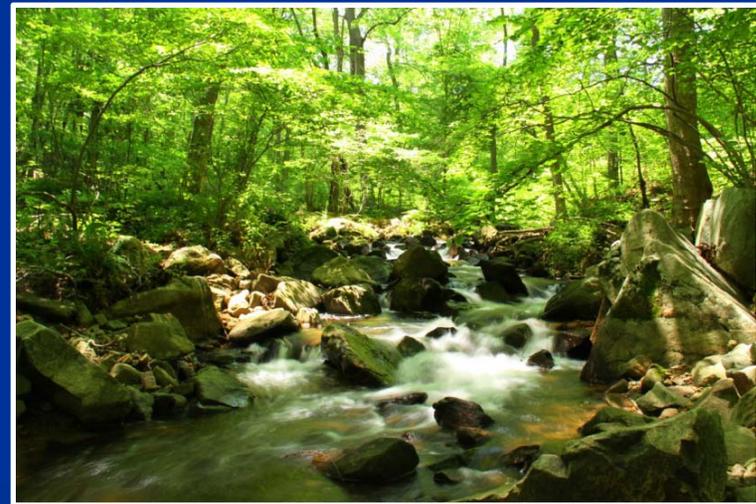


Public Hearing

Washington Township (Warren)
Petition for Plan Conformance

Washington Township



Washington Township

Background Statistics

- Incorporated: 1849
- Population 2010: 6,651
- Land Area: 11,547 ac/
18 sq. mi.
- Preserved Lands: 2,667 acres (23%)
- Total Forest: 4,308 acres (37%)



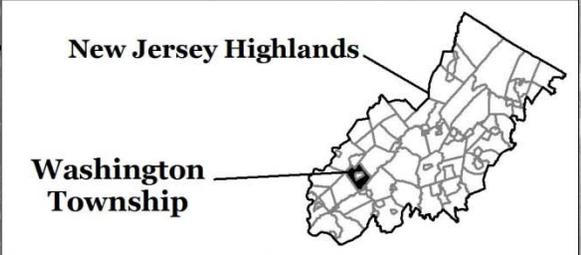
Washington Township

Significant Highlands Statistics

- Planning Area Lands: 7,953 acres – 69%
- Preservation Area Lands: 3,595 acres – 31%

- Conservation Zone: 4,685 acres – 41%
- Protection Zone: 4,085 acres – 35%
- Existing Community Zone: 2,325 acres – 20% (Roads 4%)

- Forest Resource Area: 4,043 acres – 35%
- Agricultural Priority Area: 3,708 acres – 32%
- Highlands Open Water Protection: 3,528 acres – 30%



