

RECORD OF PUBLIC INVOLVEMENT

The following materials are included herewith:

Notice of Allamuchy Township Land Use Board special public meeting for the draft Model Highlands Element;

Agenda of Allamuchy Township Land Use Board meeting on August 20, 2009; and

Minutes of Allamuchy Township Land Use Board meeting on August 20, 2009 for the portion of the meeting dedicated to the draft Model Highlands Element.

There were no other public meetings held in the development and preparation of Modules 3 through 6.

**AGENDA
ALLAMUCHY TOWNSHIP LAND USE BOARD
THURSDAY, AUGUST 20, 2009**

Call to Order: 7:30 p.m.

Pledge of Allegiance:

Open Public Meetings Notice:

Roll Call:

Announcements:

Minutes:

Open to the Public:

Other Business:

Presentation: Model Highlands Element Supplementing The Township Master Plan

Completeness:

Old Business:

New Business:

#09-01 Lewis Feder, Lot 9.01, Block 501

#09-03 Mario Dugonjic, Lot 35, Block 901

Memorializing Resolutions:

Other Business:

Adjournment:

Notice
Allamuchy Township Land Use Board

Please take notice that the Allamuchy Land Use Board will hold a special meeting on Thursday, August 20, 2009. This meeting will commence at 7:30 p.m., and will be held at the Allamuchy Township Municipal Building, 292 Alphano Road, Allamuchy Township, Warren County, New Jersey.

The following item will be on the agenda:

The Allamuchy Land Use Board will consider the draft Model Highlands Element supplementing the Township Master Plan. The draft Model Highlands Element includes sections on Policies, Goals & Objectives; Land Use Plan; Conservation Plan; Utility Services Plan; Circulation Plan; Land Preservation and Land Stewardship Plan; Agriculture Retention/Farmland Preservation Plan; Community Facilities Plan; Sustainable Economic Development Plan; and Historic Preservation Plan, as they each relate to the Highlands Region of Allamuchy Township. Members of the public are invited to attend and offer comments on the draft document. The document will be on file with the Township, at least 10 days prior to the meeting.

The following applications are scheduled to be heard:

#09-01 Lewis Feder, Lot 9.01, Block 501

#09-03 Mario Dugonjic, Lot 35, Block 901

Other Land Use Board business may be conducted and formal action may be taken at this meeting.

Alfia Schemm
Board Secretary

LAND USE BOARD
Special meeting
Thursday, August 20, 2009
Minutes

Members present: Chair Suzanne Chamberlin, Christianna Gibbs, Stacy Bockbrader, Mike Sloane, Lew Feder, Jeff McDonnell, Tim Stuy, Robert Hunt. **Absent:** Mayor Robert Resker, Dave Zuckerman.

Township planner Cindy Coppola told the board she is required to present the Highlands Element of the township master plan to the board and the public.

A quorum of the environmental commission was present to hear her presentation: Mike Sloane and Stacy Bockbrader, who are also members of the land use board, and Chairman Dan Chamberlin and Vice Chairman Charlie Fineran. The meeting was advertised as a special meeting of the environmental commission in case action was to be taken.

Ms. Coppola said this is not a public hearing, just a public meeting to get input from the Land Use Board, governing body, environmental commission and the public. She explained the Land Use Board cannot change the element substantially in any way that conflicts with the Highlands Regional Master Plan. A municipality can strike things that do not apply or modify some things so they apply to the municipality.

All municipalities with land within the Highlands Preservation Area must conform to the Highlands Regional Master Plan. Allamuchy Township is 100% within the Highlands area, one-third in the Preservation Area and two-thirds in the Planning Area. When given the option of opting in to make the master plan for the Planning Area compatible with the Highlands Regional Master Plan, the township chose not to. The section of the township in the Preservation Area is South and Southwest of Route 517 and Ridge Road, North of the abandoned railroad right-of-way and South of Route 80 to the municipal boundary. Most of the land in the Preservation Area is part of Allamuchy Mountain State Park, but there is some private property.

The township's sewer and water facilities are also in the Highlands Preservation Area.

There are many controls in the Highlands Regional Master Plan to protect and preserve water. It supercedes the township master plan where there is a conflict. The Highlands Element supplements but does not replace the township master plan and it supplements different elements of the existing Township master plan: the land use plan, housing plan, circulation plan and conservation plan. Allamuchy Township doesn't have the other optional elements of a master plan that are included in the Highlands Element.

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In the Highlands Element, the Housing Element will be addressed as a separate document; other sections focus on circulation, conservation, utility and other plan elements of a master plan. For municipalities that don't have all of these elements in their own master plan, the elements within the Highlands Element serve as a placeholder. Through the next year, the township can supplement its master plan if it desires, otherwise the Highlands Element placeholders will remain.

