



**TOWNSHIP  
OF  
ALLAMUCHY**

**WARREN COUNTY  
NEW JERSEY**

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**MASTER PLAN  
HIGHLANDS PRESERVATION  
AREA ELEMENT**

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**June 2013**



# **HIGHLANDS PRESERVATION AREA MASTER PLAN ELEMENT**

**TOWNSHIP OF ALLAMUCHY  
WARREN COUNTY, NEW JERSEY**

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The Land Use Board presented, discussed, and accepted public comment on the earliest draft of this Master Plan supplement at its duly-noticed public meeting of August 20, 2009. Copies of the document were made available for review by the public at least 10 days prior to that meeting, and adequate notice of the meeting advising that the Highlands Element was on the agenda for discussion and public comment was provided.

This document is based on a model Highlands Element prepared and provided to all Highlands municipalities by the New Jersey Highlands Water Protection and Planning Council. Modifications required to tailor it for application to the Township of Allamuchy were provided by the individual indicated below.

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## **INTRODUCTION**

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The Township of Allamuchy is located in the New Jersey Highlands Region. It is one of 88 municipalities protected by and subject to the provisions of the Highlands Water Protection and Planning Act ("Highlands Act," N.J.S.A. 13:20-1 et seq.). The Highlands Act was enacted by the State Legislature on August 10, 2004. The Highlands Act created the Highlands Water Protection and Planning Council (the "Highlands Council") and charged it with crafting a comprehensive master plan for the Highlands Region.

The Highlands Regional Master Plan (RMP) was adopted by the Highlands Council on July 17, 2008, and became effective on September 8, 2008.

The Highlands Region encompasses some 1,343 square miles in the northwest part of New Jersey. The Highlands Act designates about half of the seven-county Region as Preservation Area (415,000 acres) and the other half as Planning Area (444,000 acres). The Act requires that jurisdictions having lands in the Preservation Area conform to the Highlands RMP with respect to that area, while for lands located in the Planning Area, conformance is voluntary.

The Township of Allamuchy is located in both the Preservation and Planning Areas. The municipality affirmatively seeks to align its land use planning program with the provisions of the RMP with respect to that portion of the municipality located within the Preservation Area. For purposes of this document, these lands shall be formally designated the "Township Highlands Preservation Area," with shortened references to the "Highlands Preservation Area" having the same meaning.

As a result of application of the "Highlands Water Protection and Planning Act Rules" (N.J.A.C. 7:38-1 et seq.), the Preservation Area in the Township of Allamuchy has limited potential for development other than projects that would be exempt from the Highlands Act. Specifically, the Highlands Municipal Build-Out evaluation for the Preservation Area in Allamuchy identified only eight lots that could support non-exempt residential units.

The Highlands Element sets forth the policies that shall guide the future land use and development (to the extent applicable) within the Township Highlands Preservation Area. It provides the rationale and the framework for the adoption of land use requirements that are protective of Highlands resources and consistent with the Highlands RMP. In large part, these policies will be effectuated by adoption of a "Highlands Checklist Ordinance." This ordinance will require that applicants seeking development approvals for projects within the Preservation Area either provide confirmation of a Highlands Act exemption (pursuant to N.J.S.A. 13:20-28), as demonstrated by issuance of a Highlands Applicability Determination from the NJDEP, or obtain evidence of RMP-compliance in the form of a Consistency Determination from the Highlands Council. The Township anticipates that most proposals for development in this area will qualify for Highlands Act exemptions. Development not covered by such exemptions will, as applicable, be subject to the provisions of the Regional Master Plan, or the New Jersey Department of Environmental

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Protection (NJDEP) "Highlands Water Protection and Planning Act Rules" (N.J.AC 7:38-1 et seq), or both.

The Highlands Checklist Ordinance, and any other regulatory requirement deemed necessary to effectuate these Highlands land use policies, shall apply to non-exempt land use activities in the Highlands Preservation Area. "Non-exempt" land use and development refers to uses, activities, and development projects not expressly listed as exemptions in the Highlands Act (N.J.S.A. 13:20-28). Land use activities, improvements, and development projects that are exempt from the Highlands Act shall remain subject to all other applicable provisions of the underlying municipal Master Plan, Zoning and Land Use Ordinances, and Development Regulations.

The Highlands Element amends or creates in limited form (where not already existing) the components needed to supplement the existing Allamuchy Township Master Plan, as required for Plan Conformance in the Preservation Area. The Highlands Element is intended to apply in conjunction with the language of the existing Township Master Plan to the maximum extent feasible. In the event of conflicts between the two, the Highlands Element shall supersede, unless the existing municipal Master Plan provisions are more restrictive.

## **POLICIES, GOALS & OBJECTIVES**

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The majority of the Township Highlands Preservation Area is located in the southeastern portion of the municipality south of Ridge Road and southeast of County Route 517; a smaller, non-contiguous section of the Township Highlands Preservation Area is located northwest of the abandoned railroad right-of-way and south of Interstate 80. The Township Highlands Preservation Area consists of approximately 5,278 acres of land, or 41% of the municipality (see Exhibit A, Township Highlands Preservation Area).

The Township Highlands Environmental Resource Inventory (ERI) (prepared by Maser Consulting and adopted on July 12, 2012) provides detailed information concerning the physical features, natural resources and specific characteristics of the municipal Highlands Preservation Area. The ERI includes all of the information available through the Highlands Regional Master Plan and supporting technical documents, which document the wide array of natural and cultural resources that characterize the New Jersey Highlands Region.

The municipality recognizes the unique value of the Township Highlands Preservation Area and seeks to protect and enhance it, in keeping with the Highlands Act and the Highlands RMP. Accordingly, the overarching land use policy with respect to the Township Highlands Preservation Area is to place priority emphasis on the protection, enhancement and restoration of Highlands natural and cultural resources while ensuring that land use and development activities therein occur only in a manner and location that is consistent with the Highlands RMP.

In keeping with this policy, the following goals of the Highlands Act and Highlands RMP shall guide the land use and development of the Township Highlands Preservation Area:

### **A. PRESERVATION AREA GOALS**

1. To protect, restore, and enhance the quality and quantity of surface and ground waters;
2. To preserve extensive and, to the maximum extent possible, contiguous areas of land in its natural state, thereby ensuring retention of the unique and significant natural, scenic, and other resources representative of the Township Highlands Preservation Area;
3. To protect the natural, scenic, and other resources of the Township Highlands Preservation Area, including but not limited to contiguous forests, wetlands, vegetated stream corridors, steep slopes, and critical habitat for fauna and flora;
4. To preserve farmland, historic sites, and other historic resources;
5. To preserve outdoor recreation opportunities on publicly owned land;
6. To promote conservation of water resources;

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7. To promote Brownfield remediation and redevelopment, where applicable;
8. To promote compatible agricultural, horticultural, recreational, and cultural uses and opportunities within the framework of protecting the environment of the Township Highlands Preservation Area; and
9. To prohibit or limit to the maximum extent possible construction or development which is incompatible with preservation of this unique area.

**B. RELATIONSHIP BETWEEN HIGHLANDS ACT & MLUL**

The Municipal Land Use Law gives authority to New Jersey municipalities to govern land use and development within their borders. The Highlands Act augments that authority to allow municipalities the power to enforce the goals, policies, objectives, and programs of the Highlands Regional Master Plan. The Highlands Act and the RMP together provide the regional perspective from which local decisions and actions will emanate.

As a result of the passage of the Highlands Act, the future of land use planning has significantly changed for both municipalities and counties in the Highlands Region. The New Jersey Supreme Court, in upholding the constitutionality of the Highlands Act in OFF, LLC v. State, 197 N.J. 418 (2008), affirmed the Appellate Division's decision, which emphasized the broad scope of the Highlands Act to protect the natural and agricultural resources of the Highlands through a coordinated system of regional land use controls. The Highlands Act creates a system in which a regional plan is designed to be implemented primarily through local government units. The net effect is that the statutory authority of local government units in the Highlands Region, inclusive of that provided under the Municipal Land Use Law (MLUL), is not preempted by the Highlands Act, but rather is supplemented through the passage of the Highlands Act and the adoption of the Highlands Regional Master Plan. The Highlands Act provides, through the conformance of municipal master plans and ordinances with the Highlands RMP, authorities for municipal regulation that are in addition to those of the MLUL.

Accordingly, the criteria for approval of development applications under the ordinances that ultimately effectuate this Highlands Element will incorporate aspects of both the Municipal Land Use Law and the Highlands Act.

The Highlands Council will coordinate with NJDEP during Highlands permit review for any major Highlands development including the review of waivers on a case-by-case basis: 1) if determined to be necessary in order to protect public health and safety; 2) for redevelopment in accordance with a Highlands Redevelopment Area Designation; or 3) in order to avoid the taking of property without just compensation.

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**HOUSING PLAN**

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The Land Use Board adopted the Township's Third Round Housing Element and Fair Share Plan as an amendment to the Township Master Plan on November 30, 2010. The document was endorsed by the Township Council and submitted to the Council on Affordable Housing with a re-petition for substantive certification on December 29, 2010. As adopted, the Housing Element contains all goals and objectives regarding housing within the community, as required for consistency with the Highlands Regional Master Plan.



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## **CIRCULATION PLAN**

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The existing Master Plan has a Traffic Circulation Plan Element, dated October 27, 1993 and reexamined in the July 1999 Periodic Reexamination Report. The Element provides detailed information on existing and proposed transportation infrastructure within, or providing access to and from the municipality, including information on all modes and supporting facilities and services. This Plan supplements the existing Element, as applicable to the Highlands Preservation Area, to include the additional information and goals and objectives listed below.

The “Highlands Roadway Network” (Exhibit B) and “Highlands Transit Network” (Exhibit C) maps together illustrate the regional transportation network and facilities of the Township Highlands Preservation Area. Municipal roadways and transportation features interface with those of the region and the state as a whole, as discussed and illustrated in the Traffic Circulation Plan Element for the Highlands Preservation Area.

The Land Use Board currently has identified need for modifications to the portion of the transportation system located within the Highlands Preservation Area, as listed and briefly described below:

1. Bike trail improvements along the Morris Canal towpath and the abandoned Lehigh and Hudson River Railroad right-of-way; and
2. Pedestrian safety enhancements for the aforementioned trails and connections thereto from other parts of the Township.

As discussed in the ERI, future and existing development and redevelopment in the Highlands Preservation Area relies upon a complex network of roads, railways and bridges serving not only the municipality, but the county, the region and the state as a whole. A variety of modes of transportation are vital to ensuring efficient movement of people and goods, including but not limited to automobile, bus, rail, truck, bicycle and pedestrian. By promoting smart growth principles and efficient land use, the municipality and the Highlands Region as a whole can expand access to a multi-modal transportation system while protecting environmentally sensitive areas and Highlands resources.

Accordingly, the following goals and objectives shall guide the development, improvement, and on-going management of the transportation network and supporting facilities of the Township Highlands Preservation Area.

1. To ensure that transportation facilities and infrastructure are designed and located in a manner that achieves optimal efficiencies in land use and provision of service, while at the same time, protecting the environmental resources and critical environmental areas of the Highlands Preservation Area.
2. To enhance opportunities for pedestrian and bicycle access, mobility and safety, through provision of sidewalks, walking trails, pedestrian crosswalks, bicycle lanes

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and trails, bicycle racks, and networked linkages that both access and connect community facilities, parks, schools and shopping areas.

