

Highlands Plan Conformance: Washington Township, Warren County.

Wednesday, May 29th, 2013



What is Plan Conformance?

- ✘ ...revisions of the municipal/county master plan and development regulations ... to conform them with the goals, requirements, and provisions of the regional master plan...
- ✘ *-Highlands Water Protection and Planning Act, Section C.13:20-14, 15*

Benefits of Plan Conformance

- ✘ Planning Grants & Technical Assistance
- ✘ Utility Capacity Planning (WMP's)
- ✘ Resource Management Planning
- ✘ Sustainable Economic Development Plans
- ✘ Center, Redevelopment, & TDR Planning

PLAN CONFORMANCE PROCESS

- 1) Petition
- 2) Public Comment
 - + Public Hearing & Approval
- 3) Implementation

Objective:

- ✘ Revise municipal/county planning documents and regulations so they align with the Regional Master Plan.

TWO PHASES

1) Petition Development & Approval

- ✘ Develop and prepare DRAFT documents.
- ✘ Collaborative effort between municipality/county and Highlands Council staff; largely based on Council models.
- ✘ Highlands Council public hearing/consideration.

2) Implementation

- ✘ Municipality/county finalizes and adopts documents.
- ✘ Planning Boards, Governing Bodies coordinate to complete process/requirements.

PLAN CONFORMANCE PETITION

Petition Includes:

- ✘ Preservation and/or Planning Area Resolutions (as applicable)
- ✘ Planning Program Documents (e.g., Highlands ERI, Element, LUO)
- ✘ Self-Assessment Report, Existing Master Plan, Regulatory Doc's
- ✘ Highlands Implementation Plan & Schedule (IPS)

Process:

- ✘ Petition Submission
- ✘ Administrative Completeness
- ✘ Draft Consistency Review and Recommendations Report (DCRRR)
- ✘ Municipal Review and Response

PUBLIC REVIEW & COMMENT

Process:

- ✘ Draft documents posted to Council website; public notices issued
- ✘ Public comment period (10-15 days)
- ✘ Comments incorporated into revised “Final” DCRRR
- ✘ All revised documents, including comment/response document posted to website prior to public hearing

Materials available during public comment period:

- ✘ All Petition documents
- ✘ Final Draft Consistency Review and Recommendations Report
- ✘ Comment/Response document

PUBLIC HEARING & COMMITTEE CONSIDERATION

Process:

- ✘ Presentation of Petition to Council
- ✘ Public Comment
- ✘ Council Deliberation & Vote on Approving Resolution
- ✘ Governor's Review Period follows

Important Notes:

- ✘ All Petitions receive conditional approval pending completion of tasks in IPS (some immediate; others long-term)
- ✘ Municipality/County considered "In Conformance"

IMPLEMENTATION (CURRENT PHASE)

Objective:

Incorporate Highlands Act & RMP goals, policies, objectives into local planning and regulatory documents through adoption of new/revised master plans and regulations; municipalities/counties retain local control over land use.

Process:

- ✘ Amended Grant Agreement executed
- ✘ Draft Petition documents finalized
- ✘ Final documents reviewed/approved by Highlands Council staff
- ✘ Local adoption (MLUL, County Planning Act)

TASK IMPLEMENTATION

Municipal Implementation Overview

- ✘ Planning Area Petition Ordinance (if applicable)
- ✘ Highlands Environmental Resource Inventory
- ✘ Reexamination Report
- ✘ Highlands Checklist Ordinance
- ✘ Master Plan Highlands Element
- ✘ Highlands Area Land Use Ordinance
- ✘ Municipal Zoning Map Update
- ✘ Wastewater Management Plan
- ✘ Resource Management Plans
- ✘ Redevelopment Area & Highlands Center Planning

PLANNING AREA PETITION ORDINANCE

Overview:

- ✘ Voluntary decision to opt-in
- ✘ Washington Township will align their municipal plans and ordinances to the include the Highlands Act and Regional Master Plan.

