

Local Zoning, Local Control.

The importance of properly siting warehousing in the New Jersey Highlands

Traditionally confined to arterial roadways, interstate highways, and industrial centers, warehouse proposals now seem to be expanding into farmland and small communities that may, or may not, have infrastructure capacity to support this type of growth. Traffic safety and the introduction of truck traffic, loss of important resources, alteration of community character, increased stormwater runoff and impact on agricultural resources are just some of the impacts that warehouse development may have on a community.

Understanding how much and where warehousing may be permitted in a municipality is critical. In many municipalities, local zoning permits warehousing as-of-right, meaning a warehouse developer does not need to go through a lengthy variance process with the Zoning Board of Adjustment, but can simply gain local site plan approval through the Planning Board.

As a regional planning agency, the Highlands Council is in a unique position to help. An analysis of your local zoning may reveal additional steps your community can take to ensure that you have sufficient local control over future development. In most cases, the Highlands Council can provide funding to complete additional planning work.

**There are places where warehousing
is an acceptable use and places where
it is simply the wrong type of
development for a community.**

Grant Opportunity

- ✓ **Up to \$5,000**
- ✓ Review current zoning to clarify what as-of-right development is permitted.
- ✓ Identify areas in your community where warehousing may be appropriate and where it makes no sense.
- ✓ **Non-competitive**
- ✓ **No match required**
- ✓ **Eligible applicants:** Municipal governments in the Highlands region
- ✓ **Eligible expenses:** planning, design and engineering costs
- ✓ **Reimbursement-based**
- ✓ **Approved Scope of Work required**

Additional planning activities funded by the Highlands Council



Recreation and Preservation Planning

- ✓ Land Preservation & Stewardship Plans
- ✓ Farmland Preservation & Agriculture Retention Plans
- ✓ Historic Preservation Plan and Cultural Resource Inventory
- ✓ Trails and Recreation Planning
- ✓ Open Space and Recreation Plans



Resource Management Planning

- ✓ Lake Management Planning
- ✓ Stream Corridor Protection/Restoration
- ✓ Water Quality Monitoring
- ✓ Habitat Conservation & Management
- ✓ Forest Stewardship
- ✓ Environmental Resource Inventories
- ✓ Scenic Resource Management



Infrastructure Planning

- ✓ Stormwater Management
- ✓ Water Use and Conservation Management Plans
- ✓ Alternative Wastewater Solutions
- ✓ Wastewater Management Plans
- ✓ Septic System Management/Maintenance



Land Use Planning

- ✓ Sustainable Economic Development
- ✓ Redevelopment Planning
- ✓ Town Center Planning
- ✓ Green Building
- ✓ Municipal Master Plan Reexamination and Updates

Examples of Funded Projects



Musconetcong Streambank Stabilization Plan

\$89,000 | Roxbury Township, Morris County



Municipal Center and Trail Feasibility Plan

\$38,000 | Vernon Township, Sussex County



Circulation Plan

\$50,000 | Town of Phillipsburg, Warren County



Economic Development Plan

\$75,000 | Hunterdon County



Stormwater Infrastructure Mapping

\$70,000 | West Milford Township, Passaic County



Municipal Beach and Watershed Restoration Plan

\$60,000 | Mount Arlington Borough, Morris County