methodology to be used in determining permitted densities of development within the municipality.
- b. Farmland and Open Space Preservation Funding. Preservation funding through the Garden State Preservation Trust has been "on-hold" since 2009 when the voters approved a 200 million dollar ballot question for farmland, open space, and historic preservation. In April 2011, Governor Christie resolved the funding issues arising from the current economic downturn and funding for preservation was restored. In order to continue to be eligible for funding in this competitive economic climate, the Bethlehem Township Farmland Preservation Plan may have to be updated with 2011 data.
- c. Permit Extension Act. The Permit Extension Act of 2008, P.L. 2008 c. 78, was approved by the State Legislature in June 2008 and signed by the Governor on September 6, 2008. Under the Act, the expiration of certain state, county, and municipal land development approvals is tolled from January 1, 2007, to July 1, 2010. The Act was subsequently amended on January 10, 2010 to extend the tolling period to December 31, 2012. The



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Act is intended to preserve the approvals for projects which have not yet been constructed due to the present unfavorable economic conditions. The Highlands Region, of which Bethlehem Township is part, is exempt from the Act. There is a Bill pending before the Legislature that would further extend the tolling period to December 31, 2014 and broaden the reach of the Act to include the Planning Area of the Highlands (but not the Preservation Area).

- d. Time of Application Law. The “Time of Application” Law was signed on May 5, 2010 and took effect on May 5, 2011. This law is an amendment to the NJ Municipal Land Use Law (MLUL) that creates a new section, NJSA 40:55D-10.5, which reads:

“Notwithstanding any provision of law to the contrary, those development regulations which are in effect on the date of submission of an application for development shall govern the review of that application for development and any decision made with regard to that application for development. Any provisions of an ordinance, except those relating to health and public safety that are adopted subsequent to the date of submission of an application for development shall not be applicable to that application for development.”

The effect of this change is that the municipal ordinance provisions that are in place at the time that an application for development is filed are those which are applicable to that particular application, regardless of whether or not an ordinance is amended subsequent to such an application. This is a departure from established case law, where courts in New Jersey have consistently held that the ordinance that is in place at the “time of decision” (the moment the Planning Board or Zoning Board of Adjustment votes on the application) is the law that applies to the application.

This provision has raised many concerns with municipalities. Principal among these is whether the new law will provide opportunities for developers to have their development rights “locked in” by submitting applications that are incomplete.

The Bethlehem Township Land Development Code should be carefully reviewed and amended to clarify those documents which must be submitted for approval of an application. This differs from those items which are included in the submission checklists for completeness, many of which may be waived by the approving board. For example, the Carbonate



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Rock evaluations and the Aquifer Test requirements should be included as required for approval. The amendments to submission requirements for approval could be included when the entire submission checklists and submission requirements of the code are reevaluated and amended during Highlands Plan Conformance. However, if Highlands Conformance activities are delayed, the Township should consider amending the submission requirements immediately.

- e. NJ Council on Affordable Housing (“COAH”) Rules. Currently, there exists a tremendous amount of uncertainty surrounding planning for affordable housing in New Jersey. COAH’s Third Round rules were initially adopted in December, 2004. These rules, however, were overturned in part by an appellate level court decision in January 2007. New rules were adopted on June 2, 2008. At the same time, COAH also re-proposed yet more changes to the rules which were subsequently adopted on October 20, 2008.

In addition to the amendments to COAH’s Third Round Rules, the Fair Housing Act, *N.J.S.A. 52:27D-301*, was amended on July 17, 2008 (P.L. 2008 c. 46). The 2008 amendments reflect A-500, also known as the Robert’s bill. This bill most notably eliminates regional contribution agreements (RCA’s) as a method of satisfying the third round affordable housing obligation and eliminates a municipality’s ability to pass on the affordable housing obligation generated by nonresidential development to the developer without a compensating zoning benefit. Under this statutory amendment a municipality must charge a development fee of 2.5% of the equalized assessed value of qualified nonresidential development. The municipality may continue to require that residential developers construct affordable housing provided certain conditions are met.

Approximately one year later, on July 28, 2009 the Fair Housing Act was amended again as part of the “New Jersey Economic Stimulus Act of 2009” (P.L. 2009. c.90). This bill addressed a range of topics, however, regarding affordable housing, the bill suspended the 2.5% nonresidential development fee through July 1, 2010. As such, nonresidential developments approved prior to July 1, 2010 are not required to pay the 2.5% nonresidential development fee, provided a construction permit is issued to the project prior to January 1, 2013. Despite the suspension of the fee, municipalities remain unable to pass on the affordable housing obligation generated by nonresidential development to the developer without a compensating zoning benefit.



