

Highlands Council Meeting

January 15, 2026

India Brook Park, Mendham Borough



Chairman's Report



New Jersey League of Municipalities Annual Conference



November

NJTIA Award: Tourism Expansion Grants



December



Michael Dressler

August 2, 1952 - December 4, 2025



Highlands Council Member 2011 - 2025



Budget & Finance Committee



Highlands Municipal and County Grants

Plan Conformance Grant Program

Eligible applicants	Highlands municipal and county governments
Eligible expenses	Planning, design and engineering costs related to RMP implementation projects
Match	None required
Process	<ol style="list-style-type: none">1. Preliminary scoping and budget estimates with staff.2. Proposed project reviewed with Budget and Finance Committee for recommendation to Council.3. Highlands Council resolution at public meeting approving not-to-exceed budget.4. Scope of Work reviewed and approved by staff.5. Work completed by local government professionals.6. Deliverables reviewed and approved by staff.7. Invoices submitted to Highlands Council for reimbursement.

Council Role

B&F Committee will meet, discuss, and provide recommendation to Council. Summary information will be sent to Council members prior to meeting. Staff available to answer questions prior to Council vote at public meeting.



Highlands Council Protection Fund Grant Awards

First Resolution

- **Plan Conformance Assessment - \$15,000**
Borough of Morris Plains, Morris County
- **Natural Resources Inventory - \$27,900**
Morris County
- **Center Implementation - \$88,000**
Borough of Netcong, Morris County
 - Center Planning - \$30,000
 - Circulation Plan Element - \$30,000
 - Housing Element and Fair Share Plan - \$25,000
 - Environmental Resource Inventory - \$3,000

Second Resolution

- **Watershed Management Plan (Year 2 SOW) - \$146,256**
Hunterdon County



Plan Conformance Committee



“Plan Conformance”

Objective: Revise municipal/county planning documents and regulations so they align with the RMP.



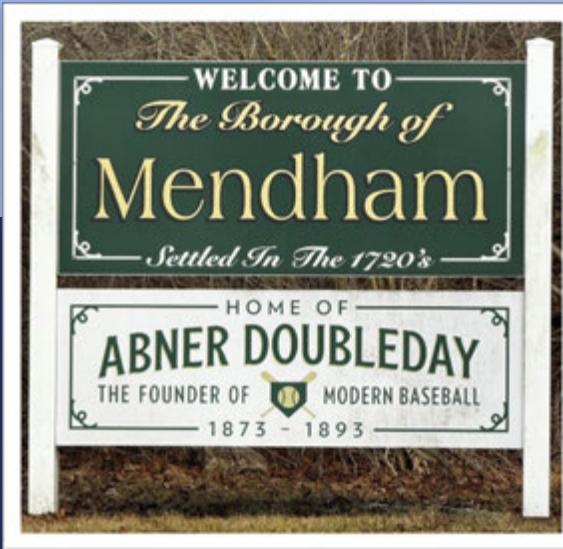
● Petition Development & Approval

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

● Implementation

- Municipality/county finalizes and adopts documents.
- Planning boards, governing bodies coordinate to complete process/requirements.