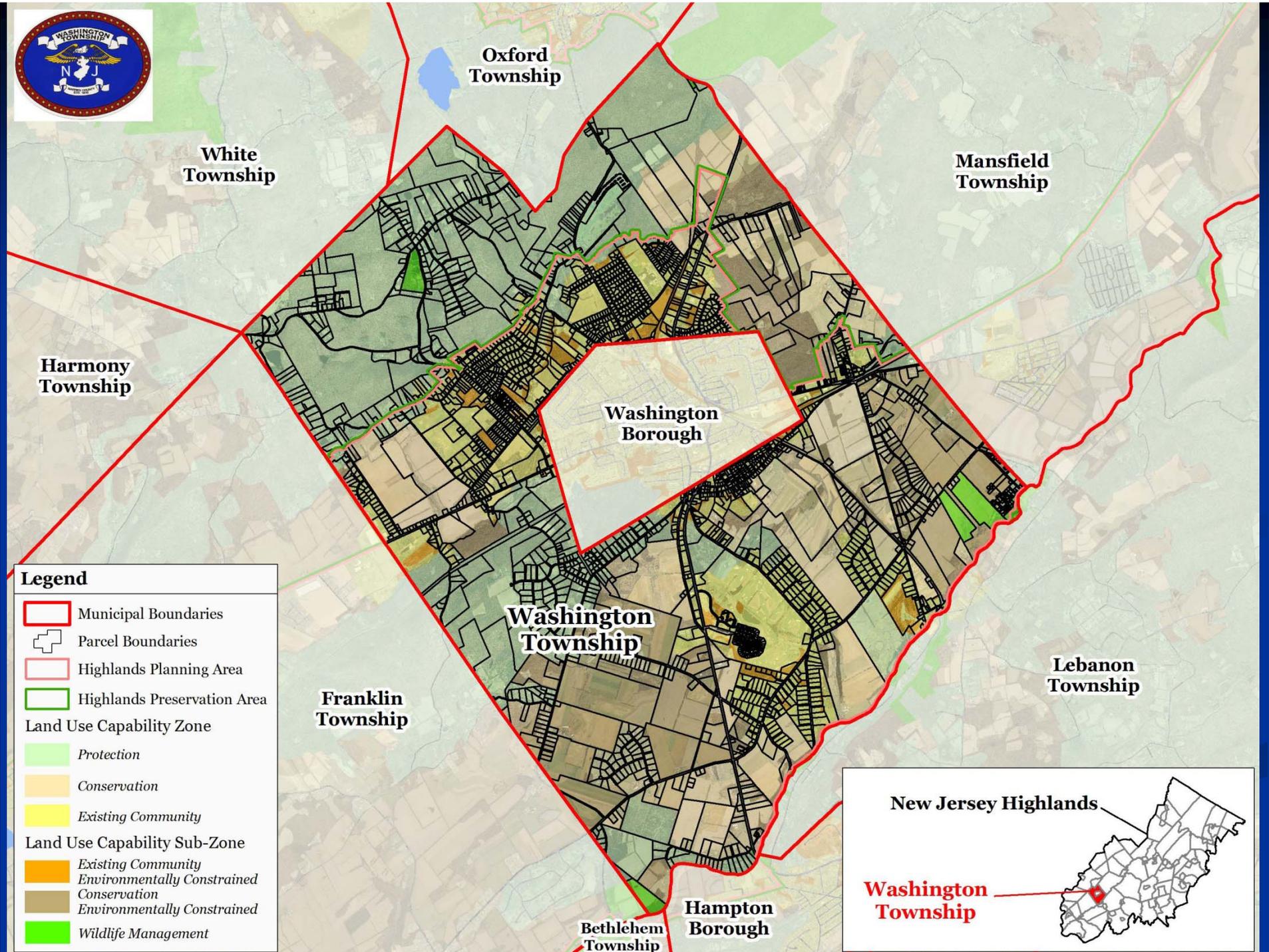
Washington Township - 1930

Washington Township

Background Statistics – Land Use

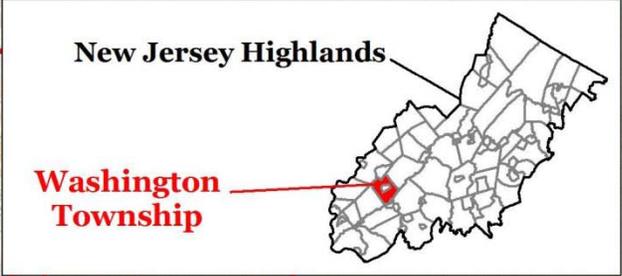


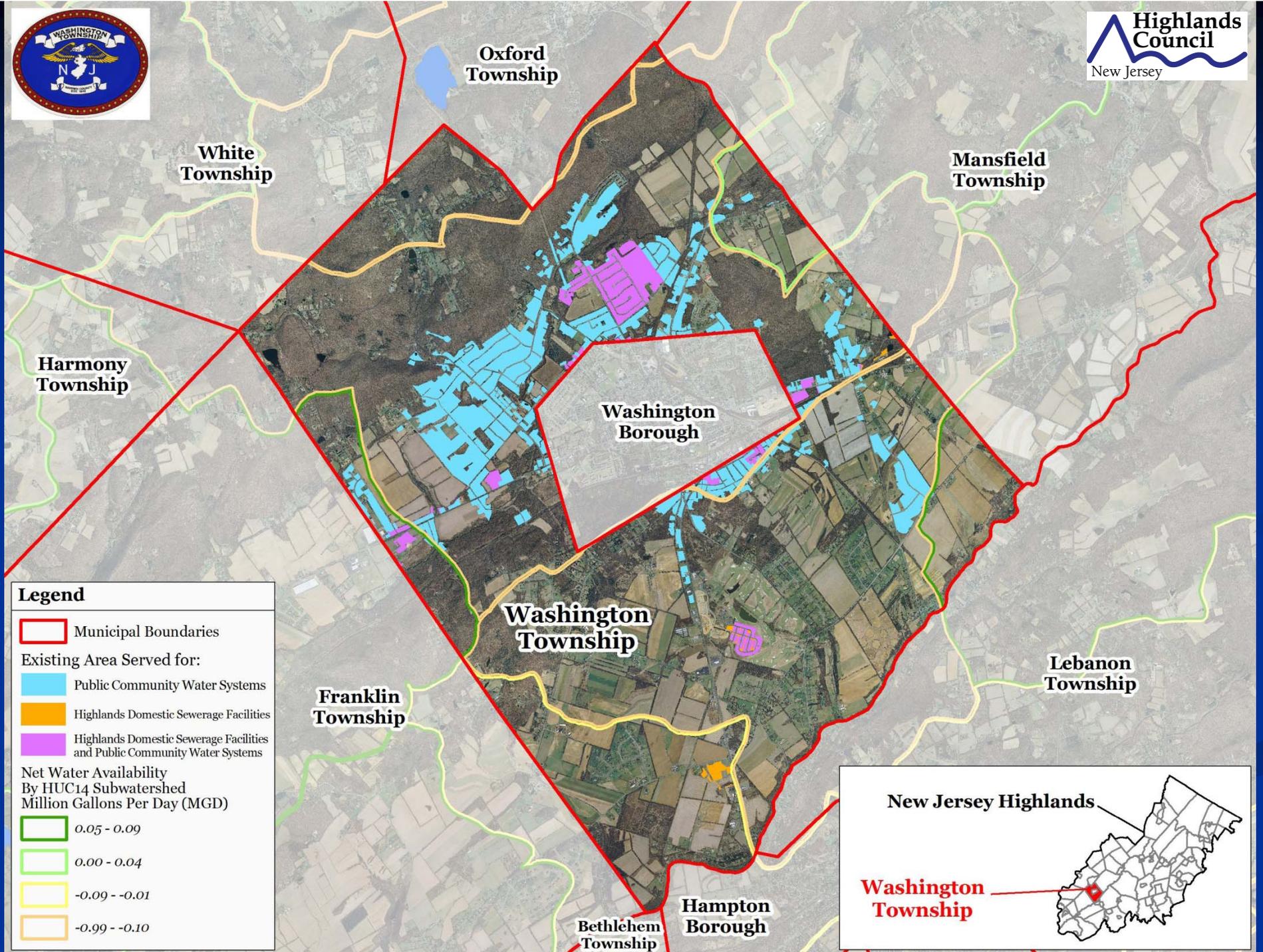
NJDEP Land Use/Land Cover (2007)	Plan	Pres	Percent
Residential (Single & Multi Family)	2,012	373	20.6%
Commercial (Retail)	209	10	1.9%
Industrial & Transportation & Utilities	101	12	1.0%
Agriculture (Crops & Plantations)	2,972	566	30.6%
Recreational Lands (Public & Private)	298	49	3.0%
Other Urban or Built-Up Land	378	8	3.3%
Subtotal Developed Lands	5,969	1,018	60.5%
Mixed Forest	1,122	2,188	28.7%
Shrub & Scrub	325	41	3.2%
Mixed Wetlands	465	291	6.6%
Barren Lands	37	4	0.4%
Water	34	52	0.7%
Subtotal Natural Lands	1,984	2,576	39.5%
Total	7,953	3,595	100.0%

