



State of New Jersey

DEPARTMENT OF TRANSPORTATION
P.O. Box 600
Trenton, New Jersey 08625-0600

CHRIS CHRISTIE
Governor

JAMES S. SIMPSON
Commissioner

KIM GUADAGNO
Lt. Governor

September 16, 2010

Eileen Swan, Executive Director
New Jersey Highlands Council
100 North Road (Route 513)
Chester, NJ 07930-2322

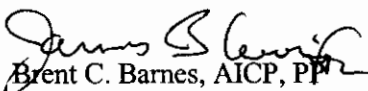
Dear Ms. Swan:

The Department of Transportation expresses support for the Plan Conformance petition submitted to the Highlands Council by the Township of Byram, Sussex County.

From a transportation perspective, the Township of Byram has shown considerable initiative to create a mixed use, center-based environment within the context of a primarily rural and environmentally sensitive setting. The Township's planning documents feature objectives based upon smart growth principles contained within the Highlands Regional Master Plan and the State Development and Redevelopment Plan (SDRP). Given the character of the Township and of Sussex County, Byram has engaged in extensive efforts to explore integrated land use and transportation patterns conducive to multiple alternative travel modes, such as biking and walking, as well as potential transit opportunities. The Township has worked closely with NJDOT to find context sensitive solutions in the project, now in construction, to widen, resurface and improve intersections along U.S. Route 206 from Acorn Street to north of Byram Plaza.

We join you in looking forward to Byram Township's progress in the implementation of their plans.

Sincerely yours,


Brent C. Barnes, AICP, PP
Director
Statewide Planning

John Weingart

**79 Rittenhouse Road
Stockton, New Jersey 08559**

(609) 397-8030
John.Weingart@veryseldom.com

Jack Schrier, Chair
New Jersey Highlands Water Protection and Planning Council
100 North Road
Chester, New Jersey

September 21, 2010

Dear Jack:

My congratulations to you and the Council for the vote you have scheduled this week to certify Byram Township as being in conformance with the Highlands Regional Master Plan. It is a significant endorsement of the vision behind the Highlands Act that a municipality has chosen to use the Regional Plan to protect and plan for both its Planning Area and its Preservation Area, and, moreover, that the Council is working with Byram to designate a center where economic development with appropriate environmental protections will result.

Coupled with recent action by the Council and the Highlands Development Credit Bank to purchase development credits from several landowners, it is clear that the implementation phase of the Council's work is underway and off to an impressive start.

It is gratifying to see the years of work by the Council, its staff, and the public who provided so much useful input bearing fruit and providing tangible contributions to the long-term sustainability of this large and critical area of New Jersey.

Again, congratulations on this major accomplishment and milestone.

Sincerely,

A handwritten signature in black ink that reads "John R. Weingart". The signature is written in a cursive style with a large initial "J" and a distinct "R".



State of New Jersey
THE PINELANDS COMMISSION

PO Box 159
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SEP 21 2010
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CHRIS CHRISTIE
Governor
KIM GUADAGNO
Lt. Governor

JOHN C. STOKES
Executive Director

September 21, 2010

Ms. Eileen Swan
Executive Director
N.J. Highlands Council
100 North Road (Rte 513)
Chester, NJ 07930-2322

Dear Eilcen:

I've been following your work with municipalities and was pleased to see that Byram Township's petition for plan conformance will be considered by the Council later this week.

Having read the consistency review and recommendations report, I was impressed with the thoroughness of the Township's work and your staff's analysis. Although I don't presume to be an expert on the issues confronting the Township, it is clear that it prepared a truly comprehensive plan.

I know from experience here in the Pinelands that it's no small feat for a municipality to blend its goals and aspirations with those of a regional agency. The Council's upcoming action is an extremely important and positive milestone because it demonstrates that municipalities can count on a constructive relationship with the Council as you cooperatively tackle some very challenging planning issues.