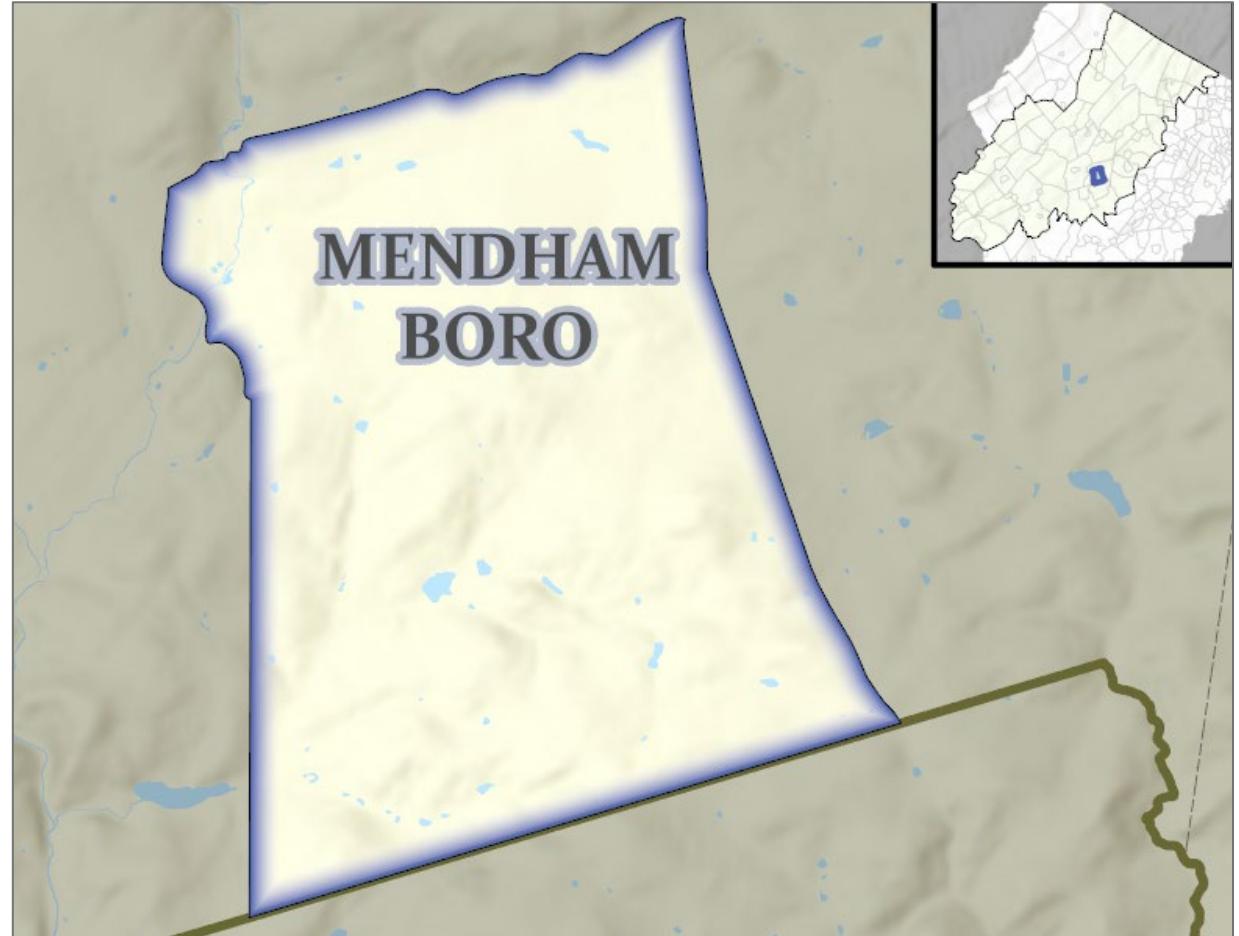
Mendham Borough

Petition for Plan Conformance



Mendham Borough

- 3,826 acres/ 6 square miles
- 100% Planning Area
- Petition for Plan Conformance
 - Initial Assessment Report
 - Petition Resolution

