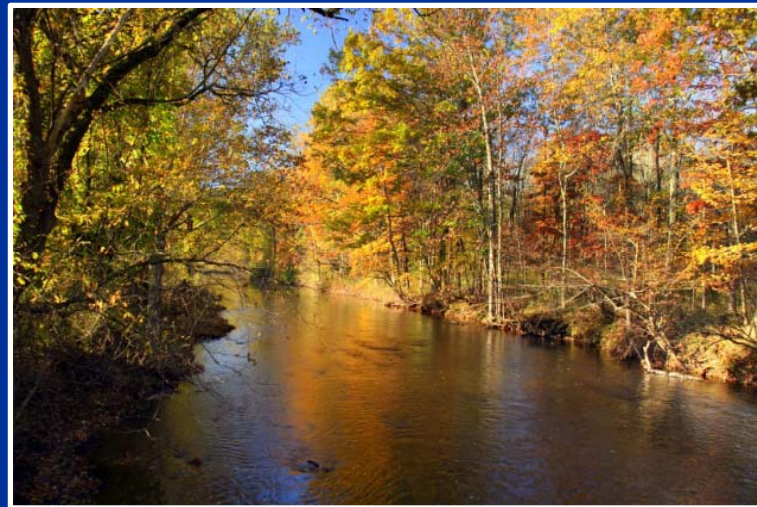


Public Hearing

Bedminster Township Petition for Plan Conformance

Introduction to Bedminster Township



Bedminster Township

Background Statistics



- Incorporated: 1798
- Population 2010: 8,165
- Land Area: 16,875 acres/
26.4 sq. mi.
- Preserved Lands: 3,971 acres (24%)
- Total Forest: 6,823 acres (40%)

Bedminster Township

Significant Highlands Statistics

- Planning Area Lands: 15,866 acres – 94%
- Preservation Area Lands: 1,009 acres – 6%

- Conservation Zone: 11,767 acres – 70%
- Protection Zone: 3,040 acres – 18%
- Existing Community Zone: 1,262 acres – 7.5% (Roads 4.5%)

- Agricultural Priority Area: 15,369 acres – 91%
- Highlands Open Water Protection: 8,332 acres – 49%
- Forest Resource Area: 4,160 acres – 25%