3. To improve public safety through implementation of traffic calming measures in areas with high pedestrian activity.
4. To provide for safe and efficient pedestrian connections including features such as sidewalks, proper lighting, signage, shelters and “green street” initiatives such as those of the New Jersey Department of Transportation’s (NJDOT) Pedestrian Safety Initiative.
5. To enhance roadway corridors and encourage pedestrian activity, where appropriate, by installation of ample sidewalk areas with aesthetic enhancements such as street trees, decorative lighting, and benches.
6. To promote safe routes for children to travel to and from school, potentially with the financial and technical assistance of NJDOT’s Safe Routes to School Program.
7. To optimize use of existing roadway capacity by appropriate means, such as increased bus, van, jitney and car pool ridership.
8. To identify roadways designated as scenic byways and, to the extent of municipal jurisdiction, to protect and preserve their defining characteristics in conjunction with the scenic viewsheds they provide access to.
9. To recognize and support the unique needs of the agricultural industry to move farm vehicles and goods along transportation corridors, and to establish safe travel routes for farmers and agri-tourism, as appropriate in the Highlands Preservation Area, to ensure the safety and viability of farming as an occupation.
10. To evaluate the potential growth-inducing effects of roadway improvements that will increase traffic capacity, such as substantial new land use, new residents or new employment.
11. To prohibit road improvements in areas for which a Growth-Inducing Study demonstrates that proposed improvements do not support the resource protection and smart growth policies otherwise established by the Highlands Element, or that are likely to be growth-inducing for lands with limited or no capacity to support human development without adverse impact on Highlands Preservation Area resources.
12. To limit road improvements where roads are constrained by topography, adjacent forested lands, or other sensitive environmental features such as critical habitat.
13. To ensure that road improvements are designed to enhance community character and to avoid adverse impacts to adjoining or otherwise affected properties.

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14. To promote land use patterns that support a balance of jobs to housing as a means of reducing motor vehicle trips and average trip lengths.
15. To seek and encourage to the extent applicable, development and redevelopment in areas proximate to rail stations and along bus routes.
16. To promote development of mixed land uses, where appropriate, in locations that result in reduced motor vehicular trips and average trip lengths.
17. To permit and encourage use of shared parking areas, driveways, and other such infrastructure to limit paved surfaces and maximize efficiencies.
18. To ensure coordination between transportation planning and the Land Use Plan Element and to integrate smart growth principles into both.

## **LAND PRESERVATION AND LAND STEWARDSHIP PLAN**

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The existing Master Plan has a Conservation Plan Element, last dated August 1998 and reexamined in the July 1999 Periodic Reexamination Report, providing detailed information on existing and proposed open space preservation in the community. Additionally, the Township developed an Open Space and Recreation Plan, dated April 2000, providing additional information on open space preservation efforts and on recreational opportunities in the Township; this document is adopted by reference as part of the Township Master Plan. This Plan supplements the existing Element, as applicable to the Highlands Preservation Area, to include the additional information and goals and objectives listed below.

A mapped inventory of Preserved Lands in the Township Highlands Preservation Area, current through July 2012, appears at Exhibit D, "Preserved Lands" (duplicated from the ERI). This Plan in addition incorporates (from the ERI) Exhibit E, "Highlands Conservation Priority Areas," and Exhibit I, "Highlands Agricultural Priority Area." This Plan recognizes and incorporates the definitions, derivations and delineations used to develop these maps, as provided in the ERI.

Preserved Lands in the Township Highlands Preservation Area include lands under ownership by the municipality, and the state. In addition, Preserved Lands includes dedicated easements (such as Conservation Easements) to the extent these are currently known and identified (i.e., by deed description) for mapping purposes. In total, the maps indicate 3,857.85 acres of Preserved Lands. Approximately 0% is currently used for active recreational purposes, 1.22 % constitutes preserved farmland, and 98.78% is set aside for other preservation purposes, including passive recreational uses.

Highlands Conservation Priority Area lands are those designated a high priority for preservation due to exceptional water and ecological resource value. The priority order derives from the Highlands Council Resource Assessment methodology, which identifies and ranks Highlands lands based on a combination of indicators, including but not limited to: watershed conditions, Highlands Open Waters, riparian areas, prime ground water recharge areas, forests, critical habitat and steep slopes.

The Highlands Agricultural Priority Area, lastly, consists of those lands determined by the Highlands Council, in coordination with the NJDA and the State Agriculture Development Committee (SADC), based on an agricultural resource assessment, to have the highest agricultural resource values.

The following goals and objectives will guide the future identification, prioritization, dedication, and stewardship of Preserved Lands in the Township Highlands Preservation Area:

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1. To apply Highlands Council prioritization criteria in making determinations regarding non-agricultural Land Preservation (whether by fee simple or easement dedication), which are ordered as follows:
  - a. Lands within Highlands Conservation Priority Areas; and
  - b. Lands within Highlands Resource Areas generally, including but not limited to forested portions of Forest Resource Areas, Critical Habitat Areas, and Riparian Areas, particularly any portion of a Resource Area designated as “High Integrity” or “High Resource Value.”
2. To maintain a current Recreation and Open Space Inventory (ROSI) where required by the NJDEP Green Acres Program.
3. To seek ways to establish and fund local land acquisition for preservation and stewardship programs or to expand existing open space and stewardship programs.
4. To identify lands subject to stewardship programs within this Land Preservation and Land Stewardship Plan and to provide that information to the Highlands Council.
5. To require that conservation or land stewardship easements imposed during the course of development applications be enforceable by the Highlands Council and at least one of the following entities, as qualified and amenable in accordance with the particular circumstances: the Township, the County Agriculture Development Board, the SADC, Green Acres, or a non-profit land trust organized pursuant to § 501 (c)(3) of the federal tax code and engaged in the protection of land for the purpose of providing long-term stewardship of land resources.
6. To establish a stewardship and monitoring program for preserved lands owned by or dedicated to the Township. This objective may be accomplished with the assistance of a non-profit land trust organized pursuant to § 501 (c)(3) of the federal tax code and engaged in the protection of land for the purpose of providing long-term stewardship of land resources.
7. To develop and implement a Forest Management Plan or Forest Stewardship Plan consistent with the standards of the NJ Forest Stewardship Program for application to municipally-owned forest lands.
8. To ensure periodic monitoring of easement restrictions protecting Critical Habitat Areas, associated species and ecological communities from any changes in land use or management practices that would impair these resources.
9. To implement Riparian Area restoration practices on Preserved Lands that give priority to ecological and watershed protection measures.
10. To identify and preserve opportunities for outdoor recreation, including a variety of active and passive recreation options, in such locations and in such manner as to

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ensure environmental resource protections, while addressing the needs of the local population for physical activity, social interaction, connection with nature and the natural environment, and enjoyment of the outdoors.

## **AGRICULTURE RETENTION/FARMLAND PRESERVATION PLAN**

The existing Master Plan does not have an Agriculture Retention/Farmland Preservation Plan Element providing detailed information on existing and proposed farmland preservation priorities in the community. It is the intent of the Land Use Board to fully develop and adopt such an Element, applicable at minimum to the Highlands Preservation Area. Until such time as that task is complete, the narrative herein shall serve as the Agriculture Retention/Farmland Preservation Plan Element.

A mapped inventory of Preserved Farmland in the Township Highlands Preservation Area, current through July 2012, appears at Exhibit F, "Preserved Farms, SADC Easements, All Agricultural Uses" (duplicated from the ERI). In addition, this Plan incorporates Exhibit G, "Important Farmland Soils" (also duplicated from the ERI), Exhibit H, "Agricultural Resource Area," and Exhibit I, "Highlands Agricultural Priority Area." This Plan recognizes and incorporates the definitions, derivations, and delineations used to develop these maps, as provided in the ERI and in all background technical data which derive from: the NJDA, the SADC, the NJDEP, and the Natural Resources Conservation Service (NRCS), the Highlands RMP and Highlands Council *Sustainable Agriculture Technical Report*.

*Preserved Farmland* includes farms that are preserved through the SADC Farmland Preservation Program, farms that have final approval from the SADC, and farms under the SADC eight-year easement program. *All Agricultural Uses* includes lands currently serving farming and/or other agricultural purposes, whether permanently deed restricted or not. The map of "Important Farmland Soils" provides a delineation of the four (4) farmland soil classifications as prepared by the U.S. Department of Agriculture (USDA), NRCS, Soil Survey Geographic Database for farmland soil quality, including:

- a) Prime Farmland Soils - Soils having the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops. It has the soil quality, growing season, and moisture supply needed to produce high yields of crops when treated and managed according to acceptable farming methods. Prime farmland soils are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.
- b) Soils of Statewide Importance – Soils that produce high yields of crops when treated and managed according to acceptable farming methods. This soil may support yields as high as Prime farmland if conditions are favorable.
- c) Unique Farmland Soils - Soils used for special crops (such as cranberries in the New Jersey Pinelands). Unique soils are determined on a statewide basis by the State Soil Conservation Committee.
- d) Locally Important Farmland Soils - Soils designated and ranked by the County Agriculture Development Board. Locally Important soils include those soils that are not Prime or of Statewide Importance and are used for the production of high value

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food, fiber, or horticultural crops. None exist in the Township Highlands Preservation Area.

The Agricultural Resource Area consists of those areas of most concentrated and contiguous agricultural uses in the Highlands Preservation Area, using Important Farmland Soils as a critical factor in the delineation. Highlands Agricultural Priority Areas, lastly, are those determined by the Highlands Council, in coordination with the NJDA and SADC, based on an agricultural resource assessment, to have the highest agricultural resource values.

The overriding policy of this Plan is to ensure the long-term sustainability of agricultural resources and the viability of agriculture as a business in the Highlands Preservation Area. Achieving this aim requires maintenance of a healthy agricultural environment with a sufficient agricultural land base. Accordingly, the below-listed goals and objectives will guide the future land use and management of the Township Agricultural Resource Area within the Highlands Preservation Area.

1. To promote farmland preservation and limit non-agricultural uses within the Agricultural Resource Areas.
2. To apply Highlands Council prioritization criteria in making determinations regarding Agricultural Land Preservation (whether by fee simple, easement dedication, transfer of development rights, or other agricultural land conservation techniques), which are ordered as follows:
  - a. Farmland designated as Agricultural Priority Area, as defined in the Land Preservation and Land Stewardship Plan Element and delineated in Exhibit I; and
  - b. Farmland located within an Agricultural Resource Area, as defined above and delineated in Exhibit H.
3. To limit non-agricultural uses within the Agricultural Resource Area, to the extent feasible, to those designed to support the preservation of farmland, avoid conflicts with agriculture, maintain and enhance the sustainability and continued viability of the agricultural industry, protect Important Farmland Soils, and meet the resource management and protection requirements of the Conservation Plan Element.
4. To require that, where preservation of agricultural lands within the Agricultural Resource Area is not feasible, any residential development be permitted only under conservation design parameters, such as cluster development.
  - a. To require that cluster or conservation design development within the Agricultural Resource Area support the preservation of farmland, avoid conflicts with agriculture, maintain and enhance the sustainability and continued viability of the agricultural industry, protect Important Farmland Soils, and meet resource management and protection requirements of the Conservation Plan Element.