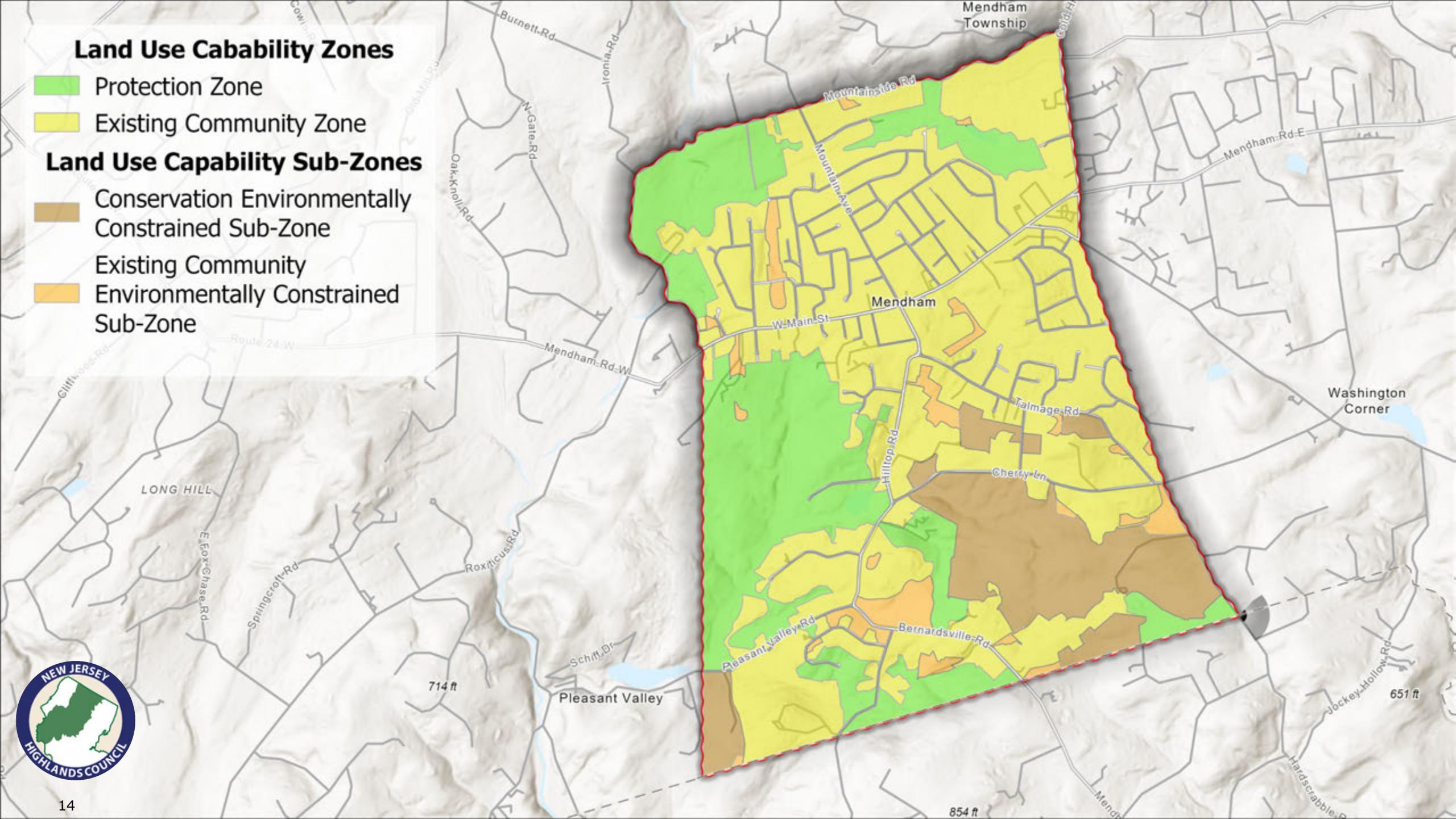


Land Use Capability Zones

- Protection Zone
- Existing Community Zone

Land Use Capability Sub-Zones

- Conservation Environmentally Constrained Sub-Zone
- Existing Community Environmentally Constrained Sub-Zone



