

HIGHLANDS REGIONAL



MASTER PLAN
2008

Highlands Council Meeting

October 13, 2011



Public Hearing

Town of Phillipsburg Petition for Plan Conformance

Introduction to Town of Phillipsburg



Town of Phillipsburg

Background Statistics



- Incorporated: 1861
- Population 2010: 14,950
- Land Area: 2,133 acres / 3.3 sq. mi.

Town of Phillipsburg

Significant Highlands Statistics

- Planning Area Lands: 2,133 acres – 100%
- Existing Community Zone: 1,579 acres – 75%
(Roads 18.7%)
- Protection Zone: 70 acres – 3.3%
- Conservation Zone: 65 acres – 3%
- Highlands Open Water Protection: 414 acres – 20%

Town of Phillipsburg



Background Statistics – Land Use

NJDEP Land Use/Land Cover (2007)	Plan	Percent
Residential (Single & Multi Family)	810	38.0%
Commercial (Retail)	200	9.4%
Industrial & Transportation & Utilities	331	15.5%
Agriculture (Crops & Plantations)	45	2.1%
Recreational Lands (Public & Private)	101	4.7%
Military	3	0.2%
Other Urban or Built-Up Land	212	9.9%
Subtotal Developed Lands	1,702	79.8%
Mixed Forest	227	10.7%
Shrub & Scrub	65	3.1%
Mixed Wetlands	19	0.9%
Barren Lands	8	0.4%
Water	104	4.9%
Subtotal Natural Lands	424	19.9%
Total	2,126	99.7%