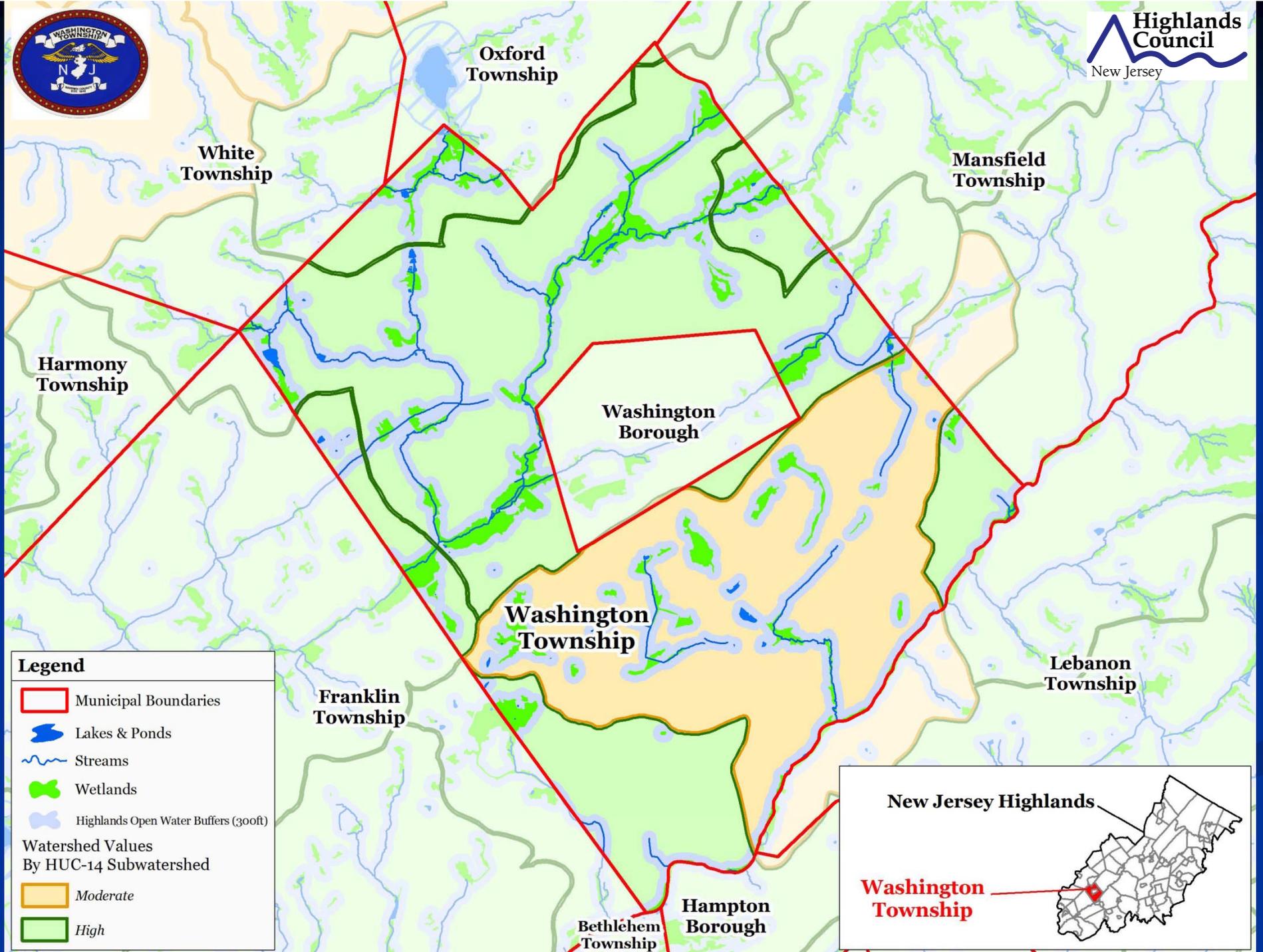


Legend

-  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 Conservation
-  Environmentally Constrained Conservation
-  Wildlife Management

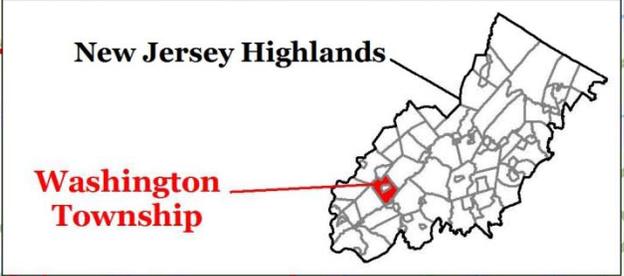


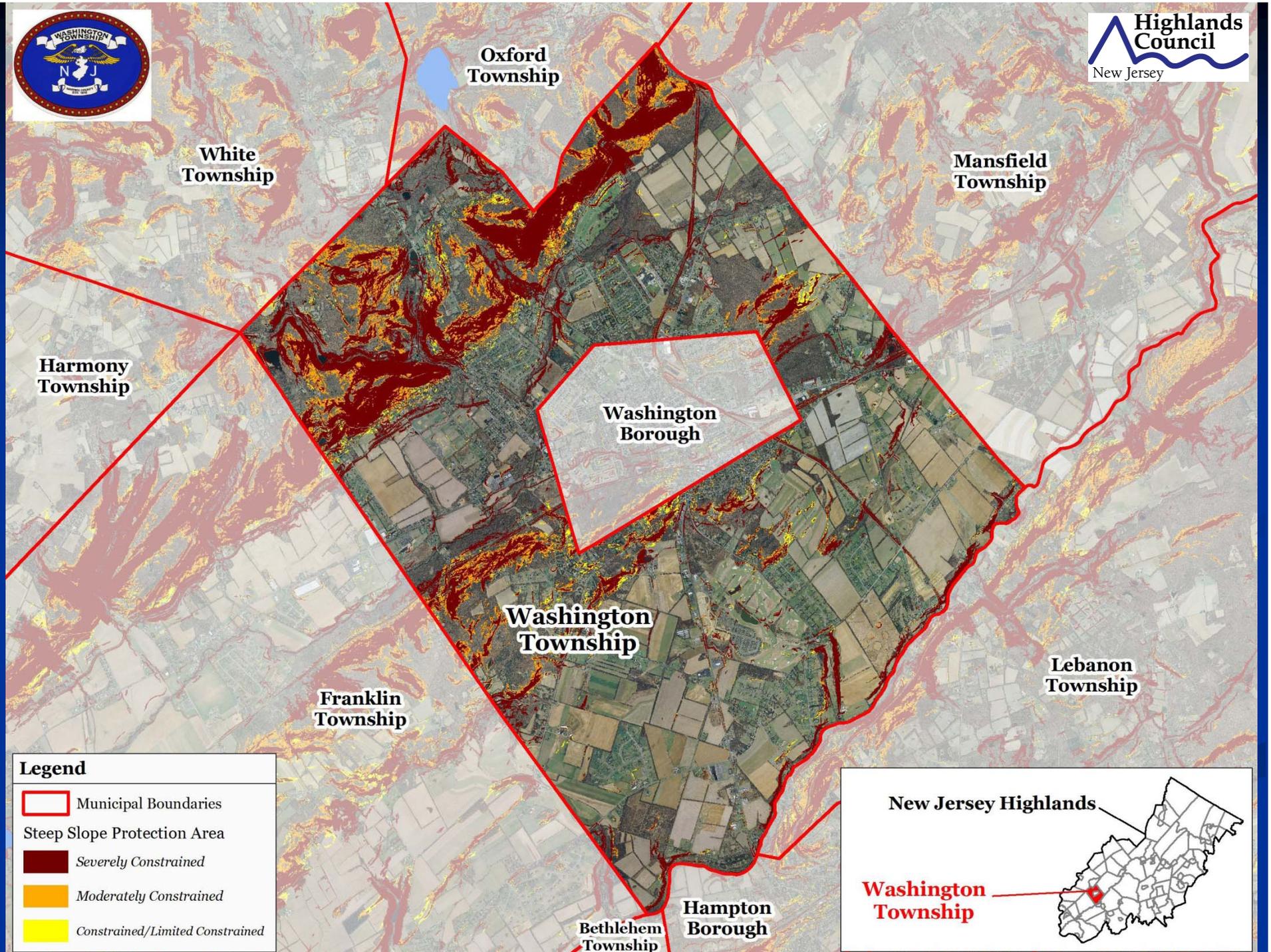




Legend

- Municipal Boundaries
- Lakes & Ponds
- Streams
- Wetlands
- Highlands Open Water Buffers (300ft)
- Watershed Values
By HUC-14 Subwatershed**
- Moderate
- High



