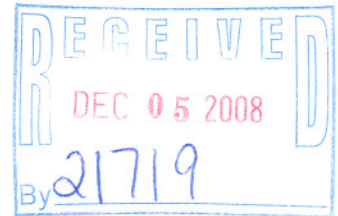


**TOWNSHIP OF UNION
COUNTY OF HUNTERDON
STATE OF NEW JERSEY**



**RESOLUTION #2008-177
Re: Notice of Intent to Petition
The Highlands Council for Plan Conformance**

WHEREAS, the Highlands Water Protection and Planning Act (Highlands Act), N.J.S.A. 13:20-1 et seq., finds and declares that protection of the New Jersey Highlands is an issue of State level importance because of its vital link to the future of the State's drinking water supplies and other key natural resources; and

WHEREAS, the Highlands Act creates a coordinated land use planning system requiring the Highlands Water Protection and Planning Council (Highlands Council) to prepare and adopt a Regional Master Plan for the Highlands Region and requiring that within nine to 15 months after September 8, 2008, each county and municipality located wholly or partially in the Preservation Area must submit a Petition for Plan Conformance to the Highlands Council for that portion of its jurisdiction lying within the Preservation Area; and

WHEREAS, the Highlands Act specifies that conformance with the Regional Master Plan (Plan Conformance) requires revisions to municipal and county master plans and development regulations as applicable to the development and use of land to align them with the goals, requirements, and provisions of the Regional Master Plan; and

WHEREAS, the Highlands Council's Plan Conformance Guidelines require that for jurisdictions with any lands in the Preservation Area, a Notice of Intent to conform to the Regional Master Plan must be submitted to the Highlands Council as soon as practicable, but not later than February 1, 2009 and that for any lands in the Planning Area, a Notice of Intent may be submitted at any time; and

WHEREAS, a Notice of Intent is not binding with respect to lands within the Planning Area; and,

WHEREAS, the Highland's Council Plan Conformance Guidelines state that all activities undertaken by a Highlands municipality to bring master plans and development regulations into conformance with the Regional Master Plan are considered to be within the scope of Plan Conformance

WHEREAS, the Highland's Council Plan Conformance Guidelines that the Highlands Council intends to ensure that Plan Conformance will address local or unique Circumstances, and that new or additional information available at the municipal level may be utilized during Plan Conformance.

WHEREAS, the Highlands Council has determined that nothing in these Plan Conformance Guidelines shall be construed to limit the authority of a municipality or county, as provided in Section 14 of the Highlands Act, to adopt revisions to its master plan, development regulations, or other regulations for the purposes of Plan Conformance that are stricter, as determined by the Highlands Council, than the minimum necessary to obtain approval of conformance with the Regional Master Plan.

WHEREAS, the Highlands Council shall make grant funds and other financial and technical assistance available to Highlands municipalities and counties for the reasonable costs of any revision of their master plans, development regulations, or other regulations which are designed to bring those plans or regulations into conformance with the Regional Master Plan.

WHEREAS, Union Township lies within the Highlands Region as defined by the Highlands Act; and

WHEREAS, the Union Township believes that it is in the best interest of Union Township to evaluate the benefits of and seek to conform to the Regional Master Plan.


NOW, THEREFORE BE IT RESOLVED, that the governing body of Union Township, Hunterdon County, New Jersey, hereby provides the Highlands Council with this Notice of Intent to petition the Highlands Council for Plan Conformance for all lands lying within the Preservation Area.

BE IT FURTHER RESOLVED, This Notice of Intent additionally specifies that the Union Township intends to include all lands lying with the Planning Area in the petition. In accordance with the Highlands Council's Plan Conformance Guidelines, this Notice of Intent is not binding with respect to lands within the Planning Area.

BE IT FURTHER RESOLVED, this Notice of Intent provides notice to the Highlands Council that the governing body of Union Township has set December 8, 2009, as the target date for submission of a Petition for Plan Conformance.



Ella Malecki Ruta, Clerk



Frank T. Mazza, Mayor

CERTIFICATION

I hereby certify that the forgoing is a true copy of a resolution adopted by the Township Committee of the Township of Union at a meeting held on December 3, 2008.



Ella Malecki Ruta, Clerk