Town of Phillipsburg - 1930



Town of Phillipsburg, Warren County



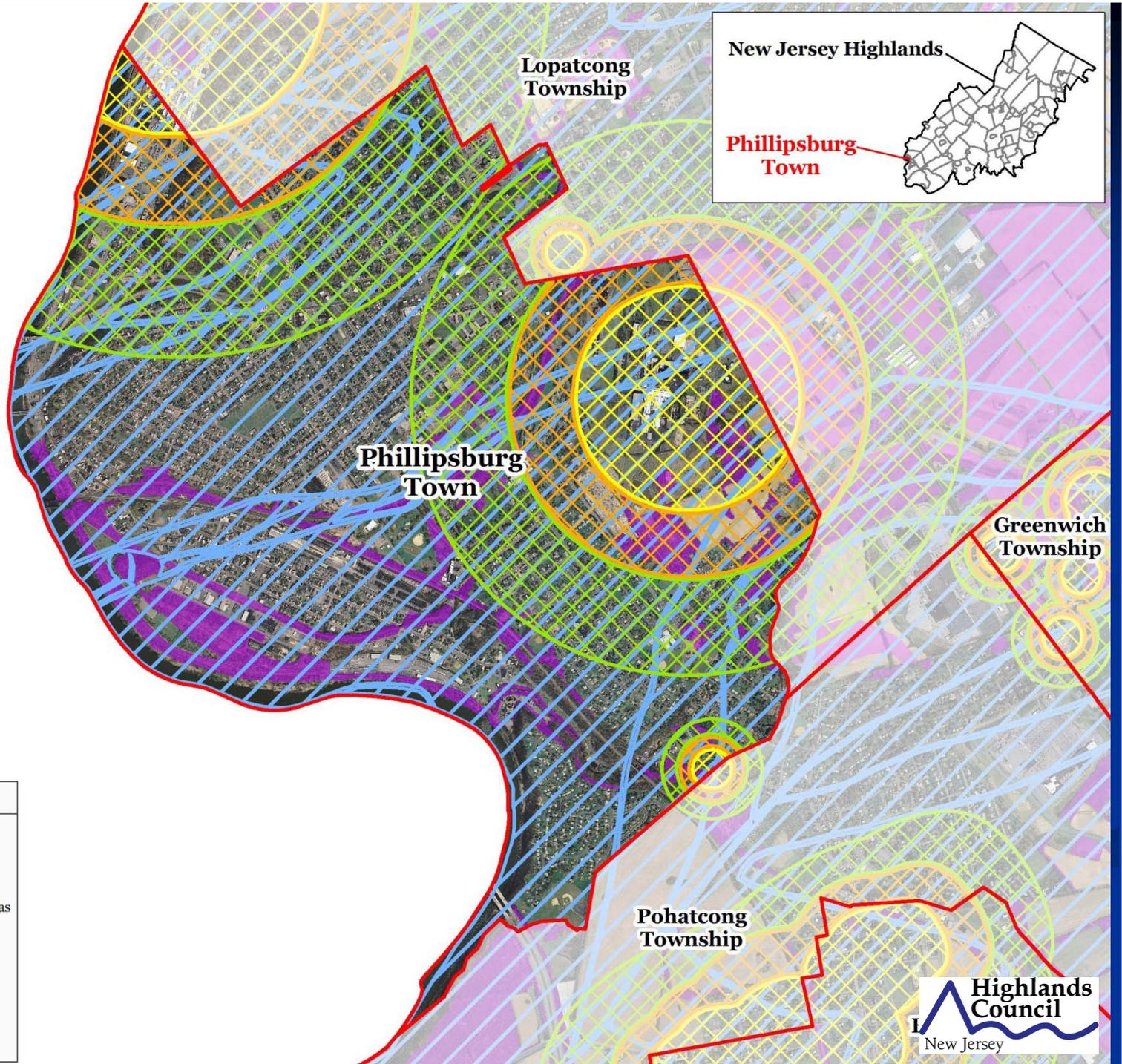
Town of Phillipsburg Flyover



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
- Conservation Environmentally Constrained