Public Comment Summary

Public Comment Period

December 1, 2026 –
January 2, 2026

One comment received.
Raritan Headwaters Association





Implementation Funding

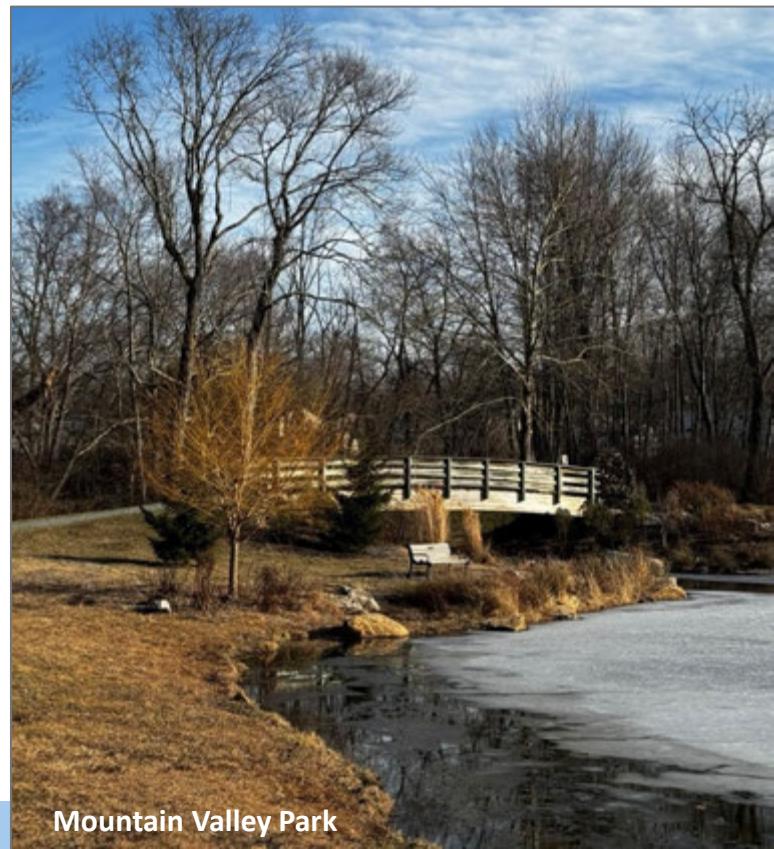
Implementation Plan and Schedule includes funding to address

- Plan Conformance Ordinance
- Master Plan Element and Re-examination Report
- Stormwater Management
- Environmental Resource Inventory
- Open Space and Recreation Plan

India Brook Park

Staff Recommendation: Approve with conditions

- Adoption of approved
 - Highlands Conformance Ordinance
 - Master Plan Highlands Element
 - Highlands ERI
 - Municipal Stormwater Management Plan
- Adherence to Implementation Plan and Schedule





Borough of Peapack and Gladstone

Petition for Plan Conformance



Borough of Peapack and Gladstone

- 3,696 acres/ 5.7 square miles
- 100% Planning Area
- Petition for Plan Conformance
 - Initial Assessment Report
 - Map Adjustment
 - Petition Resolution