Sincerely,

John C. Stokes
Executive Director

/kw





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32930

NEW JERSEY HIGHLANDS COALITION

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September 20, 2010

Eileen Swan, Executive Director
New Jersey Highlands Council
100 North Road
Chester, NJ 07930

Re: Petition for Plan Conformance by Byram Township, Sussex County

Dear Ms. Swan, *Eileen*

The New Jersey Highlands Coalition supports the petition for plan conformance by Byram Township and the Byram Highlands Village Center Designation. The township and the Council have worked together towards an exemplary conformance petition that will protect resources, and guide appropriate growth. By identifying the Highlands Village Center, Byram Township will protect critical Highlands resources with preserved open space areas while pursuing appropriate redevelopment and infill development. The Township and Council have created a model that can be utilized throughout the Highlands Region demonstrating how the resource protection goals of the Regional Master Plan can be achieved while meeting affordable housing goals and promoting appropriate economic development and residential growth without jeopardizing natural resources.

Byram's proposed mixed-use Village Center is an innovative approach to capacity based planning, based on the non-degradation goals of the Highlands Act. This center Plan is positioned to become the standard for all future center-designated growth in the Highlands region.

The Coalition urges the Highlands Council to approve the Petition for Plan Conformance by Byram Township at its next meeting on September 23, 2010. After six years of policy development, planning and outreach, we are pleased by this milestone achievement.

Sincerely,

A handwritten signature in blue ink that reads "Julia".

Julia Somers, Executive Director



September 23, 2010

137 West Hanover Street
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EXECUTIVE DIRECTOR
Peter Kasabach

Ms. Eileen Swan
Executive Director
New Jersey Highlands Council
100 North Road
Chester, NJ 07930

Dear Ms. Swan,

I am writing to commend the Highlands Council and its staff on the milestone you face today: review of the first Plan Conformance petition by a Highlands community.

As you know, New Jersey Future has long been involved in promoting regional planning in the New Jersey Highlands as a means to protect the region's water supply. We supported the Highlands Water Protection and Planning Act based on the recognition that sustainable development and preservation could be better facilitated through a regional planning body than through the uncoordinated actions of individual planning boards. New Jersey Future was also pleased to support adoption of the Highlands Regional Master Plan as the Council's first major accomplishment.

Byram Township's petition for Plan conformance, the first petition by a Highlands community, represents an important next step in realizing the Regional Master Plan's implementation at the local level. Although we have not conducted a detailed review of the petition, we are pleased to note that Byram Township proposes new opportunities for economic development and smart growth along with protection of natural resources. On behalf of New Jersey Future, I commend the Council and its staff in advancing to this stage. I trust you will share this letter with each member of the Council.

With best regards,

Peter Kasabach
Executive Director



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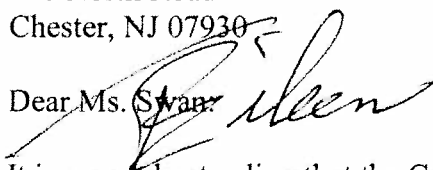
William G. Dressel, Jr., EXECUTIVE DIRECTOR

Michael J. Darcy, CAE, ASSISTANT EXECUTIVE DIRECTOR

September 23, 2010

Eileen Swan,
Executive Director
New Jersey Highlands Council
100 North Road
Chester, NJ 07930

Dear Ms. Swan:

It is my understanding that the Council will consider the petition by Byram Township for plan conformance.

While the League was neutral on the Highlands Act itself, it has always advocated for a cooperative relationship between State agencies and local governments. It is our further understanding, based on our conversations with Mayor James Oscovitch that the Highlands Office has worked alongside community leaders in the petition process, supporting the township's goals. The result is a revised Village Center plan that meets the needs for economic growth and affordable housing, and also satisfied requirements of the regional master plan.

You and your staff should be commended for your work on the Byram Petition, which would never have happened so quickly otherwise. The fact that this was fully funded through grants from the Council demonstrates that this should be a model for future State-local partnerships.

Very Truly Yours,


William G. Dressel, Jr.
Executive Director