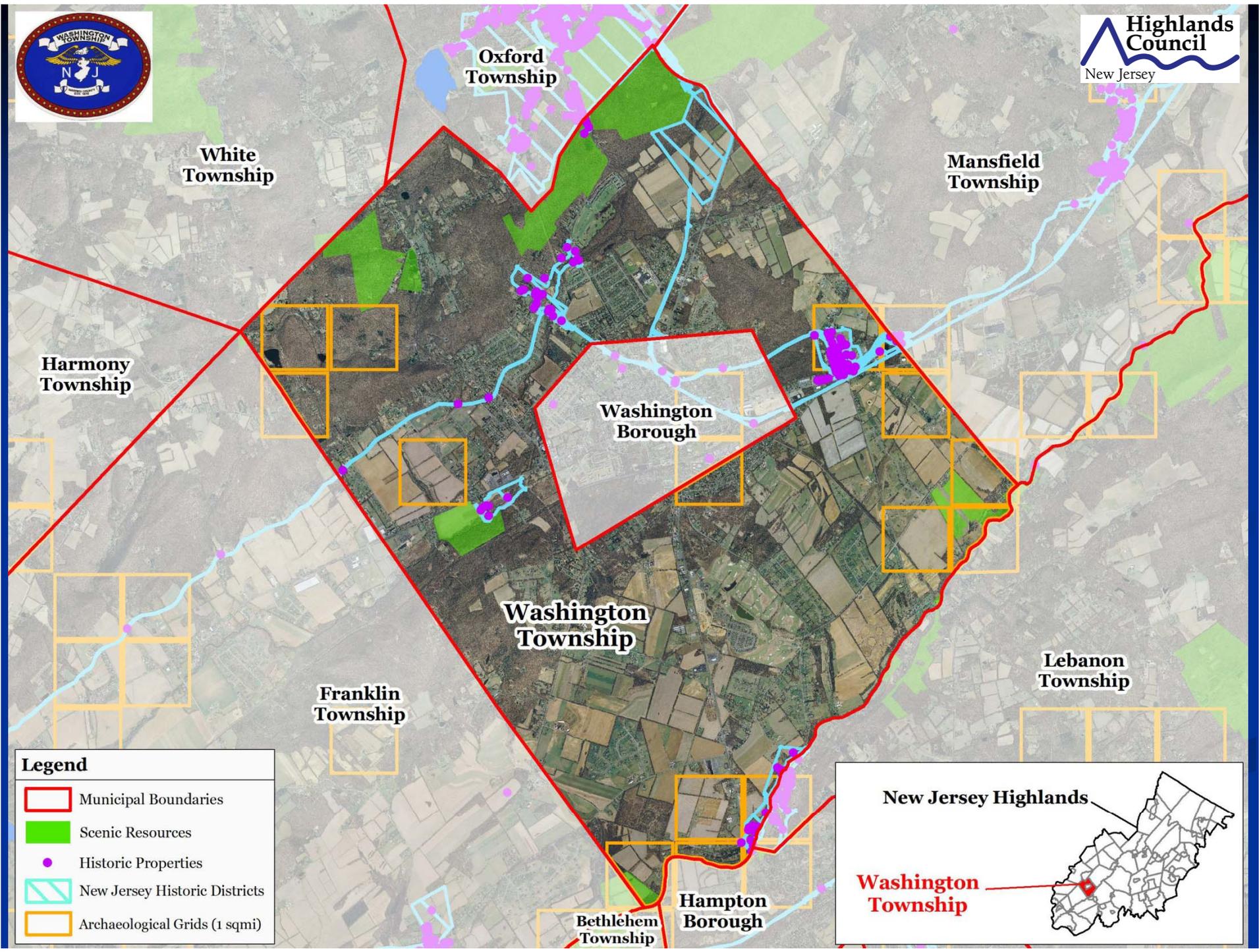


Legend

- Municipal Boundaries
- Steep Slope Protection Area
- Severely Constrained
- Moderately Constrained
- Constrained/Limited Constrained