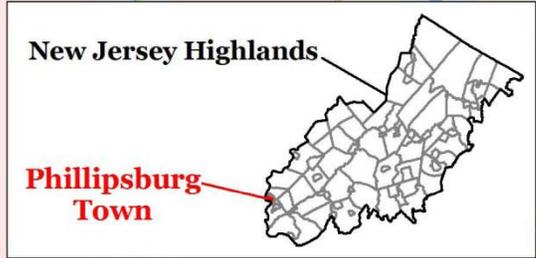
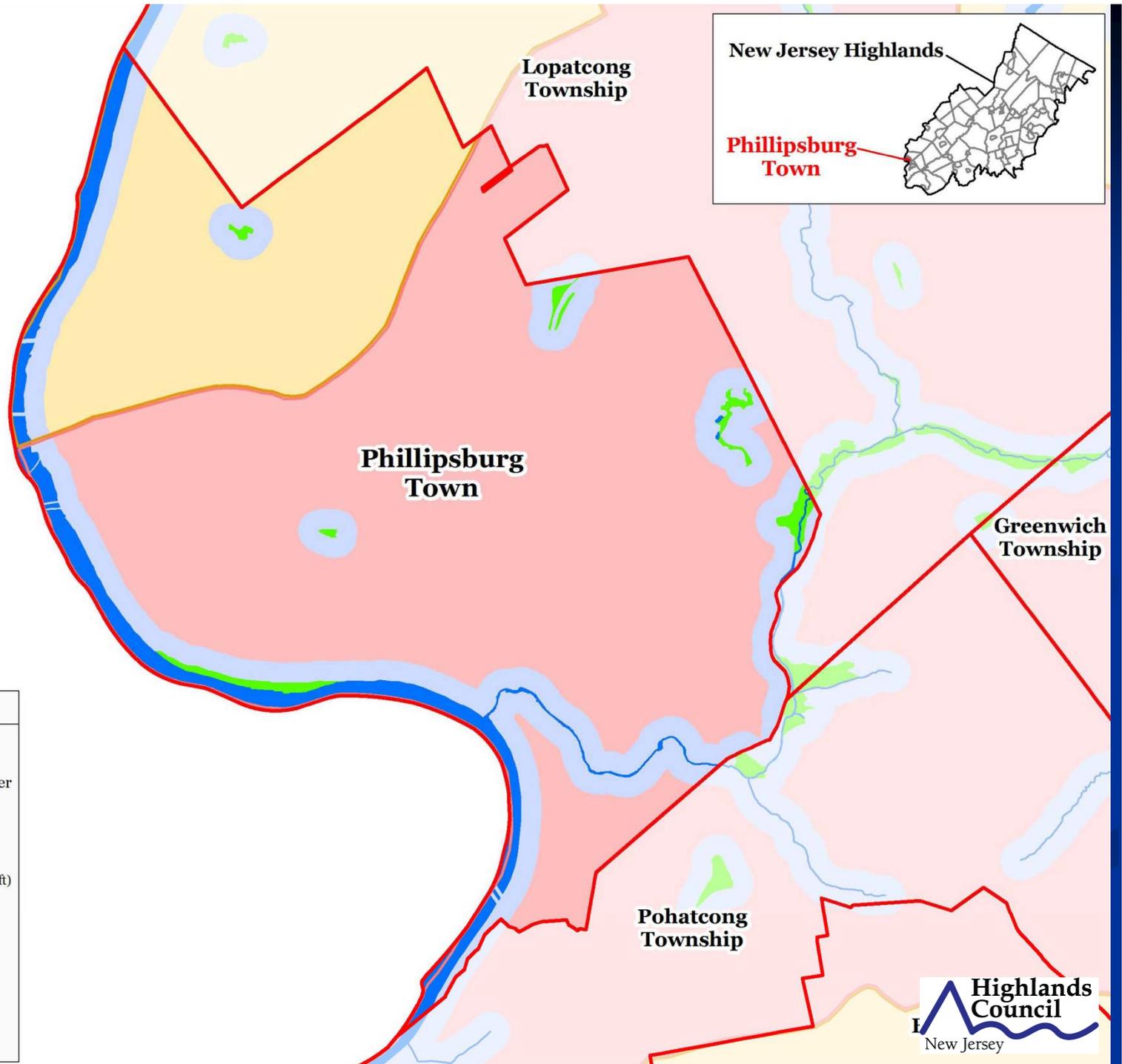
Legend

- Municipal Boundaries
- Carbonate Rock Areas
- Prime Ground Water Recharge Areas