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- b. To require that all cluster or conservation design development within the Agricultural Resource Area be buffered appropriately to avoid conflicts between non-agricultural development and agricultural activities, and to protect existing agricultural uses and sensitive environmental resources.
  - c. To require that all land preserved in perpetuity for agricultural purposes as a result of clustering be subject to a conservation easement enforceable by the Highlands Council and at least one of the following: the municipality, the County Agriculture Development Board or the SADC.
  - d. To permit retention of the original farmstead or construction of new farmsteads associated with preserved agricultural lands in cluster developments, wherever feasible.
  - e. To require implementation of best management practices, including development and implementation of a Farm Conservation Plan that addresses the protection of water and soil resources prepared by the USDA NRCS, Technical Service Provider (TSP), appropriate agent or NJDA staff, and approved by the local Soil Conservation District (SCD).
5. To permit family and farm labor housing in the Agricultural Resource Area, as appropriate, to support the viability of permitted agricultural operations, subject to compliance with the resource management and protection requirements of the remainder of the Highlands Element.
6. To promote the Right to Farm Act and to incorporate land use regulations that are consistent with and further its intents and purposes.
7. To prohibit the development of additional water and wastewater infrastructure in the Agricultural Resource Area within the Conservation and Protection Zones of the Planning Area, unless it will maximize the preservation of agricultural lands within the ARA and will meet all other ordinance requirements.
8. To protect and enhance surface and ground water quality and natural resources within the ARA by promoting the use of Best Management Practices including the use of USDA NRCS and Farm Service Agency cost-share programs.
9. To promote the long-term viability of the local agricultural industry by promoting and utilizing existing county, state, and federal agriculture related programs and developing land use regulations and programs where appropriate, in support of direct marketing, organic farming, niche markets, agri-tourism initiatives such as farmers' markets and roadside stands (located on or off the site of an active farm), ancillary business opportunities, community supported agriculture, and other such projects, programs, or activities.

## **COMMUNITY FACILITIES PLAN**

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The existing Master Plan has a Community Facilities Analysis as part of the "Part I: Background Studies" dated August 1991. The analysis provides detailed information on all existing community facilities, including but not limited to government offices, fire, police, and rescue squad facilities, parks and playgrounds, educational facilities, libraries, public works facilities and yards, treatment works, storage depots, and so forth, but does not have a Community Facilities Plan Element. This Plan supplements the existing Community Facilities Analysis, and it is the intent of the Land Use Board to consider this Community Facilities Plan with the existing Community Facilities Analysis as the Community Facilities Element of the Master Plan, as applicable to the Highlands Preservation Area, which shall include the goals and objectives listed below.

The community facilities identified in the 1991 Community Facilities Analysis that are located within the Township Highlands Preservation Areas are the public water well and treatment facility (now owned by the Township), the sewage treatment plant (also now owned by the Township), and the Allamuchy Mountain State Park. No other community facilities have been added to this inventory since 1991 except that the existing facilities at the Villa Madonna site off County Route 517 are now owned and used by the Allamuchy Board of Education as offices, classrooms and ancillary space for various education, health and recreational services.

The overriding policy of this Plan is to ensure that community facilities reflect community needs while minimizing resource impacts and maximizing the efficiency of resource use. Achieving this aim requires attention to the design and location of community facilities. Accordingly, the below-listed goals and objectives will guide community facilities in the Township Highlands Preservation Area.

1. To locate and maintain community facilities and services that support compact development patterns and shared services, and provide a high level of service.
2. To identify existing and planned community facilities and to encourage shared service opportunities, whether at intra- or inter-municipal levels.
3. To identify for all such facilities, realistic options to enhance energy efficiencies, incorporate "green" building materials and technologies, reduce pollutant emissions, and minimize "carbon footprints;" and to develop a community strategy for implementing them.
4. To consider and incorporate all feasible Low Impact Development techniques in the design, development, operation and management of existing and proposed community facilities. (For description and discussion of LID techniques, see Conservation Plan Element.)

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5. To incorporate the goals, objectives and resource protections discussed throughout this Highlands Element into the planning and development of properties and facilities under municipal jurisdiction.

## **SUSTAINABLE ECONOMIC DEVELOPMENT PLAN**

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A sustainable economy is important to the well-being of the Township and the wider economic region of which it is a part. As noted in the 2013 Master Plan Reexamination Report, most of the non-residential zoning districts in the Township have now been designated as part of the Highlands Preservation Area. Therefore, new non-residential development will be very limited, if any. Moreover, the Master Plan goals and objectives have been modified accordingly, with the objective of balancing residential growth with open space and farmland preservation. Therefore, the focus of economic development in the Highlands Preservation Area of the Township should be on the preservation and revitalization of existing non-residential uses and the support for the agricultural and recreational industries, where permitted. It is the intent of the Land Use Board to consider this Sustainable Economic Development Plan as the Master Plan Element applicable to the Highlands Preservation Area of the Township.

The goals and objectives of the Sustainable Economic Development Plan in addition include, but are not limited to:

1. To develop appropriate strategies to improve the local tax base and create jobs and economic opportunities, while remaining consistent with the other policies and objectives of the Highlands Element.
2. To ensure opportunities for home office, entrepreneurial and other small business activities, as appropriate.
3. To identify appropriate opportunities for development and/or redevelopment, including possible brownfield redevelopment that may further the goal of economic sustainability.
4. To encourage development of small business incubator programs, particularly those focused on advancing specific goals and objectives of the Highlands Element, such as initiatives in compact design, native species landscaping, Low Impact Development, energy efficiency and resource conservation.
5. To coordinate with the Highlands Council and other applicable state and/or county agencies to develop or participate in eco-, agri-, and/or heritage tourism programs, as appropriate.

## **HISTORIC PRESERVATION PLAN**

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The existing Master Plan does not have an Historic Preservation Plan Element setting forth the applicable goals and objectives, criteria for historic designation, and specific properties of historic interest in the community. It is the intent of the Land Use Board to consider this Historic Preservation Plan as the Historic Preservation Plan Element of the Master Plan, as applicable at minimum to the Highlands Preservation Area.

### **A. HISTORIC, CULTURAL, AND ARCHAEOLOGICAL RESOURCES**

The Township survey of historic sites appears as a map within the ERI, which is duplicated herein at Exhibit J, "Historic, Cultural, and Archaeological Resources Inventory." The specific list of affected properties within the Township Highlands Preservation Area is provided below. The list comes directly from the Highlands Region Historic, Cultural, and Archaeological Resources Inventory (as of June 2011), which includes: 1) all properties listed on the State or National Register of Historic Places; 2) all properties which have been deemed eligible for listing on the State or National Register; and 3) all properties for which a formal State Historic Preservation Office (SHPO) opinion has been issued.

This Plan recognizes that the historic, cultural and archaeological resources of the Highlands Area form an essential component of its character and aesthetic quality. They preserve a part of the history of the Township Highlands Preservation Area and provide a link to its past. They remind us of significant people, places and events in our history and they provide vital information about what life was like in this community in earlier times.

Accordingly, the below-listed goals and objectives shall apply to the Historic, Cultural, and Archaeological resources in the Highlands Area.

1. To examine the character and qualities of the community's Historic, Cultural, and Archaeological resources to gain further understanding of the extent of their contributions to the aesthetics, character, economic vitality, and sense of place of the community.
2. To consider the educational value of the community's Historic, Cultural, and Archaeological resources and encourage opportunities to celebrate and share information about the community's heritage.
3. To consider the character and qualities of the community's Historic, Cultural, and Archaeological resources in any development application that may affect them, whether directly or indirectly.
4. To examine the potential for development and adoption of regulatory provisions that are protective of the Historic, Cultural, and Archaeological resources of the community.

TOWNSHIP OF ALLAMUCHY  
HIGHLANDS PRESERVATION AREA MASTER PLAN ELEMENT

5. To consider the character and qualities of the community's Historic, Cultural, and Archaeological resources in development of the Land Use Plan, Community Facilities Plan, Circulation Plan, and all other aspects of the Highlands Element.

The following sites, districts and properties within the Township Highlands Preservation Area are listed in the Highlands Historic and Cultural Resources Inventory:

- a) The Rutherford Mansion (Rutherford Hall, SHPO ID#4562) on the Villa Madonna site off County Route 517 (discussed above under the Community Facilities Plan);
- b) The Morris Canal Industrial District Annex (SHPO ID#2742) in the southern portion of the Township ;
- c) The Saxton Falls Dam Complex (SHPO ID#2741) at the southeastern edge of the Township; and
- d) The Bird House Historic Archaeological Site (SHPO ID#2740) at the southeastern edge of the Township.

## **B. SCENIC RESOURCES**

The Township baseline survey of scenic resources appears at Exhibit K, "Baseline Scenic Resources Inventory," duplicated from the ERI. The specific list of affected properties and a brief discussion pertaining to each is provided below. The list comes directly from the Highlands Council as a first-step inventory of Scenic Resources having potential for local and/or regional designation. It includes national historic landmarks and federal, state and county publicly-owned parks, forests, and recreation areas.

The Highlands Council also adopted a Procedure for Nomination, Evaluation and Inventory of Highlands Regionally Significant Scenic Resources which establishes the process for formal nomination and inclusion of additional scenic resources in the Highlands Scenic Resource Inventory. The process requires the adoption and implementation of management plans to ensure that the scenic resources are protected and maintained.

This Plan recognizes the value and importance of scenic resources in preserving the aesthetic qualities of the Township Highlands Preservation Area. Accordingly, the below-listed goals and objectives shall apply to the future management of Scenic Resources in the Highlands Preservation Area.

1. To ensure that human development does not adversely affect the character or value of resources which are listed on the Highlands Scenic Resources Inventory.
2. To require that the impact of proposed human development on the scenic resources of the Highlands Preservation Area be addressed during local development review.

**TOWNSHIP OF ALLAMUCHY  
HIGHLANDS PRESERVATION AREA MASTER PLAN ELEMENT**

3. To utilize Highlands Scenic Resource designation standards, as applied at the local level, in considering scenic resources for designation.
4. To require that all development applications include identification of any scenic resources in the Highlands Region that are listed on the Highlands Scenic Resources Inventory and may be affected by the proposed development.
5. To develop regulatory standards to protect Scenic Resources from negative impacts due to development.
6. To develop minimum standards for the protection and enhancement of the Scenic Resources listed in the Highlands Scenic Resources Inventory.

The following locations within the Township Highlands Preservation Area are listed in the Highlands Scenic Resources Inventory:

- a) The Allamuchy Mountain State Park;
- b) Pequest River Greenway
- c) Jenny Jump State Forest (small section in Allamuchy).

## **RELATIONSHIP OF MASTER PLAN TO STATE/REGIONAL/LOCAL PLANS**

By adoption of this Highlands Element, the Township Master Plan is brought into alignment with the Highlands Regional Master Plan (RMP). The Highlands Element incorporates all of the policies, goals, and objectives of the Highlands RMP that are relevant to the use and development of land in the Township Highlands Preservation Area. The Highlands Element calls for the development and adoption of various land use regulations and specific environmental management plans, which together will effectuate its vision and in so doing, advance the intents and purposes of the Highlands RMP.

The Highlands Act provides that any portion of a municipality located in the Highlands Preservation Area is exempt from the State Planning Commission (SPC) Plan Endorsement process. It provides further that once the RMP has attained Plan Endorsement from the SPC for the Planning Area, Highlands Council approval of Plan Conformance with respect to lands in the Planning Area shall be deemed the equivalent of Plan Endorsement. However, the Township of Allamuchy is not seeking Plan Conformance for the lands in the Planning Area of the Township.