New Jersey Highlands

Washington Township

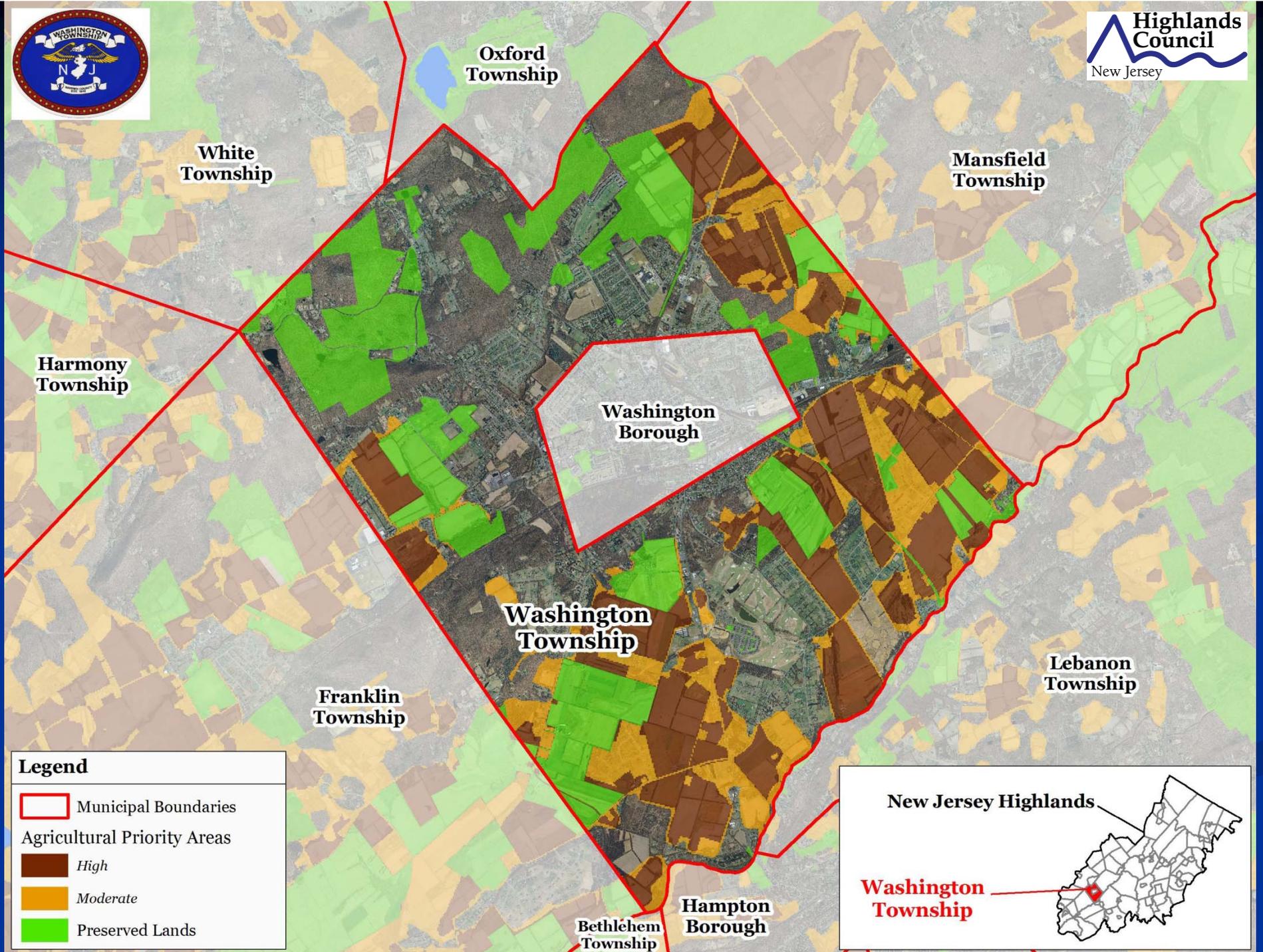


Legend

- Municipal Boundaries
- Scenic Resources
- Historic Properties
- New Jersey Historic Districts
- Archaeological Grids (1 sqmi)