LUCZ

Existing Community Zone (ECZ): 37.4%

ECZ – Environmentally Constrained: 8.4%

Protection Zone: 25.2%

Conservation Zone: 4.7%

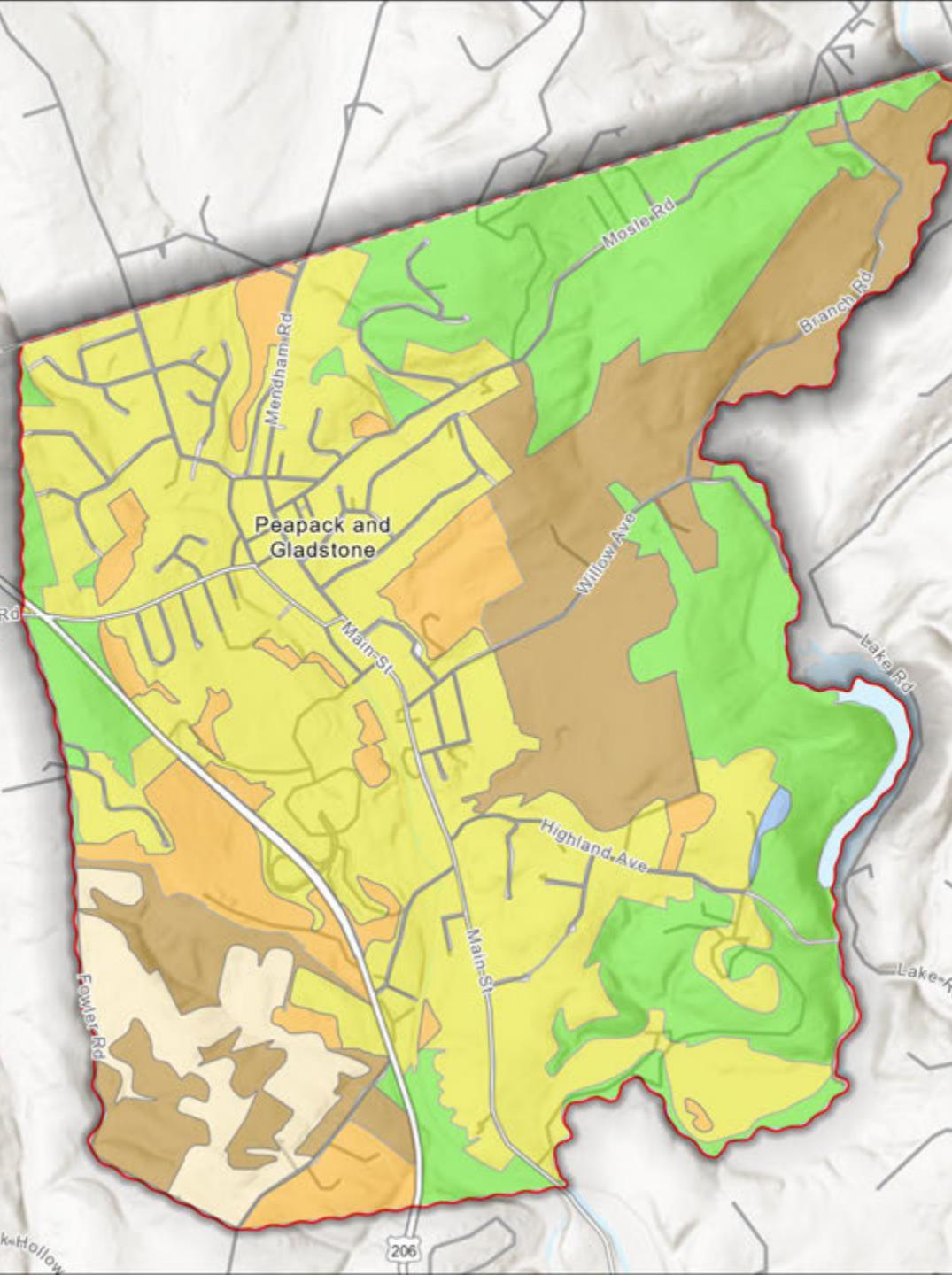
CZ – Environmentally Constrained: 19.3%

Land Use Capability Zones

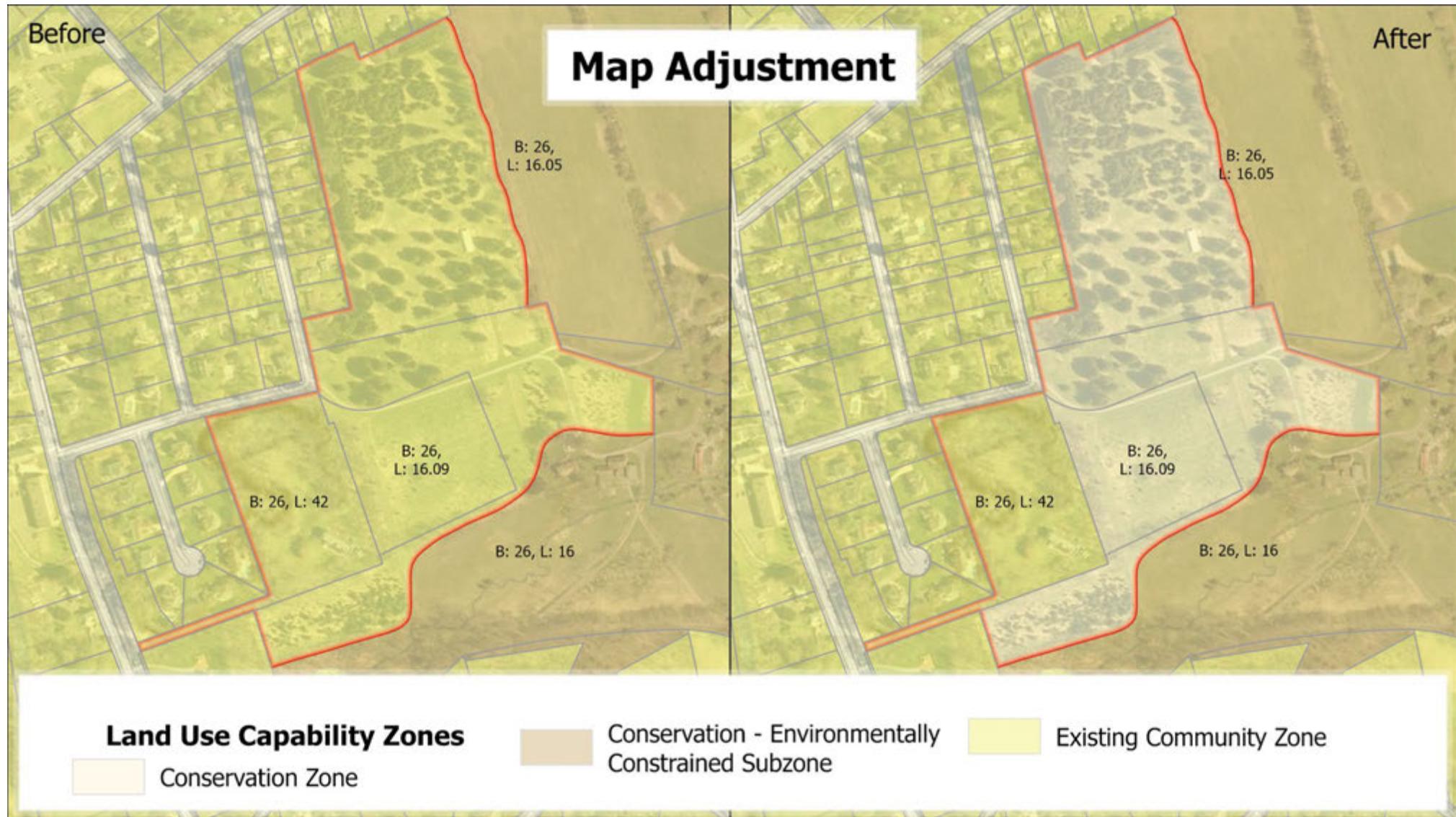
- Protection Zone
- Conservation Zone
- Existing Community Zone

Land Use Capability Sub-Zones

- Conservation Environmentally Constrained Sub-Zone
- Existing Community
- Environmentally Constrained Sub-Zone
- Lake Community Sub-Zone



Map Adjustment



Public Comment Summary

Public Comment Period
Oct. 29 – Nov. 29, 2025

One comment received.
Raritan Headwaters
Association



Main Street



Moses Craig Lime Kilns



NJ Transit Train Station

Staff Recommendation: Approve with conditions

- Adoption of approved
 - Highlands Conformance Ordinance
 - Master Plan Re-examination Report
 - Highlands Element
 - Highlands ERI
- Adherence to Implementation Plan and Schedule



Preserved Tucker Farm