By aligning the municipal Master Plan with the Highlands RMP, its consistency with the State Development and Redevelopment Plan (SDRP) is achieved. A map depicting the municipality's SDRP Planning Areas appears at Exhibit L. The Highlands Element furthers SDRP policies, goals, and objectives in many ways, not least of which are the following:

1. Seeking to protect, preserve, restore, and enhance the natural resources of the Highlands Preservation Area;
2. Encouraging the use of smart growth principles in locations of the Area deemed appropriate for development and/or redevelopment;
3. Protecting historic, cultural and aesthetic resources;
4. Encouraging a sustainable local economy;
5. Protecting agricultural resources, supporting local agricultural businesses, and promoting sustainable agricultural practices;
6. Preserving open space and providing for an array of active and passive recreational opportunities; and
7. Ensuring a viable and well-integrated transportation network that incorporates and encourages multi-modal options and efficiency of land use.

The Highlands Element modifies the relationship of the Township development plan to those of the county and contiguous municipalities insofar as it affects the intents for land use and development within the Township Highlands Preservation Area. Given that the Highlands Element introduces a substantial number of new constraints to development based on environmental resources and carrying capacities, it is anticipated that the future impacts from development of the Highlands Preservation Area will be reduced from



**TOWNSHIP OF ALLAMUCHY  
HIGHLANDS PRESERVATION AREA MASTER PLAN ELEMENT**

previous trends. A complete understanding will not exist, however, until further analysis is undertaken to determine the full impacts of conformance with the RMP on the municipal Land Use Plan. An important component of that analysis will be in regard to watershed-based planning. To the extent that the Township shares a HUC14 subwatershed with other municipal and/or county entities, a cooperative planning effort involving all parties will be vital to ensuring sound use and management of the available water resources. It will also be important to understand which, if any, of the adjoining municipalities and/or the county conform to the Highlands RMP and for what portions of their land areas. The land uses, the permitted densities and intensities of development, and the locations and extent of anticipated growth in neighboring Highlands communities that are also pursuing conformance with the RMP are all subject to change. Until information is available concerning such decision-making, a comparison between these master plans will not be meaningful. Further discussion of these aspects will therefore be provided in the next amendment to the Master Plan.

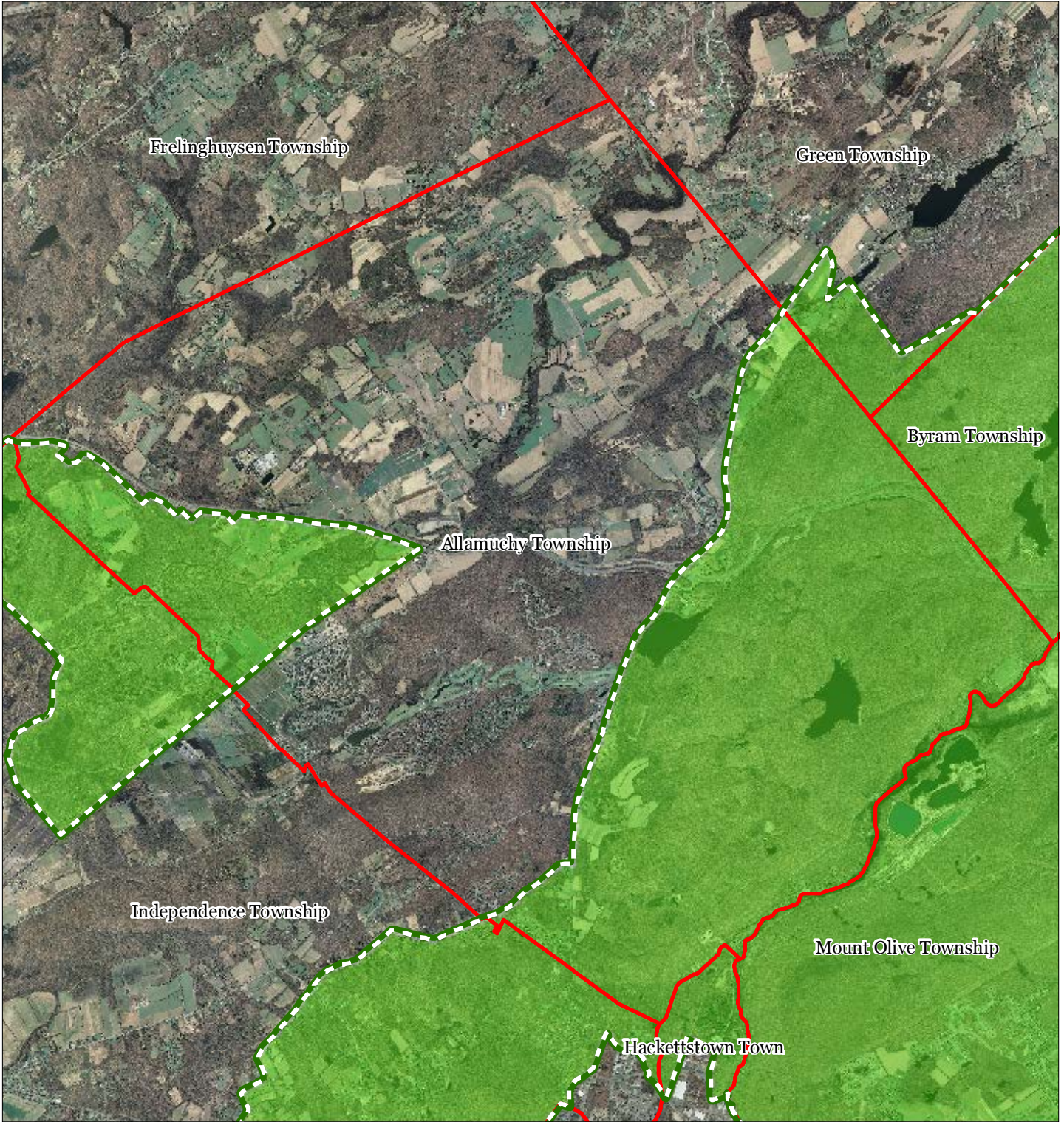
TOWNSHIP OF ALLAMUCHY  
HIGHLANDS PRESERVATION AREA MASTER PLAN ELEMENT



**EXHIBITS**

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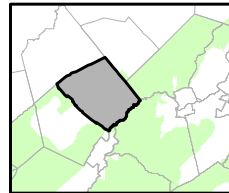
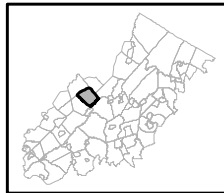
- A.** Township Highlands Preservation Area
- B.** Highlands Roadway Network
- C.** Highlands Transit Network
- D.** Preserved Lands
- E.** Highlands Conservation Priority Areas
- F.** Preserved Farms, SADC Easements, All Agricultural Uses
- G.** Important Farmland Soils
- H.** Agricultural Resource Area
- I.** Highlands Agricultural Priority Area
- J.** Historic, Cultural, and Archaeological Resources Inventory
- K.** Baseline Scenic Resources Inventory
- L.** State Planning Areas

# 91 \ ]V]h5. Hck bg\ ]d' < ][\ `UbXg Preservation Area



-  Preservation Area
-  Municipal Boundaries

## Allamuchy Township



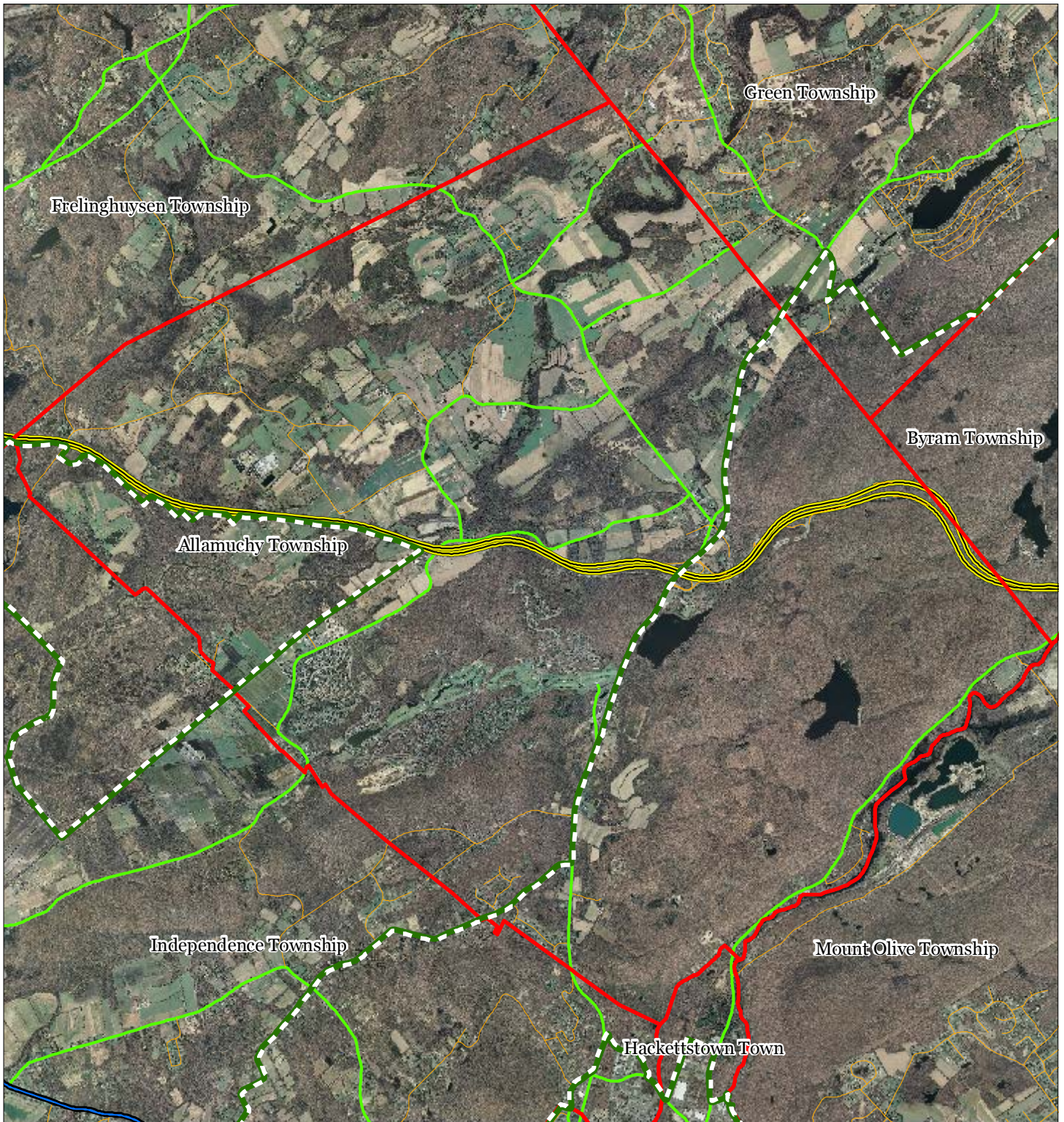
1 inch = 0.821 miles



15  
N



# Exhibit B: Highlands Roadway Network




## Roadway Network


 Interstate Highways


 U.S. Routes

 State Routes

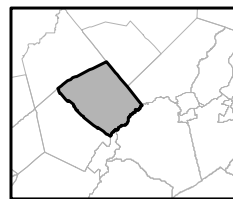
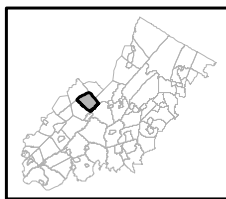
 County Routes

