



**Green Township**  
**Municipal Build-Out Report**  
**(Preservation Area)**

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Prepared by the State of New Jersey Highlands Water Protection and Planning Council in Support of the Highlands Regional Master Plan:

November  
2009

**GREEN TOWNSHIP  
MUNICIPAL BUILD-OUT REPORT  
(PRESERVATION AREA)  
for  
HIGHLANDS REGIONAL MASTER PLAN CONFORMANCE**

The Highlands Regional Master Plan (RMP) requires that conforming municipalities develop a local build-out analysis that incorporates the policies and objectives of the RMP (Objective 6G4c).

Green Township is located within both the Preservation Area and Planning Area, but submitted a Notice of Intent to conform to the RMP for the Preservation Area only. The Township did not submit an application for the 2009 Plan Conformance Grant Program, the first two modules of which (Module 1 “Current Municipal Conditions and Build-Out Analysis,” and Module 2 “Land Use and Resource Capacity Analysis”) would have addressed both the Preservation and Planning Areas. Therefore, this Municipal Build-Out Report for Green Township provides the results in the **Preservation Area only**, based on information available to the Highlands Council.

The entire Preservation Area within Green Township (281 acres) is within preserved lands. Therefore, there is no development capacity within the Preservation Area of the township. The results for Green Township are presented in Table 1 below.

As this Municipal Build-Out Report addresses only the Preservation Area, the results may be used for other planning activities required for Plan Conformance only with regard to the Preservation Area. The results of the municipal build-out analysis are designed to be utilized at a municipal scale and are not appropriate for determining if a particular parcel or development project is consistent with the RMP.

**This is a final Municipal Build-Out Report.**

<b>Table 1 – Municipal Build-Out Results With Resource and Utility Constraints</b>			
	<b>Preservation Area</b>	<b>Planning Area</b>	<b>Totals</b>
<b>Residential units – Sewered</b>	0	Not assessed	0
<b>Septic System Yield</b>	0	Not assessed	0
<b>Total Residential Units</b>	0	Not assessed	<b>0</b>
<b>Non-Residential Jobs – Sewered</b>	0	Not assessed	<b>0</b>