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After the June 2, 2008 adoption of revised Third Round rules, Governor Corzine issued Executive Order #114 on September 5, 2008 to coordinate actions between COAH and the Highlands Council. The Executive Order directed the Highlands Council to work with COAH and the Department of Environmental Protection (“DEP”) to establish a framework for municipalities in the Highlands to provide for a realistic opportunity for affordable housing while also conforming to the Highlands Regional Master Plan (“RMP”).

In response to the Executive Order, on October 30, 2008, COAH and the Highlands Council entered into a Memorandum of Understanding (“MOU”) that outlined the structure of the relationship between COAH and the Highlands Council. Among other items, the MOU provided for joint determinations of the suitability of affordable housing sites. Additionally, the MOU identified a process for developing revised Third Round obligations for Highlands municipalities that are in conformance with the RMP.

Pursuant to the MOU, COAH granted waivers from the December 31, 2008 petition submission deadline established in its rules at N.J.A.C. 5:96-16.2 and granted an extension to December 8, 2009 for municipalities in the Highland Conformance process to petition for substantive certification with a third round Housing Element and Fair Share Plan to COAH. COAH also imposed a scarce resource order for all municipalities in the Highlands that are under COAH jurisdiction in order to preserve scarce land, water, and sewer capacity for the production of affordable housing. On August 12, 2009, COAH again extended the deadline for municipalities in the Highlands Region to petition for substantive certification from December 8, 2009 to June 8, 2010.

The Appellate Court again invalidated COAH’s Third Round rules on October 8, 2010 and an appeal of the decision has been accepted by the NJ Supreme Court. In addition, the NJ Legislature has been considering new legislation which could entirely overhaul the affordable housing process in New Jersey.

- f. Wastewater Management Plans. In 2010, the New Jersey Highlands Council became the agency responsible for creating wastewater



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management plans for those municipalities which have submitted an Intent to Petition for Conformance with the Highlands Regional Master Plan. The Highland's build out model and nitrate dilution standards completed as part of basic plan conformance activities is approved for use in place of the NJ DEP data.

g. Alternative Energy New Legislation. The New Jersey Legislature has been active recently in legislating to facilitate the production of alternative forms of energy. The following four new statutes in particular have substantially changed the way alternative energy can be developed in New Jersey. A brief description of relevant new legislation follows:

- Industrial Zones. The Municipal Land Use Law, NJSA 40:55D-66.11, was amended March 31, 2009 by P.L. 2009 c. 35 to pre-empt local zoning authority and to permit, by right, solar, photovoltaic, and wind electrical generating facilities in every industrial district of a municipality. To be eligible for this permitted use, a tract must be a minimum size of 20 contiguous acres and entirely under one owner.
- Inherently Beneficial Use. The Municipal Land Use Law, NJSA 40:55D-4 & 7, was also amended by P.L. 2009 c. 146 to define inherently beneficial uses and to include solar, wind and photovoltaic energy generating facilities in the definition.

“Inherently beneficial use” means a use which is universally considered of value to the community because it fundamentally serves the public good and promotes the general welfare. Such a use includes, but is not limited to, a hospital, school, child care center, group home, or a wind, solar or photovoltaic energy facility or structure.”

Inherently beneficial uses are assumed to serve the zoning purpose of promoting the general welfare and therefore presumptively satisfy the positive criterion for grant of a use variance pursuant to NJSA 40:55D-70d. In addition, for an inherently beneficial use, the enhanced burden of proof with regard to the “negative” criteria does not apply; instead, the positive and negative criteria are to be balanced and the relief granted providing there is no substantial detriment to the public good.

- Wind, Solar, and Biomass on Farms. P.L. 2009 c. 213, signed in to law on January 16, 2009, modifies several laws regarding alternative energy and preserved farms, commercial farms, right to farm, and farmland



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assessment.

The State Agriculture Development Committee (SADC) adopted rules establishing an Agricultural Management Practice (an “AMP”) for on-farm generation of solar energy which extends the protections of the Right to Farm Act to the generation of solar energy on commercial farms. See, N.J.A.C. 4:1C-9i, 9.2a(1) and 32.4.

The Right to Farm Act has been amended to permit and protect up to 10 acres or 2 megawatts (2MW) maximum production of electricity on commercial farms not subject to farmland preservation, provided the acreage of the electrical facility does not exceed a ratio of 1 acre of energy facility to 5 acres of agricultural acres, or approximately 17% of the farmland. In addition, farms developing electrical facilities not exceeding these limits will remain eligible for farmland assessment for the entire farm including the area under the electric generating facility.

- Solar Not Considered Impervious. P.L. 2010 c. 4, an act exempting solar panels from impervious surfaces was signed into law April 22, 2010.