 Local Routes

 Preservation Area

 Municipal Boundaries

## Allamuchy Township



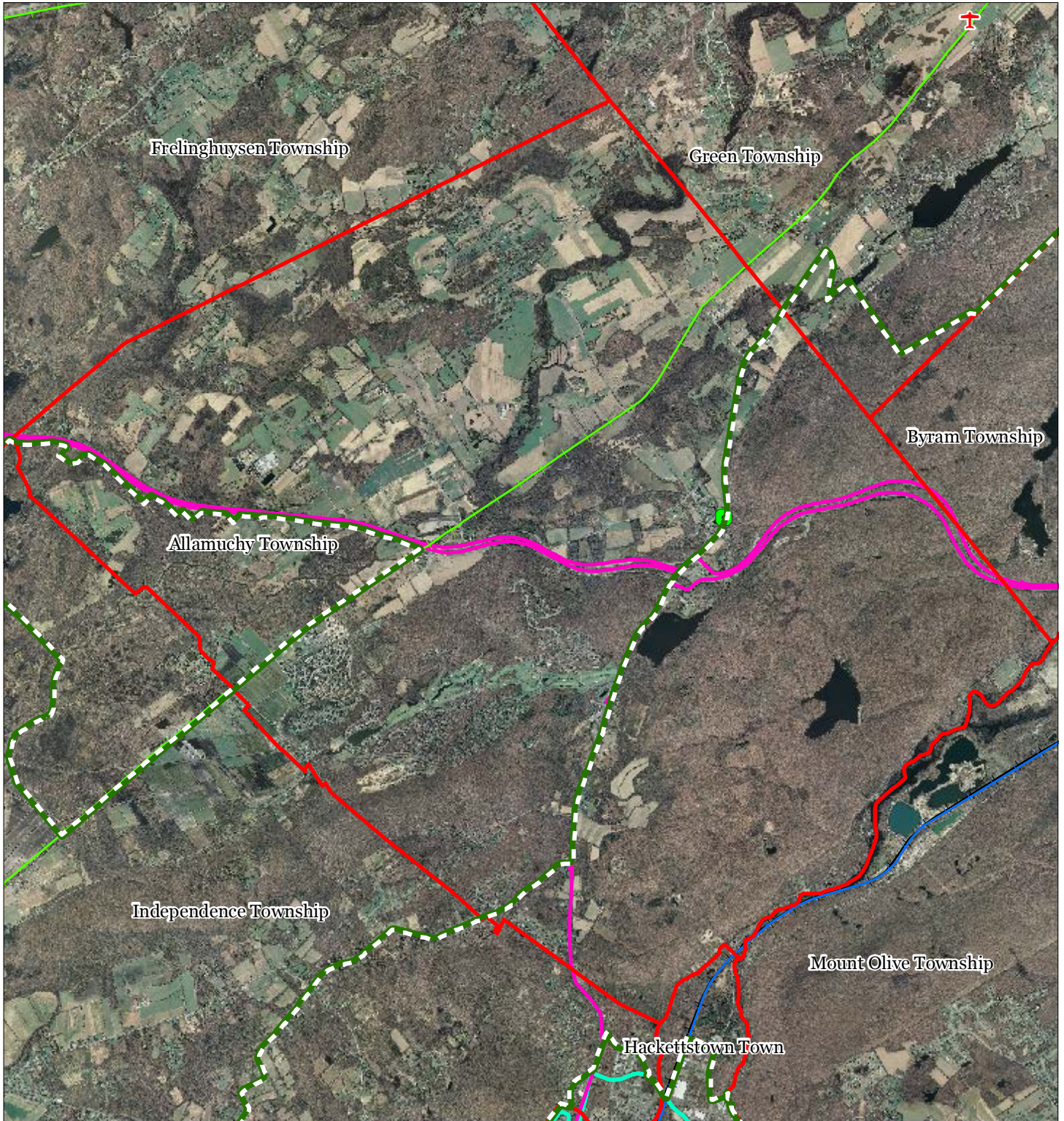
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March 2013

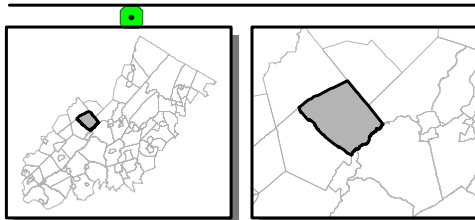


# Exhibit C: Highlands Transit Network



- |                                |                      |
|--------------------------------|----------------------|
| <b>Rail Network</b>            | Rail Stations        |
| Boonton Line                   | Park and Ride Sites  |
| Main Line & Bergen County Line | Private Bus Lines    |
| Morris and Essex Line          | NJ Transit Bus Lines |
| Raritan Valley Line            | Airports             |
| <b>Freight Rail Lines</b>      |                      |
| Freight Rail Lines             |                      |
| Abandoned Freight Rail         |                      |

## Allamuchy Township



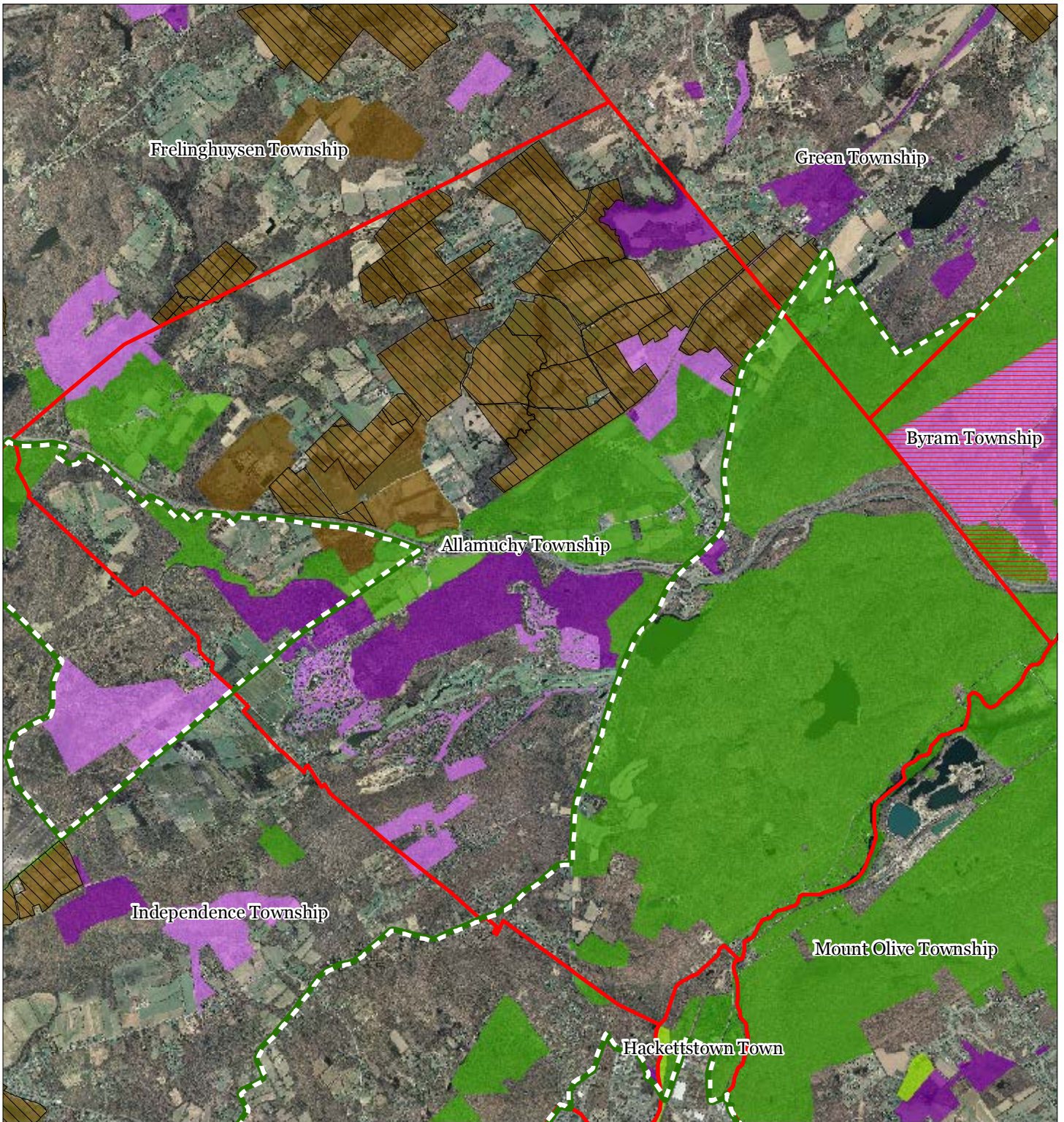
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March 2013

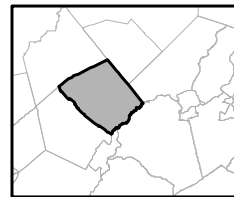
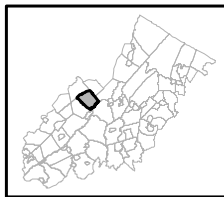


# Exhibit D: Preserved Lands



- |   |                               |
|---|-------------------------------|
| <b>Preserved Lands</b>                  | <b>Conservation Easements</b> |
| Federal Open Space                      | Green Acres                   |
| State Open Space                        | <b>SADC Easements</b>         |
| County Open Space                       | SADC Final                    |
| Municipal Open Space                    | SADC Preserved                |
| Non-Profit/Private Open Space           | Municipal Boundaries          |
| Water Supply Watershed Lands            | Preservation Area             |
| Preserved Farmland                      |                               |
| Highlands Transfer of Development Lands |                               |

