

1.0 OVERVIEW

West Milford: 100% Preservation Area

Highlands Preservation Area Master Plan Element, dated September 27, 2012 consists consists of 64 pages and 28 maps organized in 11 distinct sections as follows:

1. Policies, Goals and Objectives
2. Land Use Plan
3. Housing Plan
4. Conservation Plan
5. Utility Services Plan
6. Circulation Plan
7. Land Preservation and Land Stewardship Plan
8. Community Facilities Plan
9. Sustainable Economic Development Plan
10. Historic Preservation Plan
11. Relationship of Master Plan to State/Regional/Local plans.
 - The Highlands Element and maps were prepared by the Highlands Council staff.
 - Review and editing to the extent permitted by Highlands Council staff is reflected in the September 27, 2012 version

Relationship to West Milford Master Plan

“The Highlands Element amends or creates in limited form (where not already existing), each of the components of the municipal Master Plan, as provided in the sections that follow. **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.**” (p.2)

2.0 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;

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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;
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.

3.0 LAND USE PLAN

WEST MILFORD
 HIGHLANDS OVERLAY ZONES

Overlay Zone	Acres	Percent of Total Land Area
Protection Zone	43,675	86.9
Wildlife Management Sub-Zone	2,717	5.4
Existing Community Zone	2,137	4.2
Existing Community Zone – Environmentally Constrained Sub-Zone	485	1.0
Lake Community Sub-Zone	1,267	2.5
TOTAL	50,281	100%

Density / intensity to be consistent with Highlands RMP / NJDEP Preservation Area Rules

Redevelopment opportunities

- sites have at least 70% impervious coverage
 Example: Oak Ridge Road Associates, LLC Block 15901, Lot 1 (209 Oak Ridge Road)
- “brownfield” sites (commercial or industrial site currently vacant or underutilized – on-site contamination)

4.0 HOUSING

West Milford submitted HE/FSP for substantive certification (3rd round) - awaiting outcome of litigation regarding 3rd round methodology

5.0 UTILITY SERVICES PLAN

No new or expanded water or sanitary sewerage facilities except for certain circumstances concerning public health and safety or redevelopment

N.J.A.C. 7:38-6.4 Waivers

- To protect public health and safety
- For redevelopment in certain previously developed areas in the preservation area identified by the Council pursuant to N.J.S.A. 13:20-9b or N.J.S.A. 13:20-11 (a)(6)(h);
- To avoid the taking of property without just compensation; or
- To permit the construction of a 100 percent affordable housing development as defined by the Council on Affordable Housing pursuant to N.J.A.C. 5:93-5.5 and N.J.A.C. 5:94-4.6.

6.0 HISTORIC, CULTURAL, AND ARCHAEOLOGICAL RESOURCES

Certain changes and additions offered by West Milford Historic Preservation Commission (handout)

**TOWNSHIP OF WEST MILFORD
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 are listed in the Highlands Historic and Cultural Resources Inventory:

1. **Appalachian Trail (ID#2778)**. The 400-foot-wide right-of-way of the trail, from Warren to Passaic Counties SHPO Opinion: 6/14/1978 DOE: 8/22/1978; See Main Entry/Filed Location: Warren County, Hardwick Township.
2. **Clinton Furnace (ID#2420)**. At base of Clinton Reservoir by Clinton Brook; NR: 6/18/1976 (NR Reference #: 76001179); SR: 1/19/1976.
3. **Long Pond Iron Works (ID#2422)**. Greenwood Lake Turnpike; NR: 1/11/1974 (NR Reference #: 74001189); SR: 9/4/1973.
4. **468 Paterson - Hamburg Turnpike (ID#4290)**. 468 Paterson - Hamburg Turnpike; SHPO Opinion: 5/19/2004.
5. **Pinecliff Lake Historic District (ID#4139)**. Around Pinecliff Lake; SHPO Opinion: 9/6/2002.
6. **Prehistoric Archaeological Site (28-Pa-136, Zone H) (ID#2423)**. SHPO Opinion: 11/5/1984.
7. **Prehistoric Archaeological Site (28-Pa-137, Zone I) (ID#2424)**. SHPO Opinion: 11/5/1984.
8. **Prehistoric Archaeological Site (28-Pa-138, Zone K) (ID#2425)**. SHPO Opinion: 11/5/1984.
9. **Ringwood Manor (NHL, ID#2403)**. Ringwood State Park and Long Pond Ironworks; NR: 11/13/1966 (NR Reference #: 66000471); SR: 5/27/1971; (Nomination includes two noncontiguous parcels: 1. Ringwood Manor (Ringwood), 2. Long Pond Ironworks (West Milford)). See Main Entry / Filed Location: Passaic County, Ringwood Borough.
10. **Ward-Ryerson-Patterson House and Property (28-Pa-135) (ID#2426)**. Greenwood Lake Turnpike Block 4502; Lot 2 (Long Pond Ironworks);~~1266 Greenwood Lake Turnpike;~~ SHPO Opinion: 11/5/1984.
11. **Whritenour House and Property (28-Pa-139) (ID#2427)**. Block 4502; Lot 2 (Long Pond Ironworks)~~1293 Greenwood Lake Turnpike;~~ SHPO Opinion: 11/5/1984.

The following properties are listed in Township's designated list and map of landmarks and historic sites at Section 18-13.12 of the West Milford Historic Preservation Ordinance.

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1. Idylease Inn (Ord. 1993-5) 124 Union Valley Road, Newfoundland; Block 14602; Lot 5
2. New City (Ord. 1993-5) New City Road, West Milford Block; 14105; 14106; 14107; 14104 (portion); and 14403 (portion)
3. Town Hall Annex (Ord. 1993-40) 1477 Union Valley Road, West Milford Block 7621; Lot 7
4. Wallisch Homestead (Ord. 1994-19) 65 Lincoln Avenue, West Milford Block 6401; Lot 6.01
5. Apple Acres (Ord. 1995-20) 1064 Union Valley Road, West Milford Block 9901; Lot 14.03
6. Vreeland Store (Ord. 1995-29) 1383-1385 Macopin Road, West Milford Block 9501; Lot 12
7. Morse/Carpignano House (Ord. 1997-1) 370 Morsetown Road, West Milford Block 4701; Lot 38.01
8. Reid House (Ord. 1997-8) 1778 Macopin Road, West Milford Block 5307; Lot 2
9. Macopin Homestead (Bayer House) (Ord. 2001-9) 1299 Macopin Road, West Milford Block 9402; Lot 15
10. Fred Vreeland House (Ord. 2001-9) 1349 Macopin Road, West Milford Block 9401; Lot 3
11. Tichenor House (Ord. 2001-26) 22 Warwick Turnpike, West Milford Block 2902; Lot 3
12. Cahill Home (the Parrot Homestead) (Ord. 2002-2) 1453 Macopin Road, West Milford Block 9501; Lot 3
13. Long Pond Ironworks (Ord. 2002-12) Greenwood Lake Turnpike Block 4502; Lot 2

B. SCENIC RESOURCES

The Township baseline survey of scenic resources appears at Exhibit II, "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