The Highlands Element only pertains to non-exempt properties/uses in the Preservation Area.

There are 4 Highlands subzones within the Preservation Area in Allamuchy: the protection subzone, the conservation subzone, the environmental constraints subzone and the 1.1 acres of existing community subzone. There may be a mapping conflict with the existing community subzone that must be addressed in the future. A number of the maps in the Highlands Element come from the township's Highlands Environmental Resources Inventory and some come from the Highlands Council from Module 1. The maps are of the entire township although the Highlands Element pertains only to the Preservation Area of the Township.

Included in the Preservation Area are agricultural resource areas, primary ground-water recharge areas, 3 wellhead protection areas in which uses that can degrade water quality are prohibited.

Highlands Element list the types of uses that are prohibited/permitted. All other uses permitted by municipal zoning in the Preservation Area are valid but must meet certain criteria related to density. These have been controlled by the NJDEP, but once the township adopts the Highlands master plan and enabling ordinances, it will be clear what may or may not be done.

Existing single-family uses are generally exempt from Highlands control. A single-family homeowner can put an addition on the house .

Cluster development is going to be required. An ordinance allowing clustering will be mandatory although the Highlands Council is looking at other possible types of land development that will maintain the clustering concept, such as lot averaging.

The land use inventory used for the Highlands Element is from the 1990 master plan; it has not been updated because there hasn't been much development but it will have to be updated next year when the township does a final Highlands Element for public hearing.

The boards and public was questioned whether they may know some areas that are eligible for redevelopment. The only area that might qualify for redevelopment would be the horticultural mulching operation. Most other uses in the Preservation Area are single-family homes and open space. Areas that qualify for redevelopment are brownfields, greyfields and redevelopment/reuse of an underutilized site. Brownfields are defined as underutilized and contaminated industrial/commercial sites; grayfields are supported by existing infrastructure and have no evident contamination but are underutilized industrial/commercial sites. Redevelopment/reuse properties are previously developed sites that are vacant or underutilized and able to be converted or reconstructed.

The Conservation Plan Element is based on the existing Highlands Environmental Resources Inventory and sets forth goals and objectives; future regulations will follow on forest resources, open water and riparian areas, steep slopes, critical habitat, carbonate rock, lake management areas, water quality, wellhead protection, low impact development. These are discussed as goals and objectives in the master plan.

There are brief discussions of Utility Service and Circulation Plans.

Coppola has included for bicycle lanes and pedestrian safety measures in the Circulation Plan because there are not many transportation issues in the Preservation Area, but there are trails; the canal path and a trail along the abandoned railroad and Waterloo Road goes through the Preservation Area.

Land Preservation and Stewardship sections of the Highlands master plan indicate lands in the Conservation Priority Area and Agricultural Priority Area have the highest priority for preservation.

The land use board is to develop a plan element for agricultural/farmland preservation in the Preservation Area and may want to expand the plan element to include areas outside the Preservation Area.

The Township master plan does not have a Community Facilities Element; however, there was an analysis in the 1991 Background Studies of the Master Plan that serves that purpose. There are four such facilities located in the Preservation Area: sewer and water facilities, the state park and the Villa Madonna site.

The board is to prepare a Sustainable Economic Development Plan for the Preservation Area.

There are 4 historic, cultural or archaeological resources in the Preservation Area: Rutherford Mansion, Morris Canal Industrial District Annex, Saxon Falls dam complex and the Bird House historic archaeological site.

Ms. Coppola said she didn't know if adjacent municipalities opted in their planning areas so it is difficult to update the portion of the Highlands Element regarding Relationship of the Master Plan to Regional and Local Plans.

Another optional portion is the Transfer of Development Rights. Ms. Coppola didn't include it because Allamuchy is not going to be a receiving zone there aren't going to be many people willing to receive higher density than their current master plan allows.

The draft will go to the Highlands Council by Sept. 1. Once they approve the draft the township can start working on the upgrades.

Chairman Chamberlin asked if, in the case of a conflict with existing zoning there would be any chance of negotiating. Ms. Coppola said in the case of the township's Rural Residential zone, the Highlands would kick in because 10 acres would not be sufficient for the construction of a single-family home in the Preservation Area but, since there are no setbacks in the Highlands Act, the township's setbacks would prevail. Attorney Roger Thomas said the township's zoning supplements and supports the Highlands Act.

In answer to a question from Dan Chamberlin, chairman of the environmental commission, Ms. Coppola said the Highlands Plan Element refers to the mapping from the Highlands ERI. It supplements the Township's master plan and the Natural Resources Inventory, but does not invalidate the information in them.

The hearing ended at 8:23 p.m. and the meeting was recessed before continuing.

Respectfully submitted,

Jane Primerano
Acting secretary