Wellhead Protection Areas

- (Tier 1) 2-Year
- (Tier 2) 5-Year
- (Tier 3) 12-Year





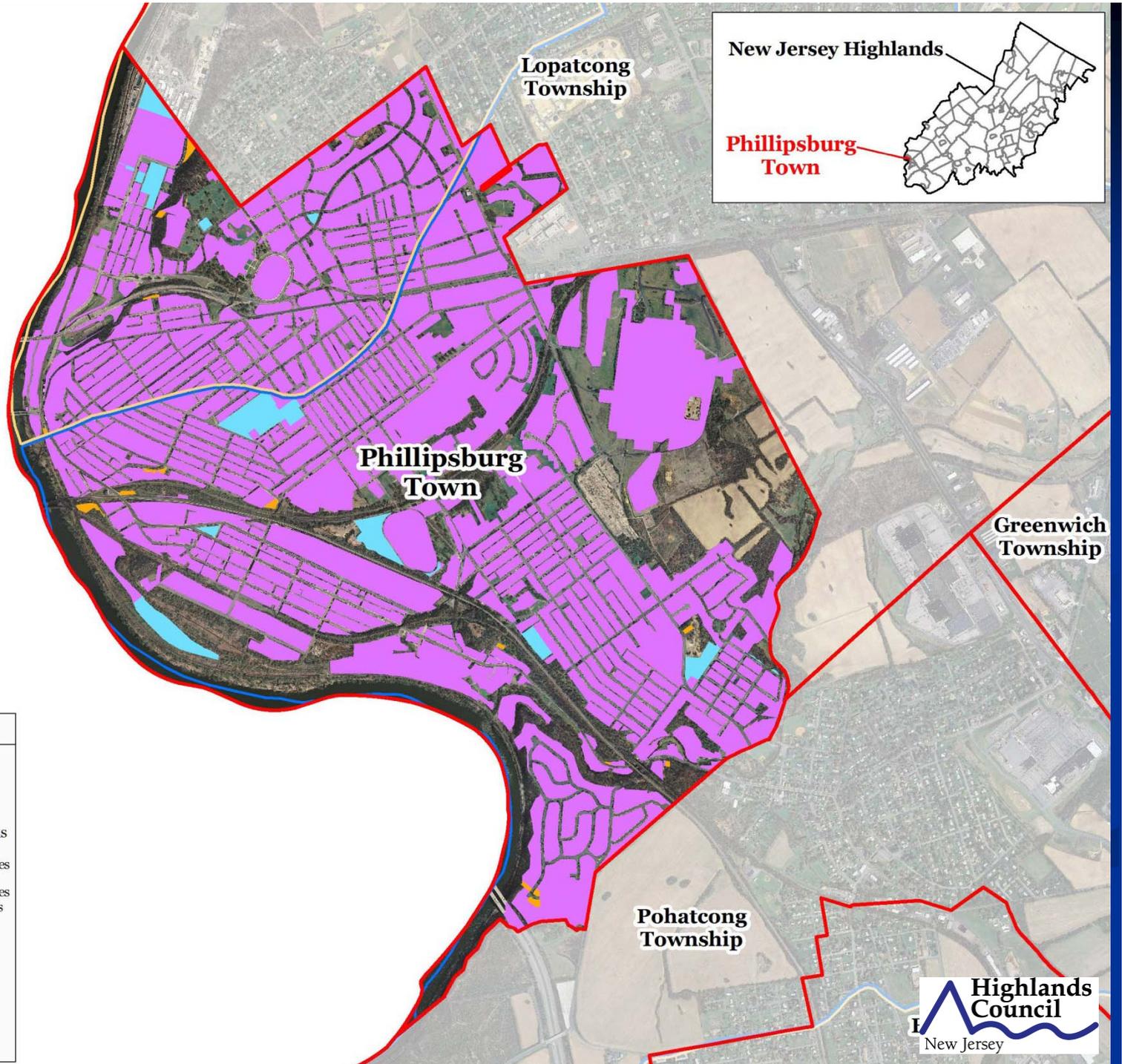
Legend

- Municipal Boundaries
- Lakes, Ponds & Delaware River
- Streams
- Wetlands
- Highlands Open Water Buffers (300ft)
- Lake Management Areas

Watershed Values
By HUC-14 Subwatershed

- Low
- Moderate





Legend

- Municipal Boundaries
- Existing Area Served for:
 - Public Community Water Systems
 - Highlands Domestic Sewerage Facilities
 - Highlands Domestic Sewerage Facilities and Public Community Water Systems
- Net Water Availability
By HUC14 Subwatershed
Million Gallons Per Day (MGD)
 - 0.10 - 0.39
 - 0.99 - -0.10