Washington
Township

Chester
Township

Peapack Gladstone
Borough

Bernardsville
Borough

Tewksbury
Township

Far Hills
Borough

Bedminster
Township

Bernards
Township

New Jersey Highlands

Bedminster
Township



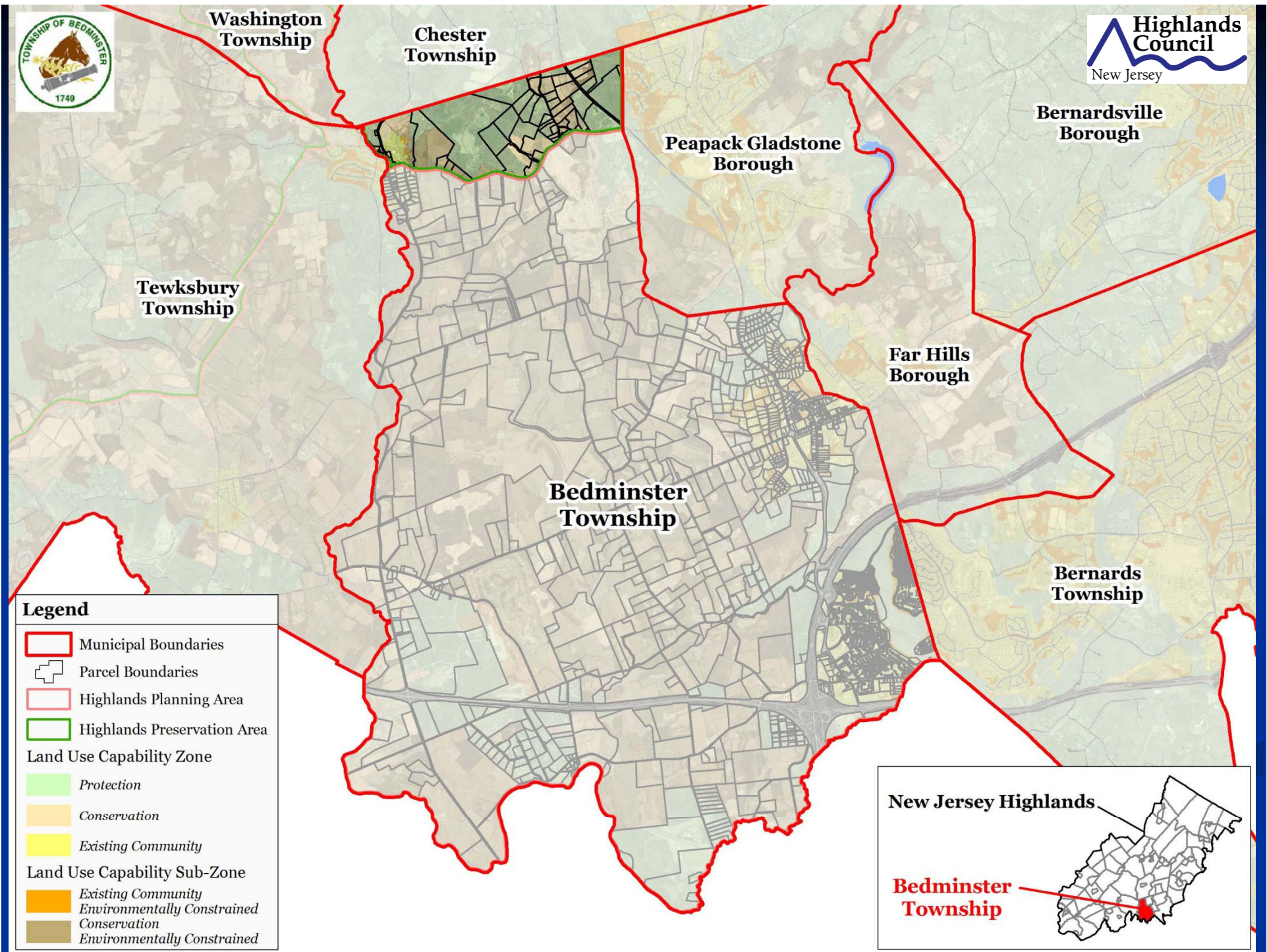
Bedminster Township - 1930

Bedminster Township



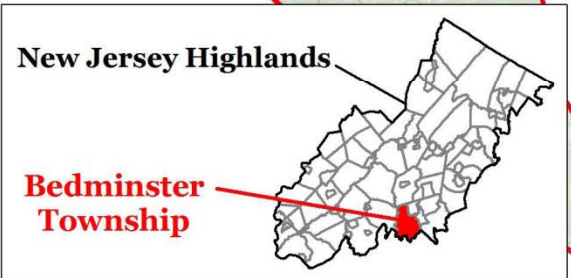
Background Statistics – Land Use

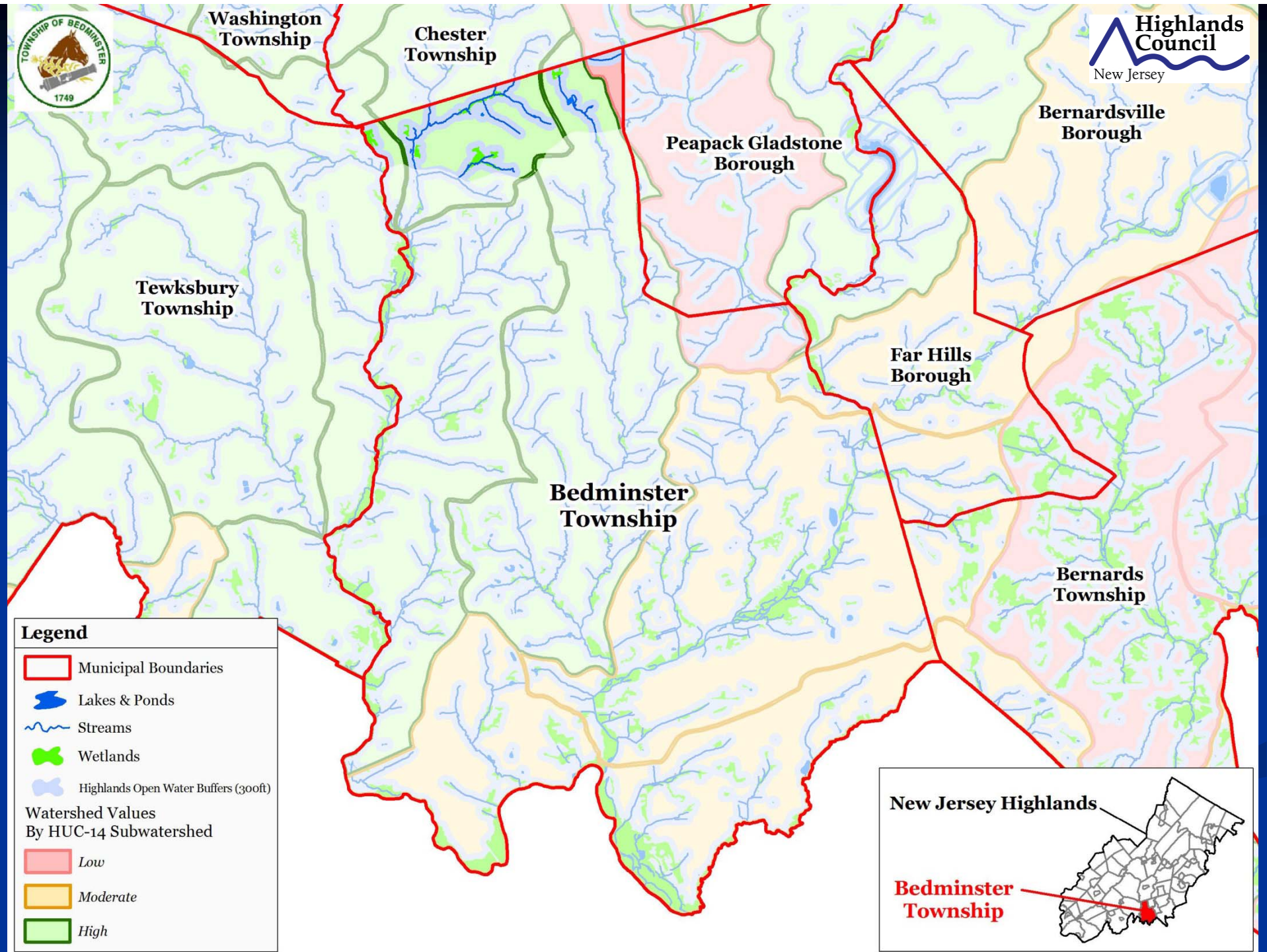
NJDEP Land Use/Land Cover (2007)	Plan	Pres	Percent
Residential (Single & Multi Family)	1,775	86	11.0%
Commercial (Retail)	220	25	1.5%
Industrial & Transportation & Utilities	255	13	1.6%
Agriculture (Crops & Plantations)	5,745	226	35.4%
Recreational Lands (Public & Private)	570	19	3.5%
Other Urban or Built-Up Land	385	29	2.5%
Subtotal Developed Lands	8,951	398	55.4%
Mixed Forest	4,157	382	26.9%
Shrub & Scrub	1,394	185	9.4%
Mixed Wetlands	1,002	39	6.2%
Barren Lands	153	0	0.9%
Water	209	5	1.3%
Subtotal Natural Lands	6,915	612	44.6%
Total	15,866	1,009	100.0%