New Jersey Highlands

Washington Township



Legend

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

New Jersey Highlands

Washington Township

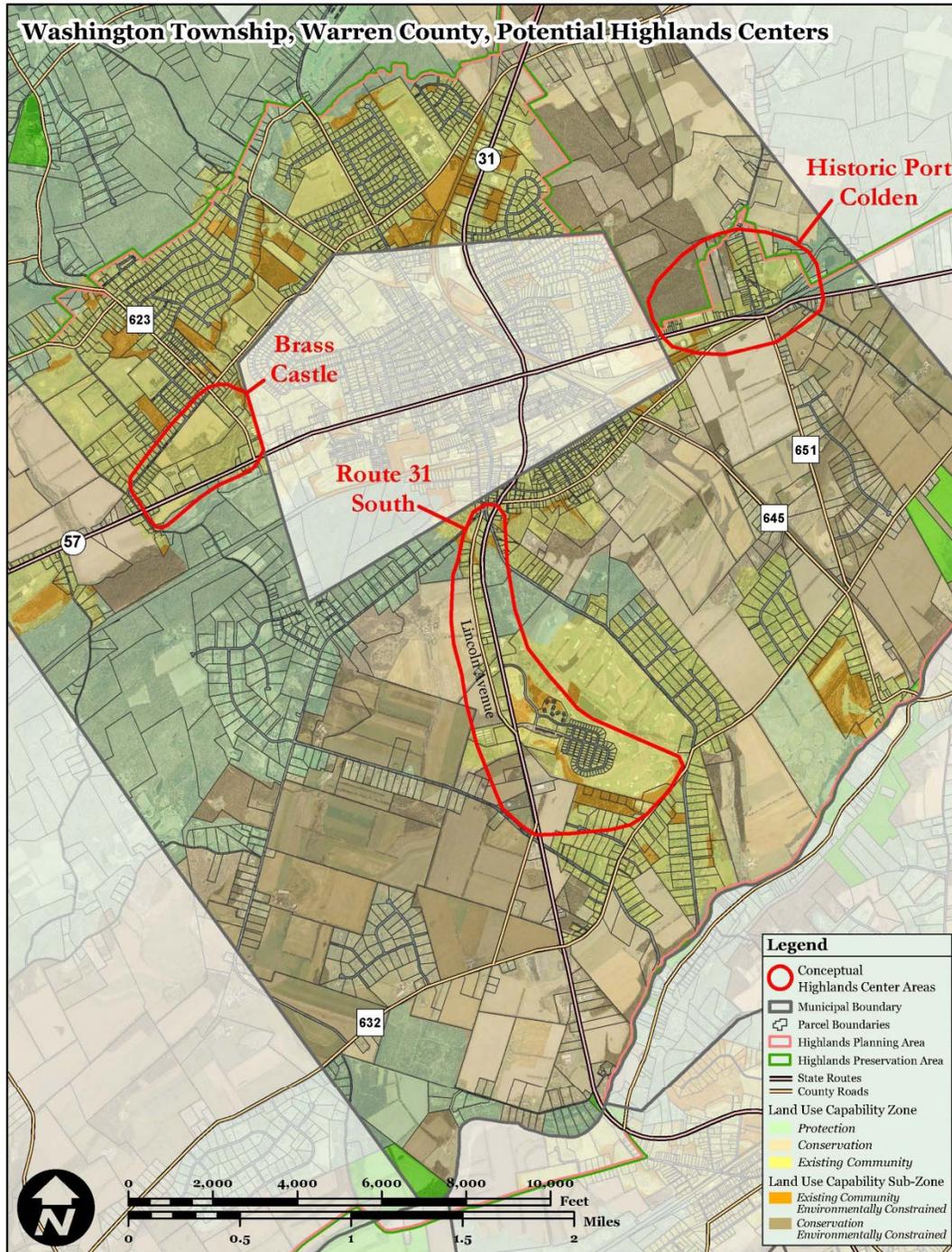
Washington Township Plan Conformance Modules

Petition Requirements	Consistent with the RMP	Specific Issues
Modules 1-2 Municipal Build-Out Report	X	None
Module 3 Housing Element/Fair Share Plan	X	None
Module 4 Environmental Recourse Inventory	X	None
Module 5 Highlands Element	X	Study Conceptual Centers
Module 6 Land Use Ordinance	X	None
Module 7 Petition for Plan Conformance	X	None

Washington Township - Conceptual Highlands Centers

- Working with Washington Township officials and professionals, the following three Highlands Center concepts adjacent to Washington Borough were developed which may be formally approved by the Highlands Council after further analysis:
 - Historic Port Colden
 - Washington – South Rt. 31 Corridor
 - Brass Castle
- A Feasibility Study grant is recommended to examine infrastructure availability (specifically wastewater), redevelopment opportunities, potential for transfer of development rights, and resource protection.