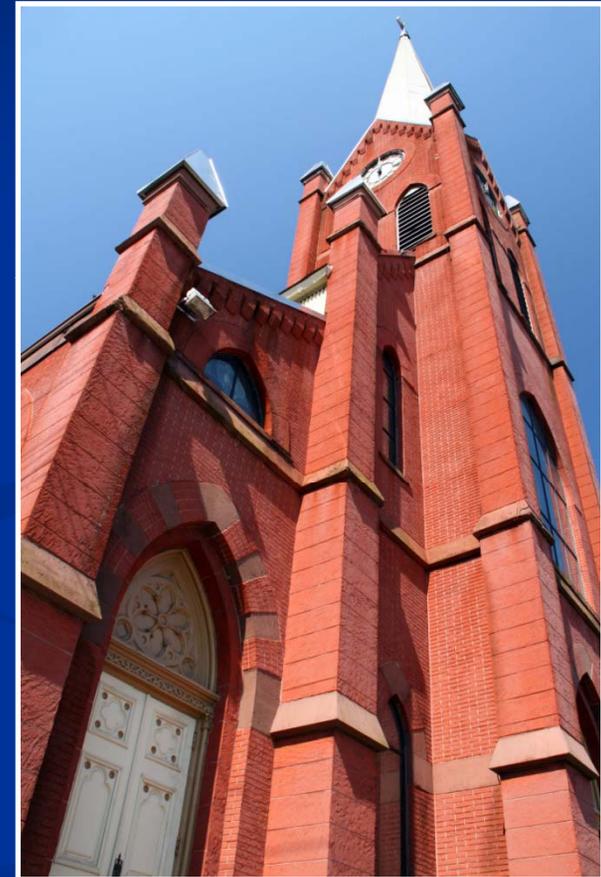


Legend

-  Municipal Boundaries
- Agricultural Priority Areas**
-  High
-  Preserved Lands

Phillipsburg Highlands Center

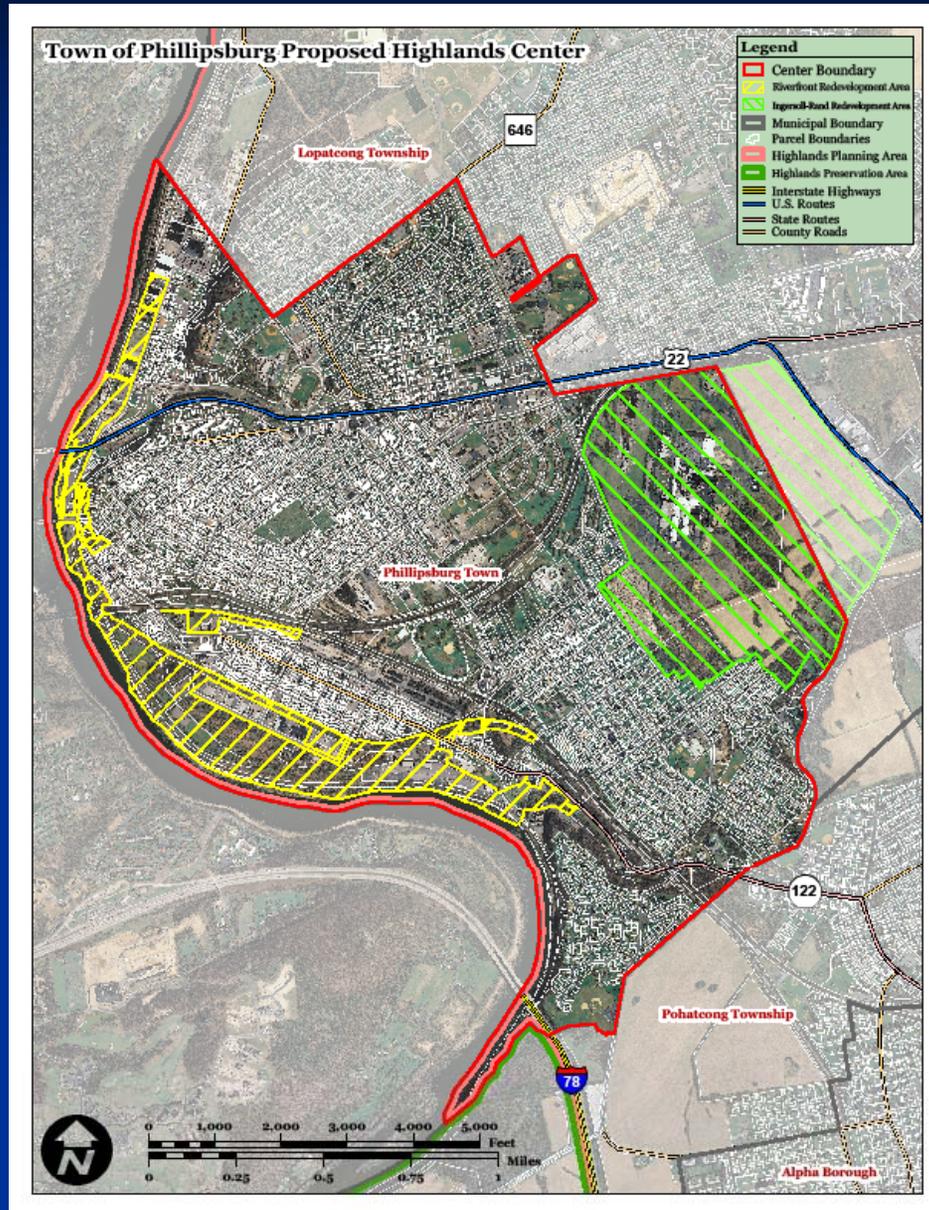
- Phillipsburg's Petition was accompanied by a request for Highlands Center Designation for the entire municipality.
- A long industrial and commercial history is now resulting in redevelopment efforts focused on former industrial properties at the Ingersoll Rand site and along the Delaware River and is geared to achieve a sustainable economy.
- Phillipsburg has functioned as a regional center for decades, shares an important border with Easton, PA and is accessible from a well-developed road and bus transit network.