## Allamuchy Township

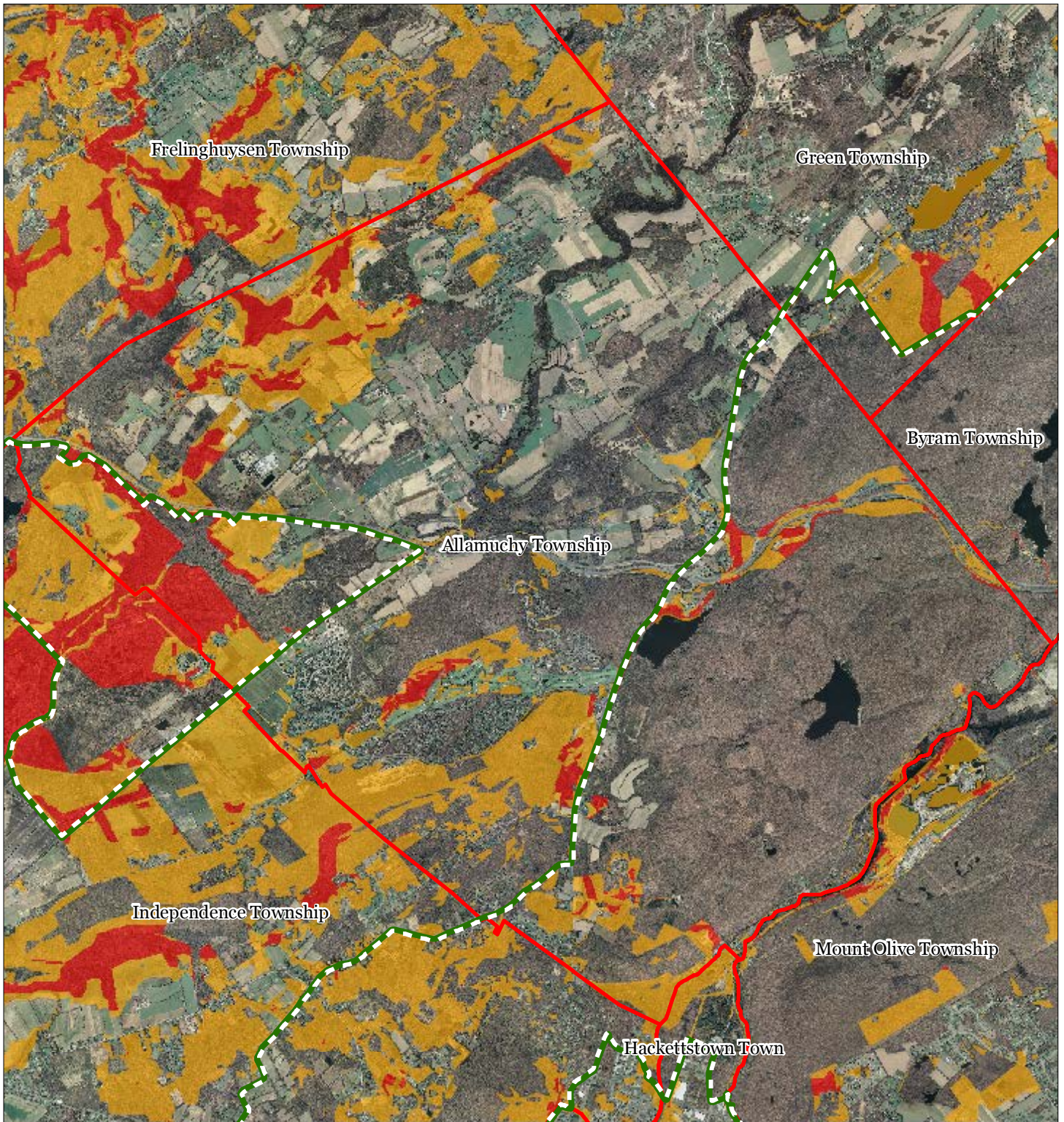


1 inch = 0.821 miles









# Exhibit E: Highlands Conservation Priority Areas



## Conservation Priority Area

-  Moderate
-  High
-  Preservation Area
-  Municipal Boundaries

## Allamuchy Township



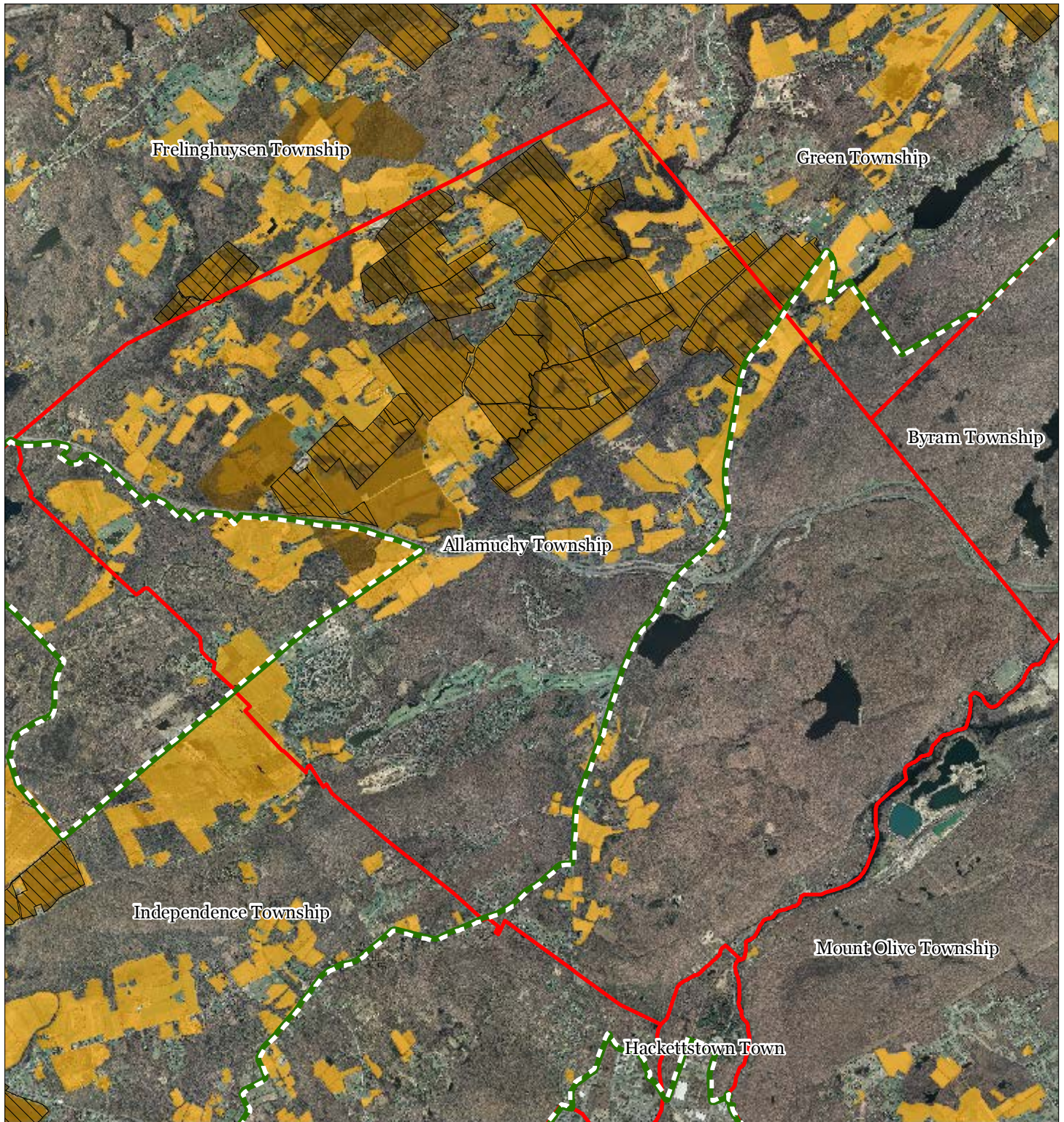
1 inch = 0.821 miles



March 2013



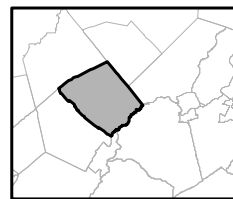
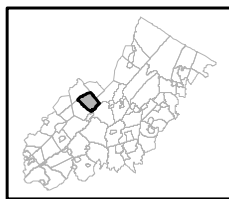
# Exhibit F: Preserved Farms, SADC Easements, All Agricultural Uses



### SADC Easements

-  SADC Final
-  SADC Preserved
-  Preserved Farmland
-  Agriculture Uses
-  Preservation Area
-  Municipal Boundaries

## Allamuchy Township

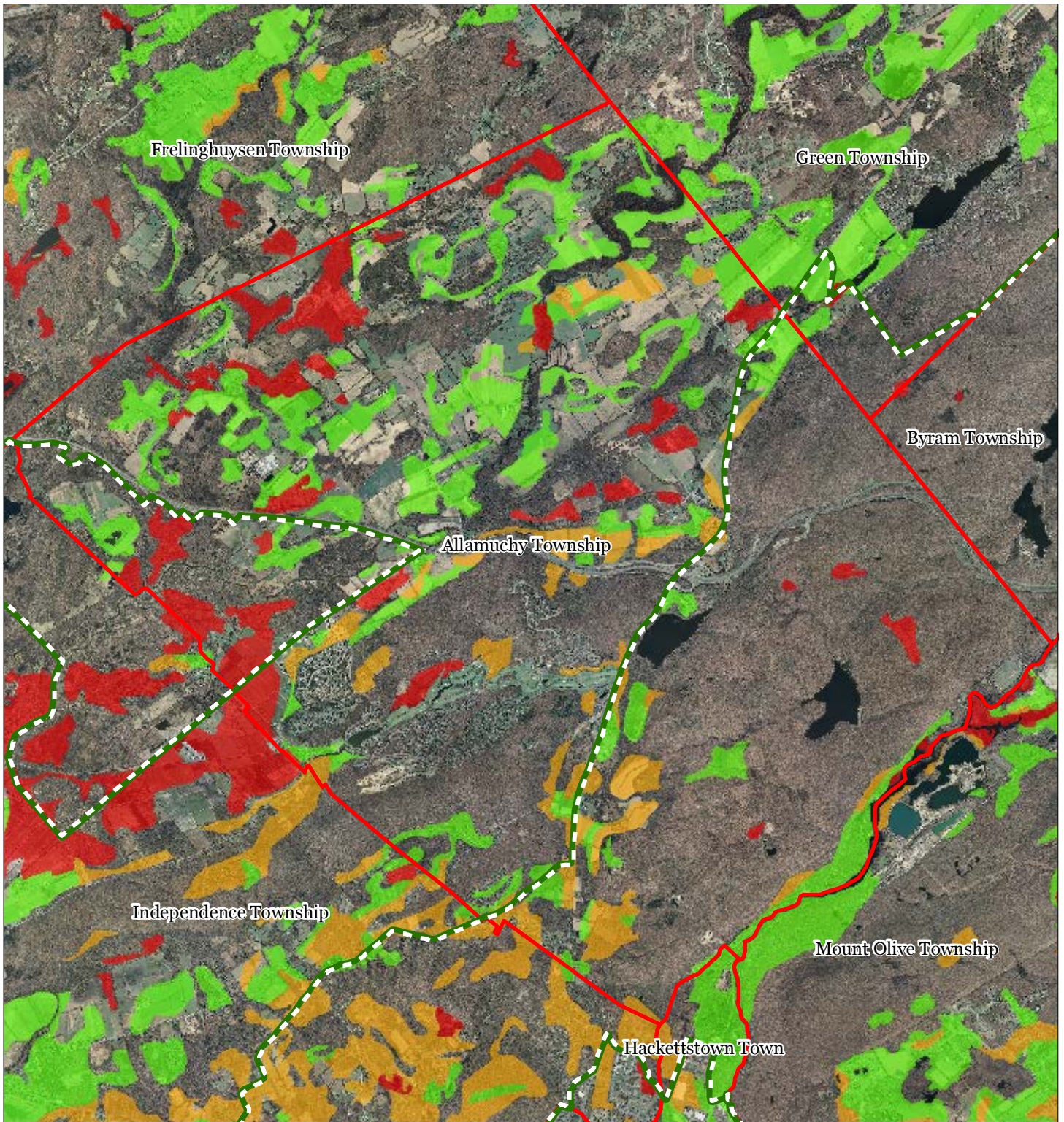


1 inch = 0.821 miles





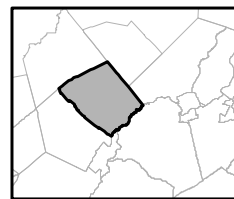
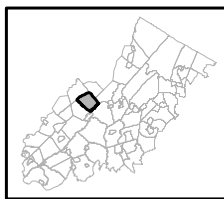
# Exhibit G: Important Farmland Soils



