

**PETITION FOR HIGHLANDS PLAN CONFORMANCE
HARDYSTON TOWNSHIP, SUSSEX COUNTY**

Municipal Self-Assessment Report

**December
2009**

MUNICIPAL SELF-ASSESSMENT REPORT

Hardyston Township is petitioning for Highlands Plan Conformance for the portions of the Township located in the Preservation Area as required by the Highlands Act. Hardyston is participating in the 2009 Plan Conformance Grant Program in order to make the necessary changes to the Township's planning and regulatory documents to achieve conformance with the Highlands's Regional Master Plan. The Township has currently completed Modules 1, 3, 4, 5, 6, and 7. The Township has modified the models provided by the Highlands Council to fit the specific conditions within the Township. Due to the fact that Hardyston is only seeking Plan Conformance for the Preservation Area, we have chosen to utilize the required Highlands planning documents as supplements to the Township's existing planning documents and land use ordinances rather than making large-scale amendments. The Township's existing Master Plan and Land Use Ordinance will continue to serve as the policy and regulatory documents for all exempt development within the Highlands Preservation Area. The Township is submitting all the draft documents required for these modules with their petition for Plan Conformance; however prior to the adoption of the required planning documents the Township will need to make additional changes to these drafts in order to reflect the conditions of the Township as accurately as possible. The specific changes are explained in detail in the *Municipal Checklist and Status for: Planning Program Documents and Self-Assessment Report*.

Although the Highlands Council has extended the deadline for the submission of Module 3, the Housing Element and Fair Share Plan, Hardyston Township is submitting their Certified Housing Element and Fair Share Plan as part of this petition. Due to the fact that Hardyston is only seeking Plan Conformance for the Preservation Area they believe that their existing Housing Element and Fair Share Plan, which was adopted on December 2, 2008 and granted Substantive Certification by COAH on May 14, 2009 is in conformance with the RMP for the portion of the Township located in the Preservation Area. The Township's Plan does not include any new construction affordable housing projects within the Highlands Preservation Area that would be subject to the goals, policies, and objectives of the Regional Master Plan or applicable land use ordinances. Any additional creation of affordable units within the Preservation Area would be the result of the conversion of existing market rate single-family homes to deed restricted affordable units either through the Township's Market to Affordable Program or the creation of individual group homes for people with special needs.

The Township has not completed the Module 2 Build-Out Analysis as of this time. The necessary module 2 edits will be submitted to the Highlands Council in order for the build-out analysis to be completed as soon as possible.