



Checklist Ordinance Approach

*Review of process and
material for Sparta and Alexandria*

**Highlands Council Meeting
July 17, 2014**



Agenda

1. Review checklist approach and process
 - Previously presented to Council June 2013, and Checklist Committee, August 2013

2. Review of Sparta Township and Alexandria Township Checklist Approach materials.
 - Previously presented to Council June 2014



Checklist Approach & Process

Checklist Ordinance Approach

Criteria:

- Consistency with RMP
- Consistency with Highlands Land Use Ordinance

Reviewer:

- Highlands Council Staff

Land Use Ordinance Approach

Criteria:

- Consistency with RMP
- Consistency with Highlands Land Use Ordinance

Reviewer:

- Municipal officials (after training, procedures, forms, fee/escrow, etc. are in place)



Checklist Approach & Process

Q: When is Checklist Approach appropriate?

A: Where there is very limited development potential.

Q: What criteria are used to make this determination?

A: Analysis of build-out report data; underlying zoning; confirmation with municipal professionals; evaluation of aerial imagery; land already preserved.



Checklist Approach & Process

Q: Moving forward, how will this committee and Council be sure checklist approach is appropriate?

A: Staff will include new checklist summary chart in addition to info previously included in Consistency Reports.

FACTORS	DEVELOPABLE LAND POTENTIAL
Disturbance of one acre or more of land	[# of parcels and acres]
New impervious surface ¼ acre or more	[# of parcels and acres]
New or expanded use not permitted by ord.	[# of parcels and acres]
Three or more dwelling units if residential	[# of parcels and acres]



Checklist Approach & Process

Summary of Benefits

- Provides equal resource protection (simply changes location of reviews)
- Saves municipality with limited development potential time, effort, \$ (training, admin. support)
- Gets Resource Management Planning underway more quickly



Review of 2 municipalities

- Sparta Township, Sussex County

- Alexandria Township, Hunterdon County



Review of Sparta Township Build out Report

Sparta Township, Sussex County			
Block	Lot	Total Acres	Notes
7	86	441**	Completely forested owned as lake club. Not vacant. Existing improvements assessed at \$1.9 million
7	70	53**	Less than 3 development units. Highlands Land Use Ordinance would not apply
7	69	48**	Less than 3 development units. Highlands Land Use Ordinance would not apply
7	5	73**	Less than 3 development units. Highlands Land Use Ordinance would not apply
3	69	24**	Less than 3 development units. Highlands Land Use Ordinance would not apply
6	110	88**	Completely Forested. Less than 3 development units, Highlands Land Use Ordinance would not apply
622	6	18**	Less than 3 development units (couldn't find tax record match), Highlands Land Use Ordinance would not apply
19	110	116**	Completely Forested. Less than 3 development units, Highlands Land Use Ordinance would not apply
19	66	91**	Partially forested. Less than 3 development units, Highlands Land Use Ordinance would not apply
19	6	118**	Partially forested. Less than 3 development units, Highlands Land Use Ordinance would not apply
19	38	213*	Mostly forested with some agricultural use. Potential for 3 development units, may be subject to Highlands Land Use Ordinance.

* Non-exempt/vacant/non-preserved parcels greater than 75 acres in size and may result in 3 or more development units

** parcels mentioned during the June 19, 2014 Highlands Council Public Comment Period for Sparta Township.

Exhibit C: Sparta Township

25/88 Septic Density Yield



1 inch = 542 feet

Forested Acres:

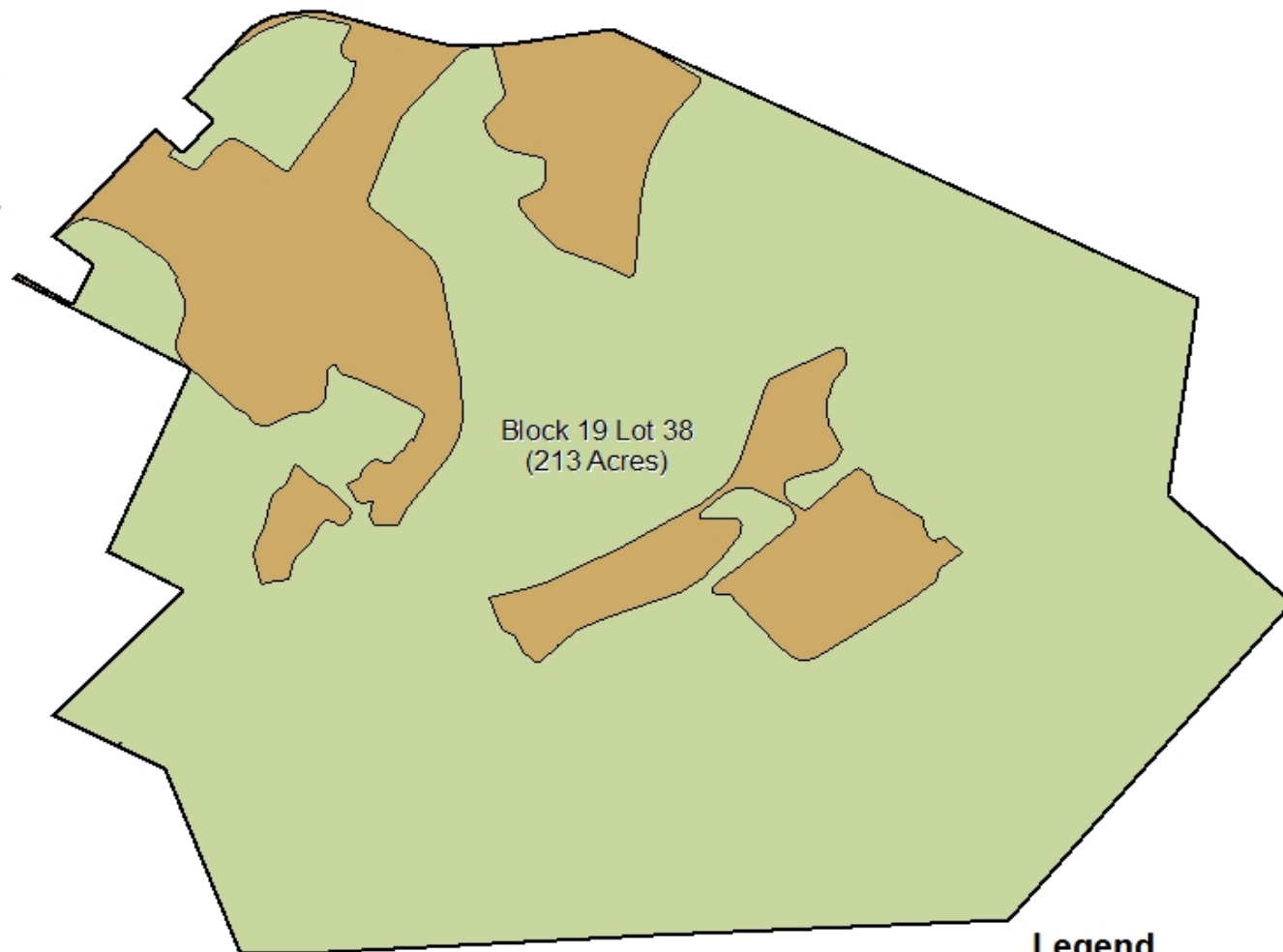
$$170.5 \text{ Acres} \div 88 = 1.9$$

Non-Forested Acres:

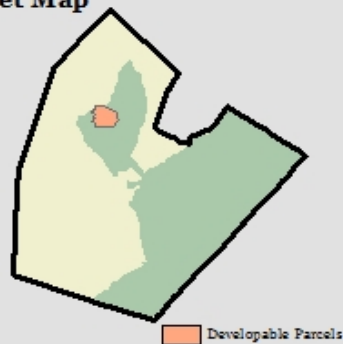
$$42.7 \text{ Acres} \div 25 = 1.7$$

Total Septic Yield:

$$1.9 + 1.7 = 3.6 = 3$$



Inset Map



Legend

-  Non-Forest
-  Forest
-  Parcel Boundary



Review of Sparta Township Final Draft Consistency Report

Sparta Township, Sussex County Analysis of lands subject to Highlands Ordinance

FACTORS	DEVELOPABLE LAND POTENTIAL
Disturbance of one acre or more of land	0
New impervious surface $\frac{1}{4}$ acre or more	0
New or expanded use not permitted by ord.	0
3 or more dwelling units if residential	1



Review of Alexandria Township Build out Report

Alexandria Township, Hunterdon County			
Block	Lot	Total Acres	Notes
4	12	93	Partially forested. Less than 3 development units, Highlands Land Use Ordinance would not apply
4	20	143*	Mostly agricultural use. Potential for 3 development units, may be subject to Highlands Land Use Ordinance.

