

Plans, Master Plans and Amendments

Report to the Board Sept 10, 2025 through Oct 7, 2025

Municipality	Jefferson Township
Document	2025 Master Plan Re-examination Report
Public Hearing	10/27/25
Summary	Re-examination Report in accordance with MLUL 40:55D-89

- Jefferson’s most recent Land Use Element was adopted in 1991. Since then it has adopted an Open Space and Recreation Plan, Highlands Environmental Resource Inventory, Highlands Master Plan Element, Sustainable Economic Development Plan and four Housing Element and Fair Share Plans. The last Reexamination Report (Reexamination) was adopted in 2023.
- Since the time of adoption of the last Master Plan, the assumptions, policies and objectives upon which the Master Plan is based have changed, primarily due to the enactment of the Highlands Water Protection and Planning Act, adoption of the Highlands Regional Master Plan (RMP) and the Township’s decision to conform to the RMP within the Highlands Planning Area. Accordingly, the Township has reexamined its Master Plan to determine specific changes needed to achieve consistency with the RMP. The problems and objectives relating to land development noted at the time of the last Reexamination and the extent to which they have changed include:
 - Development of the Route 15 Corridor: This continues to be an objective; several areas have been designated Areas in Need of Redevelopment. Highlands Center Designation is a method by which some areas can be designated as suitable and appropriate for development.
 - To recognize areas of environmental sensitivity and to preserve these critical resources through implementation of appropriate planning and zoning policies: To further this objective, an updated Highlands Environmental Resource Inventory will be prepared.
 - To encourage the development of appropriate commercial, industrial, employment and recreation facilities. To serve the needs of all Township residents and to help stabilize the Township tax base: The Township continues to seek appropriate locations for these land uses. Planning Area Conformance would impact the development feasibility of some non-residential areas along Route 15, however, pursuing a Highlands Center Designation will assist in targeting specific appropriate locations for these land uses.
- The decision to conform to the RMP has significantly altered the objectives that must be addressed in the Township Master Plan. The Land Use Board recommends that the Township Master Plan be amended to incorporate the provisions of the RMP as outlined in Jefferson’s Petition for Plan Conformance and by adopting a Highlands Master Plan Element. The Land Use Board also recommends that the changes detailed in the document “Ordinance for Highlands Council Plan Conformance” be adopted by the Governing Body.
- At this time, the Land Use Board makes no findings or recommendations regarding incorporation of redevelopment plans pursuant to the Local Redevelopment and Housing Law or with regard to locations appropriate for the development of public electric vehicle infrastructure. No recommendations for new redevelopment regulations are proposed.

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Municipality	Jefferson Township
Document	Highlands Preservation and Planning Area Master Plan Element
Public Hearing	10/27/25
Summary	Plan to align the Jefferson Master Plan with the provisions of the Highlands Regional Master Plan as required for Highlands Plan Conformance.

- Jefferson is located within both the Highlands Planning and Preservation Areas. Preservation Area conformance was approved in 2014 and Planning Area conformance was approved in 2025. Jefferson's Highlands Element will guide future land use in the Township consistent with the Highlands Regional Master Plan (RMP). The Highlands Element will apply in conjunction with the existing Township Master Plan to the maximum extent feasible; in the event of conflicts between the two, the Highlands Element will supersede, unless local provisions are more restrictive.
- The Element incorporates the policies, goals, objectives and standards of the Highlands RMP into the Jefferson Master Plan. Sections of the Highlands Element include:
 - Highlands Preservation and Planning Area Goals
 - Land Use Plan incorporating Highlands Zones and Subzones, proposed land use regulatory changes, including but not limited to those associated with the protection of prime ground water recharge and wellhead protection areas and, potential changes in density of intensity of development based on water availability and infrastructure.
 - Conservation Plan based on the Highlands Environmental Resource Inventory addressing wellhead protection, Highlands open waters and riparian areas, water resource availability, forest resources, prime ground water recharge areas, special environmental zones, steep slopes, critical habitat and water quality.
 - Utility Services Plan
 - Relationship of the Master Plan to State/Regional/Local Plans.
- The Highlands Element includes exhibits depicting Highlands Area and Land Use Capability Zones, Wellhead Protection Areas, Highlands Open Waters and Buffers, Highlands Riparian Areas, Net Water Availability, Forest Area, Prime Groundwater Recharge Areas, Special Environmental Zones, Steep Slope Protection Areas, Critical Wildlife Habitat, Vernal Pools and NJDEP Natural Heritage Sites.

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Report to the Board Sept 10, 2025 through Oct 7, 2025

Municipality	Roxbury Township
Document	Highlands Element Master Plan Supplement, Roxbury Township
Public Hearing	10/8/25
Summary	Plan to align the Roxbury Master Plan with the provisions of the Highlands Regional Master Plan as required for Highlands Plan Conformance.

- Roxbury Township is located within both the Highlands Planning and Preservation Areas. Having achieved conformance for its Preservation Area, the Township now seeks to extend conformance to its Planning Areas and align its land use planning program with the provisions of the Highlands Regional Master Plan for the entire Township. The Roxbury Highlands Element will guide future land use in the Township consistent with the RMP. The Highlands Element will apply in conjunction with the existing Township Master Plan to the maximum extent feasible; in the event of conflicts between the two, the Highlands Element will supersede, unless local provisions are more restrictive.
- The Highlands Element incorporates the policies, goals, objectives and standards of the Highlands RMP into the Roxbury Master Plan. Sections of the Highlands Element include:
 - Highlands Preservation and Planning Area Goals
 - Land Use Plan incorporating Highlands Zones and Subzones, proposed land use regulatory changes, including but not limited to those associated with the protection of prime ground water recharge and wellhead protection areas and, potential changes in density of intensity of development based on water availability and infrastructure.
 - Conservation Plan based on the Highlands Environmental Resource Inventory addressing wellhead protection, Highlands open waters and riparian areas, water resource availability, forest resources, prime ground water recharge areas, steep slopes, critical habitat, and water quality.
 - Utility Services Plan
 - Relationship of the Master Plan to State/Regional/Local Plans.
- The Highlands Element includes exhibits depicting Highlands Area and Land Use Capability Zones, Wellhead Protection Areas, Highlands Open Waters and Buffers, Highlands Riparian Areas, Net Water Availability, Forest Area, Prime Groundwater Recharge Areas, Steep Slope Protection Areas, Critical Wildlife Habitat, Vernal Pools and NJDEP Natural Heritage Sites.
- The Roxbury Highlands Element includes an appendix identifying the various types of Major Potential Contaminant and Minor Potential Contaminant Sources of water pollution based on the N.J. Safe Drinking Water Act. Specific area of contamination within the Township are not identified.

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