Phillipsburg Highlands Center

- The proposed Highlands Center will differ from prior Highlands Centers as it includes the entire Town of Phillipsburg.
- The Highlands Center includes a coordinated effort between the municipalities of Lopatcong Township, Alpha Borough, Greenwich Township and Pohatcong Township, all of which have submitted Petitions for Plan Conformance regarding their full municipalities, to address the capacity conditions of the Phillipsburg STP service area.
- The Highlands Center recognizes the importance of existing redevelopment areas such as Riverfront and Phillipsburg Commerce Park (former Ingersoll Rand property)
- The Highlands Center planning incorporates protection and support for historic resource features, including the Morris Canal Greenway and Delaware Riverfront Area, promotes tourism opportunities for the Town and local and regional economic development.

Phillipsburg Highlands Center



Plan Conformance Modules

Petition Requirements	Consistent with the RMP	Specific Issues
Modules 1-2 Municipal Build-Out Report	X	
Module 3 Housing Element/Fair Share Plan	X	Final adopted plan to be submitted to DCA
Module 4 Environmental Resource Inventory	X	
Module 5 Highlands Element	X	Modified to reflect municipal-wide Highlands Center (includes TDR examination)
Module 6 Land Use Ordinance	X	Modified to reflect municipal-wide Highlands Center
Module 7 Petition for Plan Conformance	X	

Town of Phillipsburg's Petition for Plan Conformance Public Comments Received

- The public comment period on Phillipsburg's Petition opened September 21, 2011 and closed October 6, 2011.

Public Comments were received from:

- **David Maski**, P.P. on behalf of the Town of Phillipsburg (requested designation as a growth area under the Permit Extension Act – included request in the Consistency Report)
- **Erika Van Auken**, New Jersey Highlands Coalition
- **Wilma Frey**, New Jersey Conservation Foundation (both of these comments generally supported the Petition and the focus on economic development and historic protection and expressed concern regarding Karst features)

Recommendation

Town of Phillipsburg's Petition for Plan Conformance

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

- **Adoption of Planning Area Petition Ordinance**
- **Adoption of Completed ERI, and modified Highlands Center Element and Land Use Ordinance to reflect Highlands Center conditions**
- **Compliance with Fair Housing Act**
- **Redevelopment and Brownfield Planning Study**
- **Wastewater Management Plan – coordinate multiple municipalities**
- **Stream Corridor Protection & Restoration Plan**

Council Deliberation



Town of Phillipsburg