This bill exempts solar panels from impervious surface or impervious cover designations. It mandates that NJDEP shall not include solar panels in calculations of impervious surface or impervious cover, or agricultural impervious cover and requires stormwater management plans and ordinances shall not be construed to prohibit solar panels to be constructed and installed on a site.

- h. Solar Ordinance. In response to the new legislation, the Bethlehem Township Planning Board recommends Bethlehem Township Committee adopt a solar ordinance and amended master plan language which will instruct the development of renewable energy generating facilities, including wind and solar facilities.
- i. Draft Strategic State Development and Redevelopment Plan. The State Strategic Plan is the revision to the 2001 State Development & Redevelopment Plan and sets forth a vision for the future of our State along with strategies to achieve that vision. The State Planning Commission has scheduled six statewide public hearings for the purpose of receiving testimony on the Draft Final State Strategic Plan. The new Priority Investment Area Criteria released February 13, 2012 would replace today's



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State Development and Redevelopment Plan map with a system for indentifying “priority growth” and “priority preservation” areas. Remaining land in the state would be characterized as “alternate growth” or “limited growth,” depending on the availability of infrastructure. The system is meant to influence “state agency decisions on investments, incentives, and appropriate flexibility on state land use regulations, programs and operations.” Local government would retain authority over planning and zoning decisions, but the system is intended to increase coordination among all levels of government.

- j. Quarry Ordinance. Bethlehem Township has identified a revised vision for activities associated with resource extraction, quarry operations, and reclamation and the Planning Board identified omissions, inconsistencies, and a lack of clarity in the Bethlehem Township Quarry Ordinance, Chapter 102 § 119.
- k. Sustainable Jersey. Bethlehem Township endeavors to participate in the Sustainable Jersey Program. The Planning Board and Environmental Commission have identified a need to update the preserved lands mapping. As part of the Highlands conformance process, the Bethlehem Township Preserved Lands Map was created and may be useful as an update to the Greenway and Open Space Plan and Recreation Plan Element of the Master Plan.

#### 4. **Specific Recommended Changes to the Master Plan and Development Regulations**

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- a. The Planning Board recommends that specific changes to the Bethlehem Township Master Plan be adopted, including modifications to the underlying objectives, policies and standards, all as outlined in detail, in the “Highlands Preservation and Planning Area Master Plan Element” approved by the Highlands Council as part of the Township’s Petition for Plan Conformance.
- b. The Planning Board recommends that the specific changes, as detailed in the document titled “Bethlehem Township Highlands Preservation and Planning Area Land Use Ordinance,” approved by the Highlands Council as part of the Township’s Petition for Plan Conformance be adopted by the Governing Body to implement the objectives, policies and standards as



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outlined in the Highlands Preservation and Planning Area Element of the Master Plan.

- c. The Planning Board recommends that the Township Committee adopt a Highlands Checklist Ordinance and revised zoning map to clearly indicate the revised zoning and submission requirements for consistent protection of Highlands Resources as required by the Highlands RMP.
- d. The Planning Board recommends the Environmental Commission review and approve the Highlands Environmental Resource Inventory, ERI, and submit the approved ERI to the Planning Board as a reference document.
- e. The municipality should continue to develop and adopt a wastewater management plan which will meet standards set forth by the NJ DEP and the NJ Highlands Council.
- f. The municipality should continue to carefully monitor the developments in affordable housing regulation, Supreme Court decision and new legislation and be prepared to comply with the resulting new rules.
- g. The Farmland Preservation Plan may need to be updated to reflect new data and trends over the past five years or as required by SADC for grant funding.
- h. The Township's land development regulations should be thoroughly reviewed to ensure the Planning Board has adequate documentation at the time of any application for development.
- i. The Planning Board recommends a solar ordinance and corresponding Master Plan policy language be adopted which would provide regulations and design standards for solar facility siting and development.
- j. Planning Board recommends Bethlehem Township Governing Body adopt a new quarry ordinance and amended master plan language which will clearly identify the Township's vision for the operation, reclamation, and licensing of resource extraction activities and quarrying
- k. Planning Board recommends the Bethlehem Township Preserved Lands Map, which was created as part of the Highlands conformance process, be adopted as an amendment to the Bethlehem Township Master Plan,



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specifically the Greenway and Open Space Plan and Recreation Plan Element.

#### **5. Changes Recommended for Incorporation of Redevelopment Plans**

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.

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## Public Notice:

BETHLEHEM TOWNSHIP  
PLANNING BOARD

NOTICE IS HEREBY GIVEN that the regular scheduled meeting of the Bethlehem Township Planning Board held on February 27, 2012 at Master Plan Reexamination Report and Development Regulations was adopted by resolution. Said is available for inspection during posted business hours at 405 Mine Road, Asbury, NJ.

Mary Knapp  
Planning Board Secretary  
(Pr's fee \$10.27) 03/08/12

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