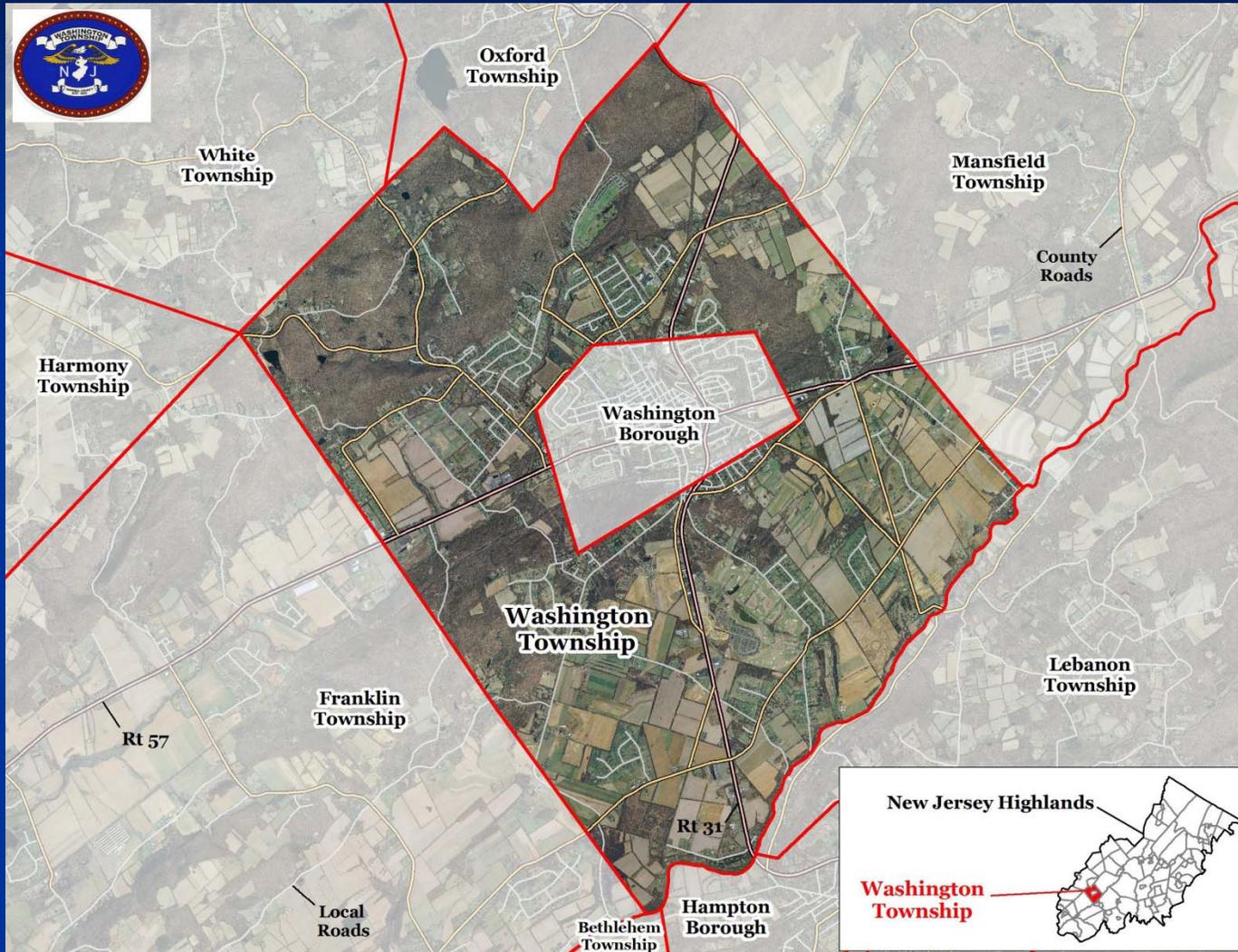
Washington Township, Warren County, Potential Highlands Centers



Conceptual Centers

No firm boundaries have been proposed and areas are the focus of future feasibility analyses

Washington Township, Warren County



Washington Township Flyover

RMP Update

Washington Township, Warren County
Preservation Area 2008



Act Language: thence southwesterly along the northern bank of the Shabbecong Creek to its intersection with the western boundary of Block 40, lot 86

Washington Township, Warren County
Preservation Area, Updated 2011



Act Language: thence southwesterly along the northern bank of the Shabbecong Creek to its intersection with the western boundary of Block 40, lot 86

Washington Township's Petition for Plan Conformance Public Comments Received

The public comment period on Washington's Petition opened November 7, 2011 and closed November 21, 2011.

Public Comments were received from:

- Helen Heinrich (NJ Farm Bureau), supporting Right to Farm and Agricultural Retention Planning for the municipality as well as potential TDR receiving zones in conceptual Highlands Centers.
- David Peifer (ANJEC), supporting the petition however expressing concerns regarding the conceptual Highlands Centers.
- Erica Van Auken (NJ Highlands Coalition), supporting the petition and praising the municipality for conforming for both the Preservation and Planning Areas. She has expressed concern for the three conceptual Highlands Center designations.

Washington Township's Petition for Plan Conformance Public Comments Received

Public Comments (Continued):

- Richard Cotton (Hawk Pointe Golf Club), states that the community is supportive of the conceptual Highlands Center for Washington South.
- Carl Bisgaier (Bisgaier, Hoff LLC), asks for clarification of the Highlands Council's review process of Housing Element and Fair Share Plans.
- Comments in support of the conceptual centers were received from residents and business owners of Washington Township: Alan & Patricia Lowcher; Michael Hozerall; Bryce Cotton and Monica Perini.

Recommendation

Washington Township's Petition for Plan Conformance

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

- Adoption of Planning Area Petition Ordinance
- Adoption of Checklist Ordinance
- Adoption of Completed Highlands Environmental Resource Inventory, Master Plan Element (incl. Land Use Inventory), Land Use Ordinance
- Compliance with Fair Housing Act (Plan Submitted for Certification)
- Feasibility Study of Conceptual Highlands Centers
- Wastewater Management Plan
- Agriculture Retention Master Plan Element
- Water Use and Conservation Management Plan
- Habitat Conservation and Management Plan
- Stream Corridor Protection & Restoration Plan

Council Deliberation



Washington Township