

PETITION FOR HIGHLANDS PLAN CONFORMANCE
Township of Denville, Morris County

Municipal Self-Assessment Report

March, 2010
Updated:
June, 2010

PETITION FOR HIGHLANDS PLAN CONFORMANCE
TOWNSHIP OF DENVILLE, MORRIS COUNTY

MUNICIPAL SELF-ASSESSMENT REPORT

The Township of Denville is petitioning for NJ Highlands Plan Conformance for the portion of the municipality located within the Preservation Area. Denville Township has participated in the 2009 Highlands Plan Conformance Grant Program to review and make the required changes to the municipal planning and regulation documents in order to achieve conformance with the New Jersey Highlands Regional Master Plan.

Denville Township has completed the Initial Assessment Report, and Modules 1 (Municipal Build-out), 2 (Land Use & Resource Capacity Analysis), 3 (Housing Element), 4 (Environmental Resource Inventory), 5 (Highlands Master Plan Element), 6 (Highlands Regulations) and 7 (Self-Assessment & Plan Conformance Petition). At the Township Council public hearing of November 24, 2009, the Council voted to opt-into both the Preservation and Planning Areas. With the new year, and a change of the Council membership, the new Council on February 9, 2010 repealed the prior resolution and opted into the Preservation Area only. At this time, Denville is only seeking Plan Conformance with regard to the Preservation Area portions of the Township and has utilized the appropriate planning language and documents addressing same as separate elements of the municipal master plan and land development ordinance. Within Denville, the Preservation Area is limited to approximately seven (7) acres of which, the majority is water area associated with the Beaver Brook along the municipal border with Rockaway Township. The remaining land area consists of undevelopable floodplain, freshwater wetlands, wetland buffers and category one buffers. The Township has submitted all the required draft documentation needed for these regulations. Specific changes are summarized within the Municipal Checklist for Plan Conformance.

The last document adopted by the Township was the Housing Element and Fair Share Plan. This was adopted by the Planning Board on May 26, 2010 and endorsed by the Township Council at their June 1, 2010 public hearing. As noted within the document, the Township utilizes COAH's estimated growth, noting that the Preservation Area of the Township had no developability either under the Highlands land development regulations nor under conventional zoning due to the existing environmental constraints (wetlands/wetlands buffering/C1 buffers). The Housing Plan was submitted to COAH on June 2, 2010 and is currently under review.