

**FOR CONSIDERATION AT THE MAY 19, 2011 MEETING OF THE  
NEW JERSEY HIGHLANDS WATER PROTECTION AND PLANNING COUNCIL  
Petition for Plan Conformance – Final Consistency Review and Recommendations Report**

**APPENDIX C**

**PUBLIC COMMENTS/HIGHLANDS COUNCIL RESPONSES**

**Petition for Plan Conformance**

**Holland Township, Hunterdon County**

**Public Comment Period: April 19, 2011 – May 4, 2011**

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**PUBLIC COMMENTS RECEIVED**

Written comments regarding the Township of Holland's Petition for Plan Conformance were accepted by the Highlands Council through the close of the Public Comment period on May 4, 2011. Comments were provided by the following individuals/entities: residents of Holland Township, Helen Heinrich of the New Jersey Farm Bureau, and Erica Van Auken of the New Jersey Highlands Coalition.

**Residents of the Township of Holland**

- William Arrison
- Patricia Esch
- Ken Grisewood
- Laura Mirsky
- Richard Newhouse
- David B. Powers
- Tony Rizzello
- Michael and Jan Rogers
- Mark Lee Rotenberg
- Alan and Penny Shurtleff
- Laurie Stone and Clark Duff

**Comments:** Each commenter supports the efforts of the Township of Holland as it conforms to the Highlands Regional Master Plan and of the Plan Conformance process. Mr. Grisewood commented additionally about the affordable housing site at Block 6 Lot 61 which although the project has prior Planning Board approvals, he states that the project has been significantly changed so that the approvals are no longer valid. He provided information regarding the current status.

**Response:** The Highlands Council acknowledges these comments and thanks each resident who took the time to contribute to this public comment opportunity offered through the Plan Conformance schedule. The Highlands Council notes Mr. Grisewood's comment regarding the inclusionary site. The project is located in the Planning Area. Normally, development projects in the Holland Township Planning Area would be governed by the Highlands Area Land Use Ordinance once adopted. However, as the project currently has local approvals, it would be excluded from applicability of the Highlands Area Land Use Ordinance. Should the approvals for the project lapse or are otherwise no longer valid, then the standards of the adopted Highlands Area Land Use Ordinance would apply. The municipality would be responsible for application of the Highlands Land Use Ordinance to any regulated development, subject to Highlands Council review. Likewise, the extension of any sewer or water service to the site would be governed by the Highlands Area Land Use Ordinance standards, along with any approved Wastewater Management Plan applicable to sewer service.

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**Helen Heinrich, New Jersey Farm Bureau**

**Comment:** The New Jersey Farm Bureau appreciates the opportunity to review the Plan Conformance petition for Holland Township and hopes that the Township will find a way to raise the percentage of preserved farmland during the development of its Agricultural Retention and Farmland Preservation Plan. The Bureau is happy to see that analyzing the feasibility and “potential for clustering of clusters development” is a high priority task in the Implementation Plan and Schedule.

**Response:** The Highlands Council acknowledges the New Jersey Farm Bureau’s support for the Holland Township Agricultural Retention and Farmland Preservation Plan, which will be developed by the Township with a Highlands Council-approved scope of work. Additionally, the Highlands Council acknowledges the Bureau’s support of the funding of a feasibility analysis for cluster development in the Township. Please note that the feasibility analysis allocation in the Highlands Implementation Plan and Schedule was scheduled with an anticipated completion date of FY 2011. However, this date has been amended to FY 2011-2012, to allow appropriate time for completion of the study.

**Erica Van Auken, New Jersey Highlands Coalition**

**Comment:** The New Jersey Highlands Coalition supports Holland Township’s Petition for Plan Conformance for both the planning and preservation area. The Coalition does have concerns regarding two affordable housing sites because of environmental constraints.

**Response:** The Highlands Council acknowledges the Coalition’s support of Holland Township’s Petition for Plan Conformance. The Highlands Council notes the comments regarding the inclusionary affordable housing project located at Block 19, Lots 5, 6 and 7. This project is in the Planning Area, Conservation Zone and Protection Zone, and does have Highlands resource constraints. However, the project has obtained all local and NJDEP approvals and therefore represents a reasonable potential for development as it pertains to plan conformance. Similarly, the Highlands Council also notes the comments regarding Block 24, Lots 3 and 13. The site is located in the Conservation Zone and Conservation Zone – Environmentally Constrained Sub-Zone of the Planning Area and does have Highlands resource constraints. However, the project had prior approvals and ultimately received the required NJDEP approval of an Amendment to the Upper Delaware Water Quality Management Plan and therefore represents a reasonable potential for development as it pertains to plan conformance. For both projects, should the approvals lapse or are otherwise no longer be valid, then the Highlands Area Land Use Ordinance would apply for any new applications, as discussed above.