**Important Farmland Soils**

- Prime Farmland
- Farmland of Local Importance
- Farmland of Statewide Importance
- Farmland of Unique Importance
- Preservation Area
- Municipal Boundaries

## Allamuchy Township

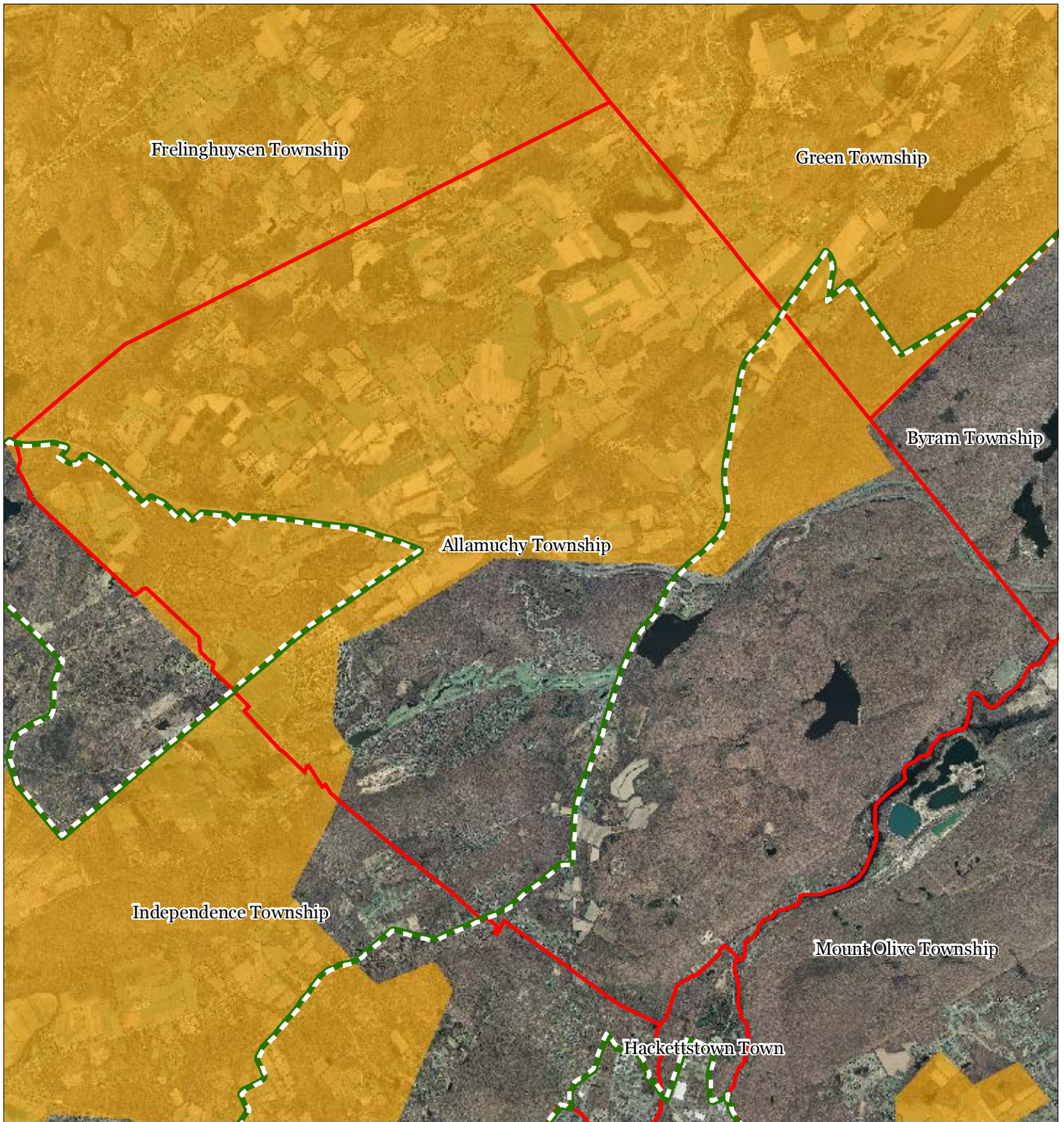





1 inch = 0.821 miles



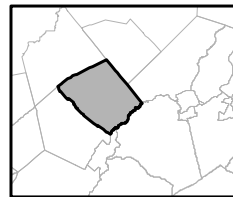
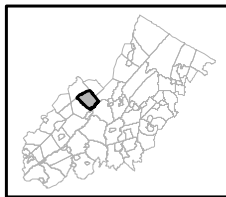


# Exhibit H: Agricultural Resource Area



-  Agricultural Resource Area
-  Preservation Area
-  Municipal Boundaries

## Allamuchy Township

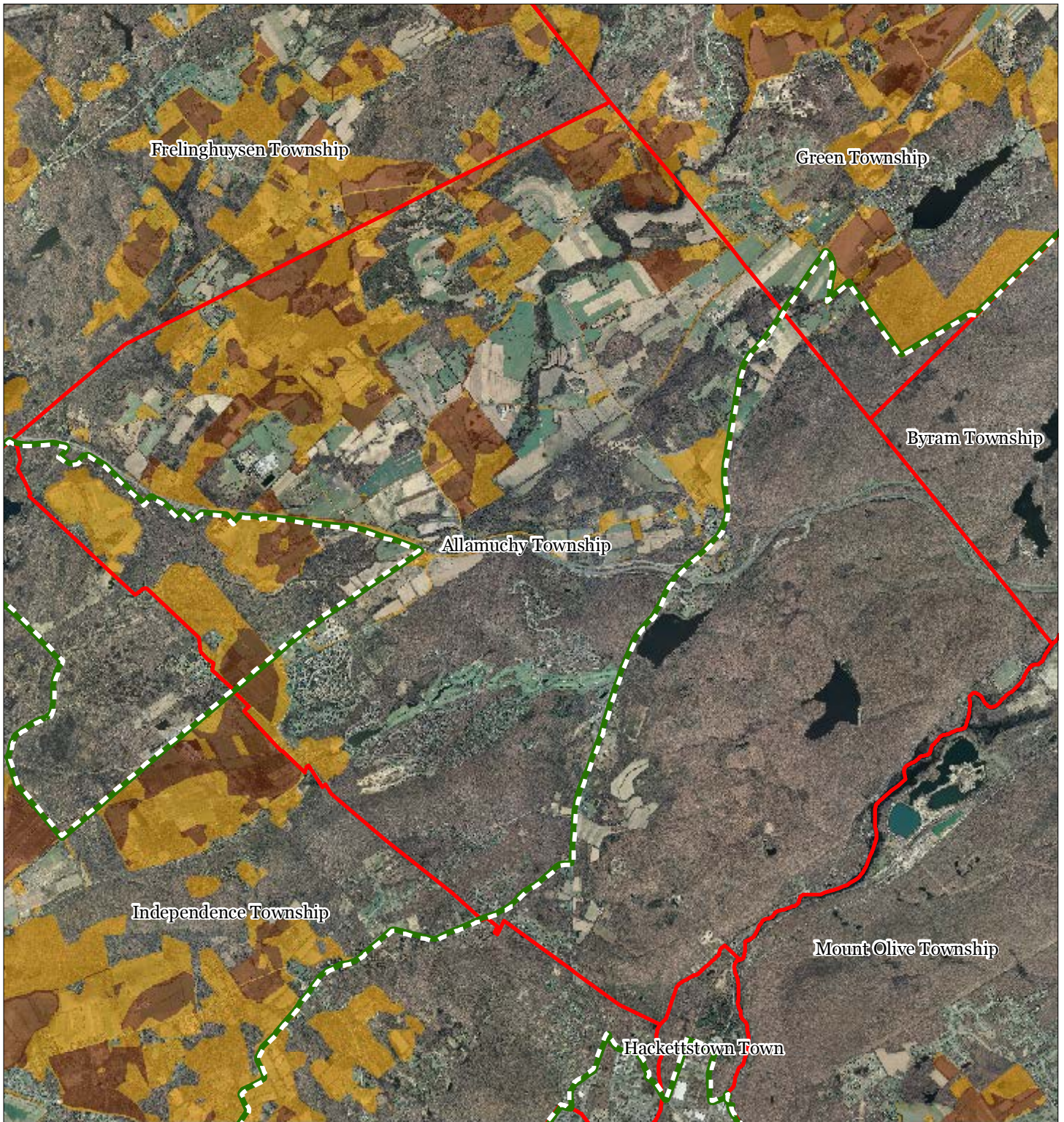


1 inch = 0.821 miles









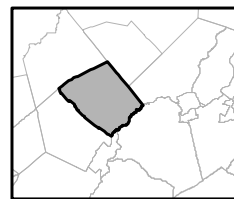
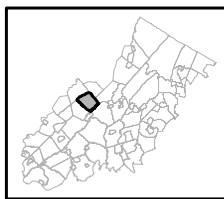
# Exhibit I: Highlands Agricultural Priority Area