Action:

- ✘ Prepare and review draft documents
- ✘ Ordinance adoption and submittal to Highlands Council

Responsibility:

- ✘ Governing Body

ENVIRONMENTAL RESOURCE INVENTORY (ERI)

Overview:

- ✘ Provides supporting information on environmental resources to inform and support adoption of the Highlands Master Plan Element and Highlands Area Land Use Ordinance
- ✘ Informational document (not regulatory)

Action:

- ✘ Review ERI document and supporting maps
- ✘ Approval by Environmental Commission

Responsibility:

- ✘ Environmental Commission/Land Use Board

MASTER PLAN REEXAMINATION REPORT

Overview:

- ✘ Will speak to the planning interest of Washington Township such as a Highlands Center evaluation, a Transfer of Development Rights (TDR) Feasibility Study, revitalization and sustainable economic development, agriculture retention and land preservation plans, resource protection plans, etc. This document sets the stage for next steps in implementing the RMP into the community.
- ✘ Applicable to all municipalities. Review of existing municipal master plan to support adoption of Checklist Ordinance, Highlands Master Plan Element, Highlands Area Land Use Ordinance & Zoning Map.

MASTER PLAN REEXAMINATION REPORT (CONTINUED)

Action:

- ✘ Preparation of Reexamination Report based on Highlands Council model. Adoption of the Reexamination Report as an addendum to the municipal master plan is important, requiring public hearing and notice as per MLUL requirements applicable to amendments to the municipal master plan.
- ✘ Submit the Report for review by Highlands Council

Responsibility:

- ✘ Land Use Board

CHECKLIST ORDINANCE

Overview:

- ✘ Land development ordinance amending the existing municipal checklist ordinance applicable to Development Applications
- ✘ Requires that Development Applications be sent to Highlands Council for review/consistency
- ✘ Modified Checklist Ordinance adopted and retained in lieu of Highlands Area Land Use Ordinance

Action:

- ✘ Preparation of Ordinance to tailor to municipality; submission to Highlands Council required prior to adoption; adoption by the governing body

CHECKLIST ORDINANCE (CONTINUED)

- ✘ Referral to Planning Board for Master Plan consistency review and recommendations required prior to adoption. Reexamination report (adopted as addendum to master plan) and, if applicable, the adopted Highlands Element, provide the basis for a finding of consistency.
- ✘ Highlands Council approves CO as being in compliance with condition of Final Report.

Responsibility:

- ✘ Governing Body
- ✘ Land Use Board

TRANSFER OF DEVELOPMENT RIGHTS (TDR)

TDR Receiving Area Feasibility Study:

- ✘ Washington Township is working with the Highlands Council based on the recent revised scope of work for the TDR Feasibility Study.
- ✘ After proceeding with Immediate Plan Conformance Activities plan to meet with Highlands Council w/ more detailed scope of work
- ✘ The Planning Board and Governing Body will provide a Resolution of support for the approved scope of work once it is developed and the timeframe will be once the immediate Plan Conformance activities have been completed

SOURCES

Plan Conformance:

- ✘ http://www.highlands.state.nj.us/njhighlands/planconformance/wash_twp_warren.html
- ✘ [http://www.highlands.state.nj.us/njhighlands/planconformance/Implementation Sequence for Municipalities.pdf](http://www.highlands.state.nj.us/njhighlands/planconformance/Implementation_Sequence_for_Municipalities.pdf)
- ✘ [http://www.highlands.state.nj.us/njhighlands/warren_county/washington_township/1b Washington Twp Warren Highlands Implementation Plan and Schedule Final Jan2012.pdf](http://www.highlands.state.nj.us/njhighlands/warren_county/washington_township/1b_Washington_Twp_Warren_Highlands_Implementation_Plan_and_Schedule_Final_Jan2012.pdf)
- ✘ [http://www.highlands.state.nj.us/njhighlands/warren_county/washington_township/1a Washington Twp Warren Final Consistency Review and Recommendations Report.pdf](http://www.highlands.state.nj.us/njhighlands/warren_county/washington_township/1a_Washington_Twp_Warren_Final_Consistency_Review_and_Recommendations_Report.pdf)

TDR & Additional Grant Programs:

- ✘ <http://www.highlands.state.nj.us/njhighlands/grantprograms/>

Thank you everyone for your time!