Public Hearing

Washington Township (Warren)
Petition for Plan Conformance
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
### Background Statistics – Land Use

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

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

Washington Township, Warren County
Preservation Area, Updated 2011
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 Hozeral; 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