## Agricultural Priority Area

-  Moderate
-  High
-  Preservation Area
-  Municipal Boundaries

## Allamuchy Township

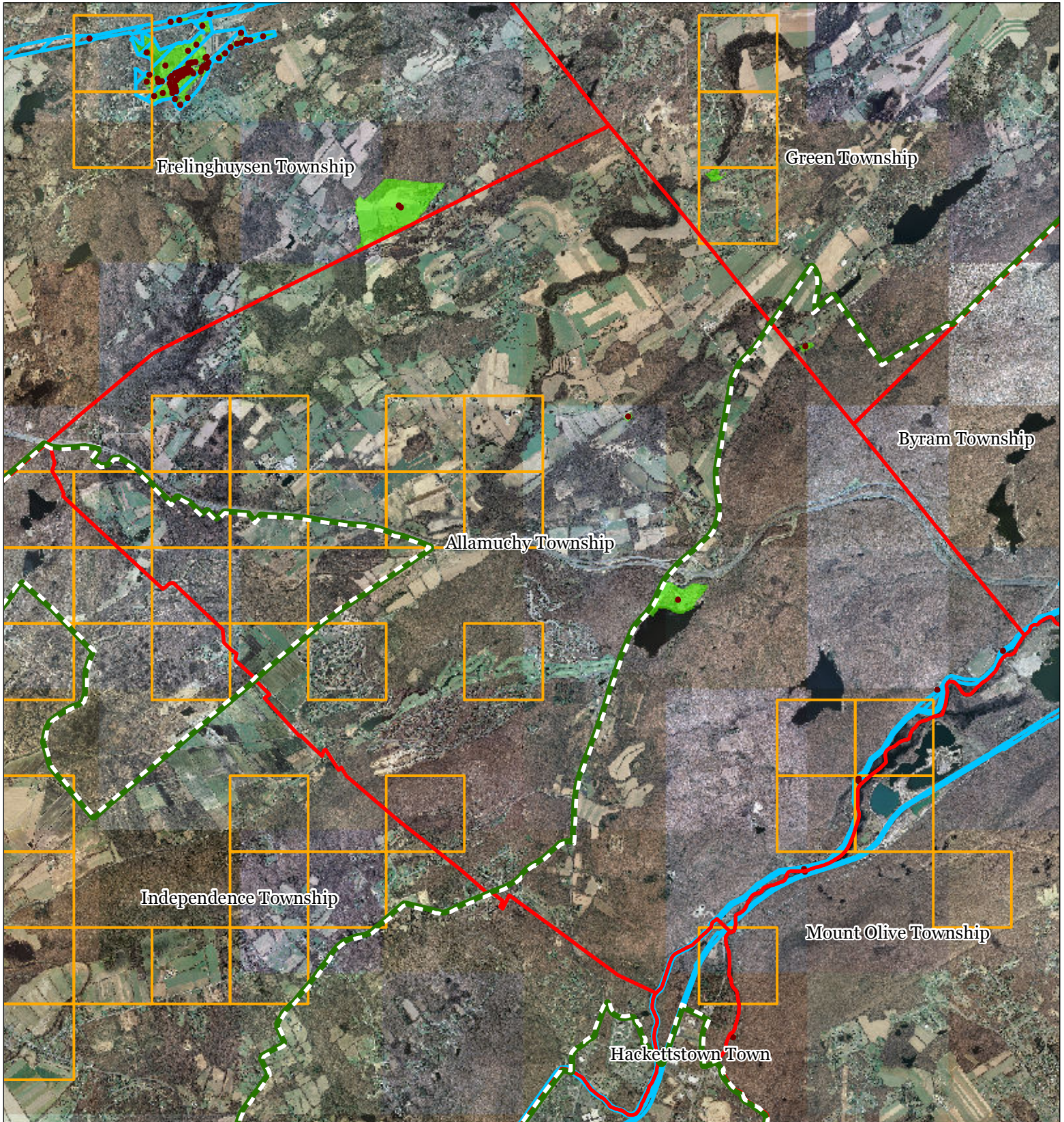




1 inch = 0.821 miles



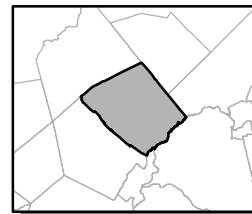
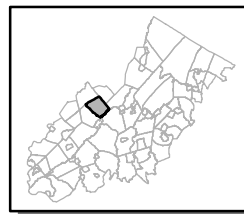


# Exhibit J: Historic, Cultural, and Archaeological Resources Inventory



-  Preservation Area
-  Municipal Boundaries
-  Archaeological Grids (1 sq mi)
-  NJ Historic Districts
-  Historic Property Points
-  Historic Property Polygons

## Allamuchy Township

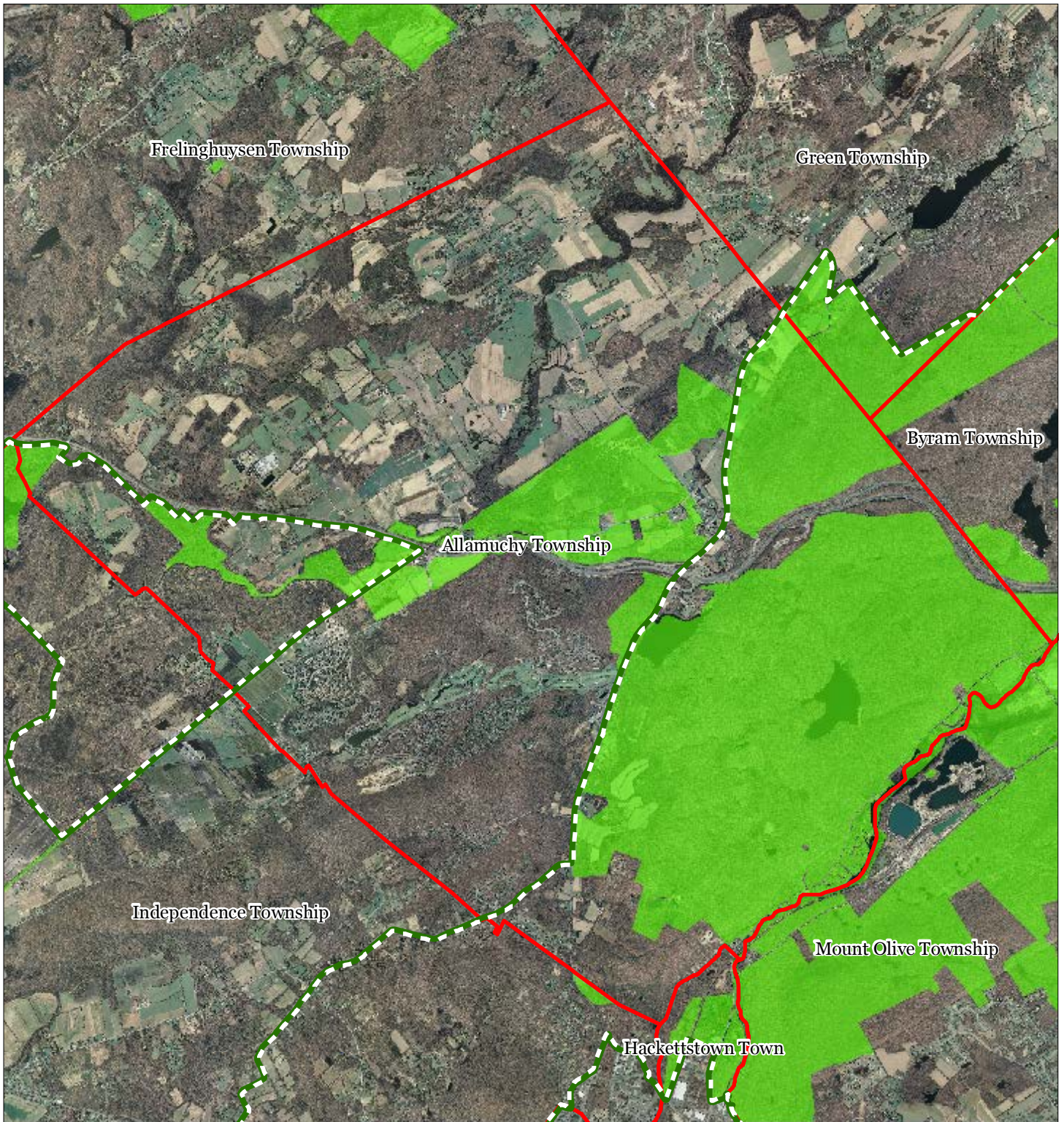


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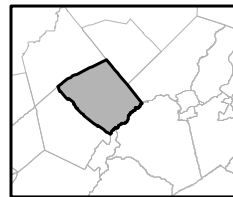
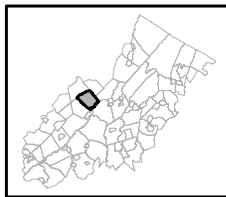


# Exhibit K: Baseline Scenic Resources Inventory



- Scenic Resources
- Municipal Boundaries
- Preservation Area

## Allamuchy Township

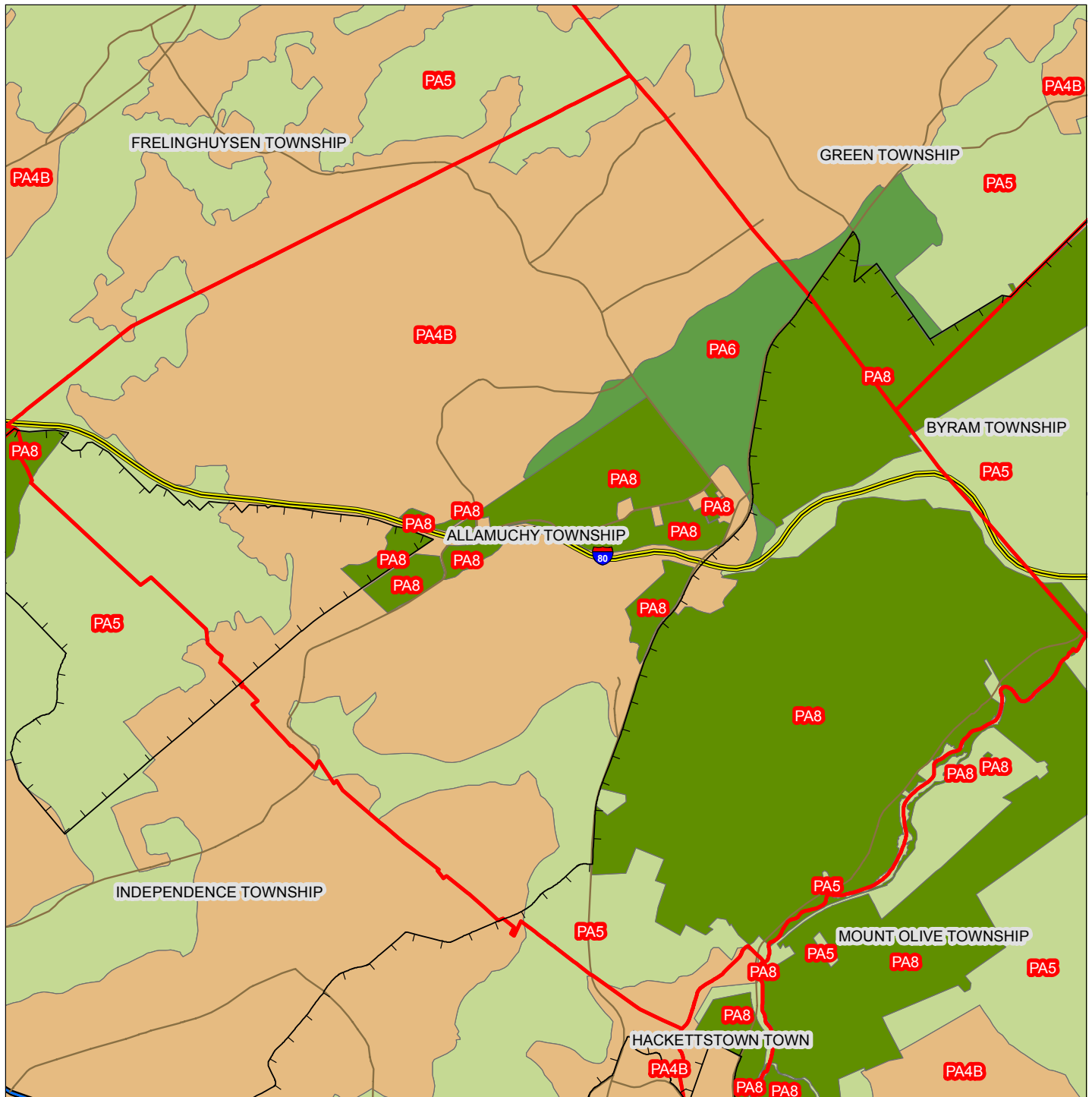


1 inch = 0.821 miles





# Exhibit L: State Planning Areas



**Legend**

- Preservation Area
- Municipal Boundaries
- Interstate Highways
- U.S. Routes
- State Routes
- County Routes
- Designated Centers\*

**State Planning Areas\***

- METROPOLITAN (PA1)
- SUBURBAN (PA2)
- FRINGE (PA3)
- RURAL (PA4)
- RURAL ENVIRONMENTALLY SENSITIVE (PA42)
- ENVIRONMENTALLY SENSITIVE (PA5)
- PARK (PA6)
- FEDERAL PARK (PA7)
- STATE PARK (PA8)
- WATER (PA11)
- MILITARY (PA12)

1 inch equals 0.83 miles

\* All designated centers expired on 1/7/2008 except Byram (expires 5/19/2010), Stanhope (expires 10/16/2008), and Sparta and Vernon (expire 7/16/2009). Center designation may be redesignated by the State Planning Commission and the Highlands Council. State Planning Areas are from the State Development and Redevelopment Plan.