* Non-exempt/vacant/non-preserved parcels greater than 75 acres in size and may result in 3 or more development units

Alexandria Township Parcels

25/88 Septic Density Yield



1 inch = 587 feet

Forested Acres:

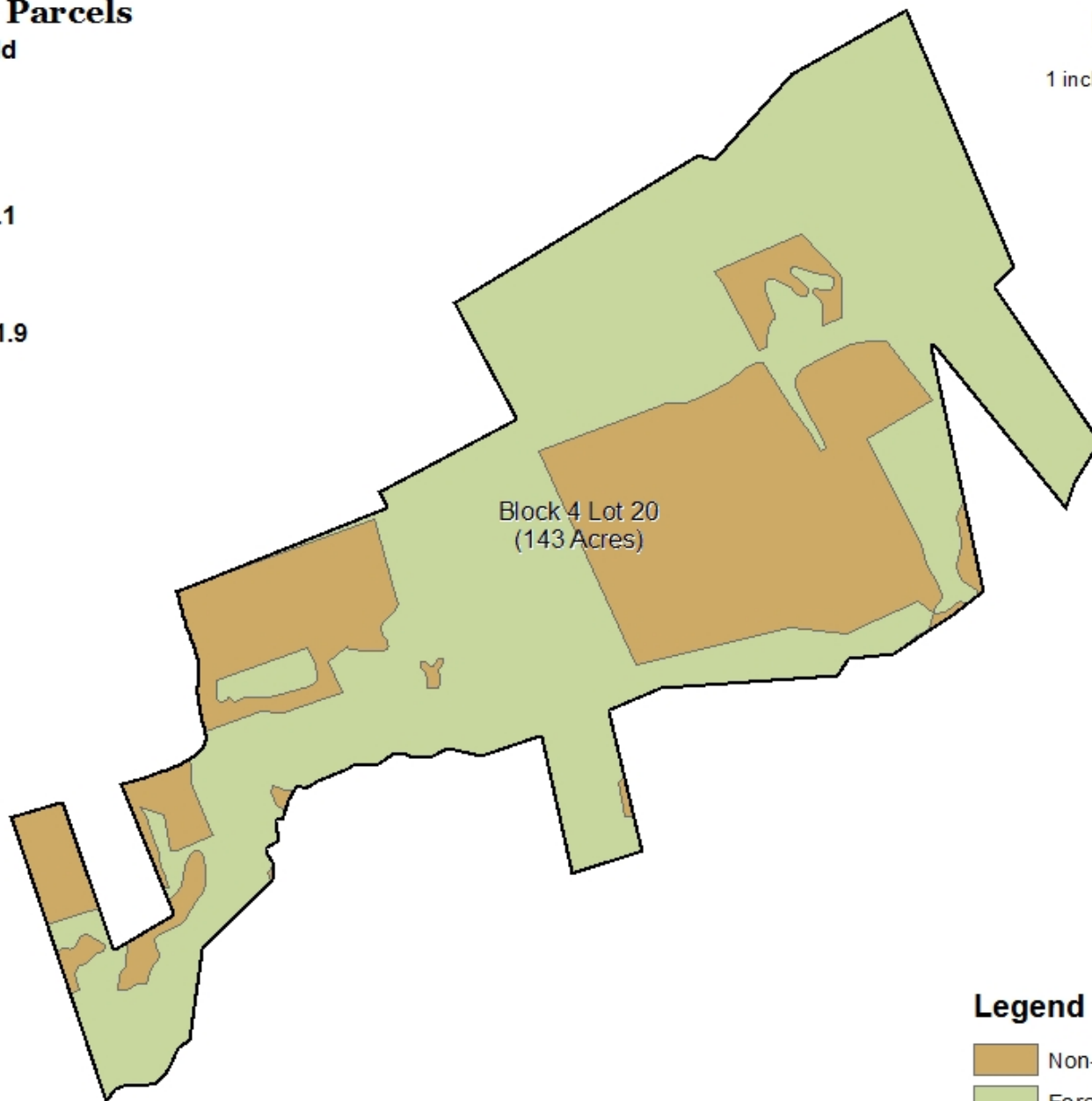
$$96.3 \text{ Acres} \div 88 = 1.1$$

Non-Forested Acres:

$$46.7 \text{ Acres} \div 25 = 1.9$$

Total Septic Yield:

$$1.1 + 1.9 = 3$$



Inset Map



Legend

-  Non-Forest
-  Forest
-  Parcel Boundary



Review of Alexandria Township Final Draft Consistency Report

Alexandria Township, Hunterdon County
Analysis of lands subject to Highlands Ordinance

FACTORS	DEVELOPABLE LAND POTENTIAL
Disturbance of one acre or more of land	0
New impervious surface ¼ acre or more	0
New or expanded use not permitted by ord.	0
3 or more dwelling units if residential	1



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