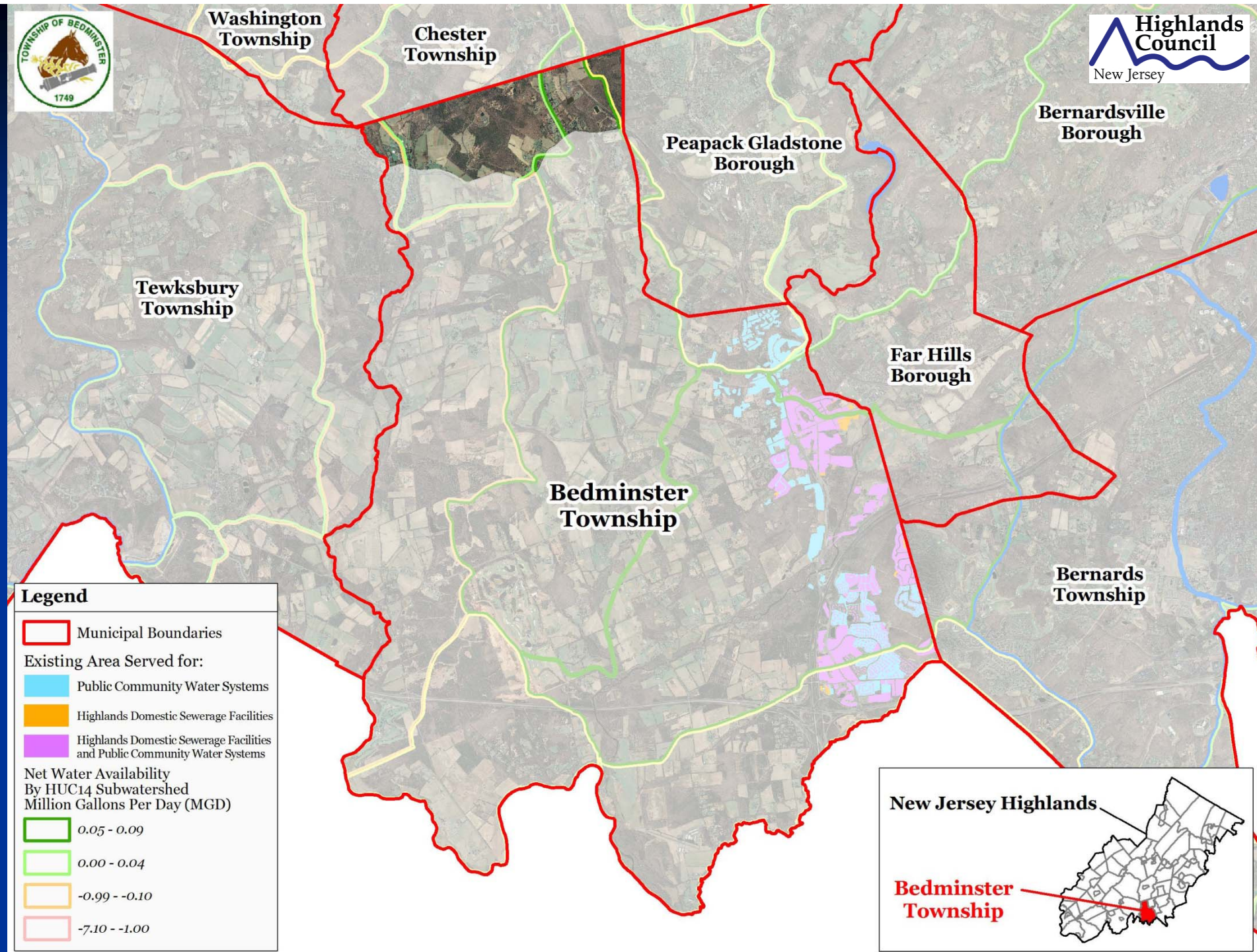


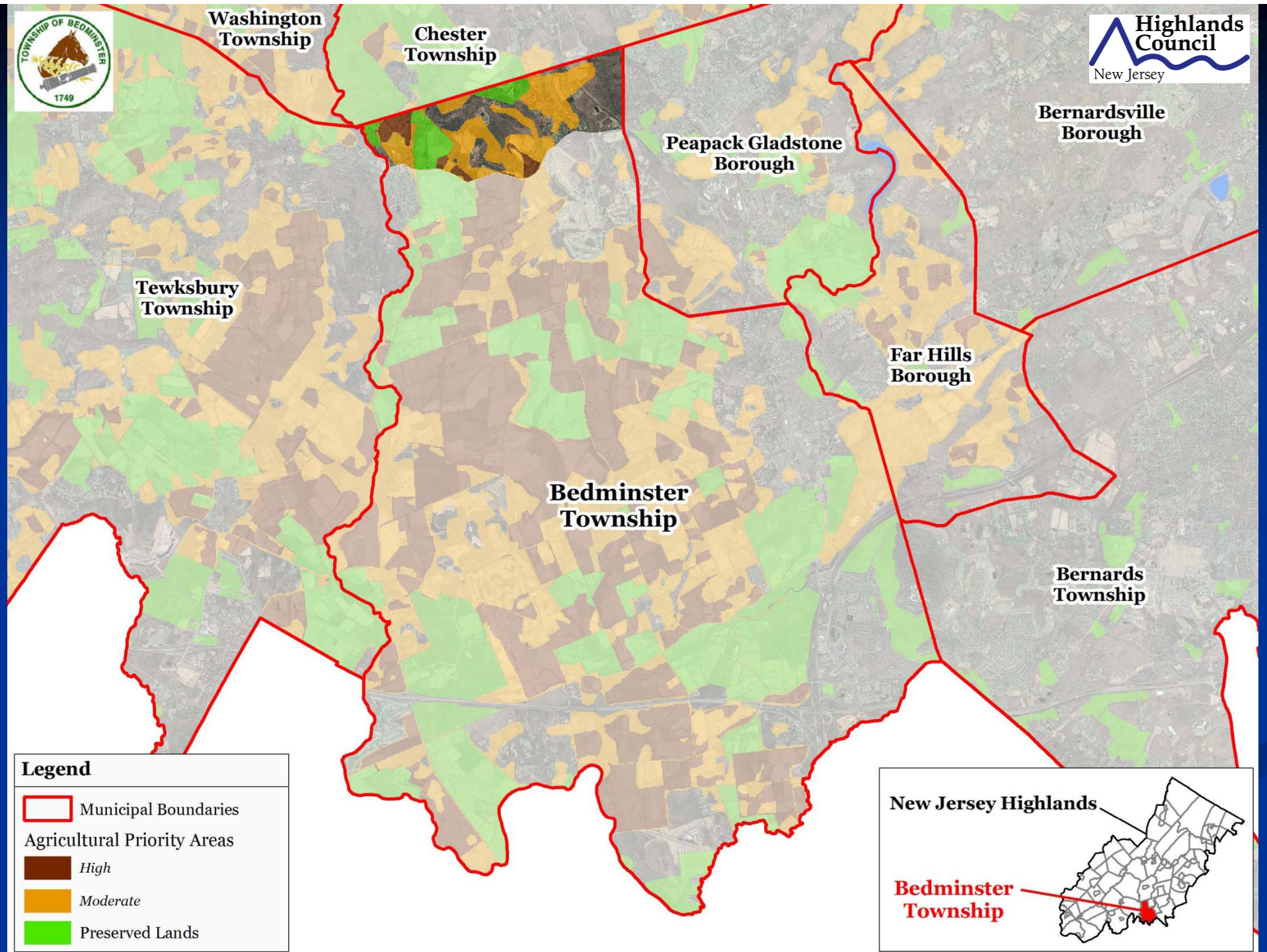
Legend

-  Municipal Boundaries
-  Parcel Boundaries
-  Highlands Planning Area
-  Highlands Preservation Area
- Land Use Capability Zone**
-  Protection
-  Conservation
-  Existing Community
- Land Use Capability Sub-Zone**
-  Existing Community
-  Environmentally Constrained
-  Environmentally Constrained









Plan Conformance Modules

Petition Requirements	RMP Consistent	Specific Issues
Modules 1-2 Municipal Build-Out Report	X	None
Module 3 Housing Element/Fair Share Plan	X	Received Substantive Certification in 2009
Module 4 Environmental Resource Inventory	X	None
Module 5 Highlands Element	X	None
Module 6 Land Use Ordinance	X	None
Module 7 Petition for Plan Conformance	X	None

Bedminster Township's Petition for Plan Conformance Public Comments Received

- The public comment period on Bedminster's Petition opened October 25, 2011 and closed November 8, 2011.

Public Comments were received from:

- **Helen Heinrich**, on behalf of the New Jersey Farm Bureau (supported Petition and the emphasis on Agricultural Retention/Farmland Preservation Plan)
- **Erica Van Auken**, on behalf of the New Jersey Highlands Coalition (supported Petition and resource planning)

Recommendation

Bedminster Township's Petition for Plan Conformance

Staff Recommendation: **APPROVE (LISTING MAJOR CONDITIONS)**

- Adoption of Checklist Ordinance
- Adoption of Completed Highlands Environmental Resource Inventory, Master Plan Element, and Land Use Ordinance
- Continued Compliance with Fair Housing Act (Plan Certified in 2009)
- Resource and Economic Planning. Funding priorities for:
 - Sustainable Economic Development Planning
 - Agriculture Retention Master Plan Element
 - Habitat Conservation and Management Plan
 - Stream Corridor Protection & Restoration Plan

Council Deliberation



Bedminster Township