

LAND USE

88 Attachment 7

**Highlands Appendices and Exhibits  
[Added 12-27-2023 by Ord. No. 23-25]**

**APPENDIX A. FOREST DETERMINATION**

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For purposes of this Ordinance, the determination of whether a wooded area constitutes a forest, shall rely upon the Highlands Council procedures set forth herein, as adapted from NJDEP Preservation Area Rules (at N.J.A.C. 7:38-3.9). These standards shall apply to the entirety of the Highlands Area whether inclusive solely of Preservation Area, Planning Area, or any combination of the two.

- A. The applicant shall identify on a site plan all forest in existence on the lot as of August 10, 2004 as well as those forest areas that have subsequently developed. An upland forest area shall be determined in accordance with the following method:
  - 1. The limit of the forest shall be identified using aerial photographs obtained from the NJDEP, free of charge, at [217Hwww.state.nj.us/dep/gis/](http://217Hwww.state.nj.us/dep/gis/); and
  - 2. If the aerial photograph contains areas of sporadic coverage that have not been identified as forest by the applicant, the applicant shall lay a one-half acre grid system over the photograph. A standard 142 square foot grid block shall be used, as provided by the NJDEP at its website. Any grid block containing 33 percent or greater forest cover shall be considered as forest, unless the applicant demonstrates otherwise using the procedure established in B., below.
  - 3. If the applicant has an approved forest management plan identifying forest on a site, the limits of the forest indicated in the plan may be submitted as an additional resource, but shall not be used in lieu of aerial photographs.
- B. Alternatively, a forest determination may be made based upon the size and density of trees on the subject property, in accordance with the following method:
  - 1. Select two 25-foot by 25-foot plots in every acre of the site potentially containing a forest.
    - a) The plots shall be located in the portion of each acre having the highest density of trees as determined by a visual inspection.
    - b) If the tree size and density are very uniform over some or the entirety of the site, one plot may be selected in the area of uniformity. However, the point total from the one plot shall be doubled to determine the total point value for the sampled acre pursuant to B.5., below.
  - 2. In each plot, measure the diameter of each tree at four and one-half feet above ground (diameter at breast height, dbh).
  - 3. Score each tree as follows:

<u>Diameter of Tree (dbh)</u>	<u>Points</u>
1 inch to 3 inches	2
Between 3 and 7 inches	4
7 inches to 12 inches	6

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Greater than 12 inches            8

4. Add together the scores for all of the trees in each plot.
  5. If the total score for both plots is equal to or greater than 16, the sampled acre is regulated as a forest. For example, if the two 25-foot by 25-foot plots contain a total of three trees which are two inches in diameter, two trees which are six inches in diameter, and one tree which is 15 inches in diameter, the score for the sampled area would be:  $(3 \times 2) + (2 \times 4) + (1 \times 8) = 22$ , and the sampled acre is considered a forest.
  6. If a sampled acre is a forest, the applicant shall assume that a half-acre of ground surrounding all sides of the sampled acre is also forest except for the surrounding areas that are sampled by the applicant and score under 16. In that case, a sufficient number of plots in the surrounding area shall be sampled by the applicant to delineate the forest portion of the surrounding area.
  7. The applicant shall submit the results of field sampling data provided in B.1 through B.6 above. The outer perimeter of all sample plots shall be flagged in the field and their locations shown on a plan.
  8. For a newly planted or regenerating forest, an area shall be considered forest if there are 408 seedlings or saplings per sampled acre, that is, the total number of seedlings or saplings in the two sample plots is 12 or more. For the purposes of this section, a tree will be considered a seedling or sapling if it has a caliper (diameter) of less than one (1) inch.
  9. Agricultural and/or horticultural uses such as orchards, tree farms and nurseries are not considered forest under this section.
- C. The limit of the forest shall be the outermost edge of the canopy of the forest area identified in A. through B., above.

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### **APPENDIX B. MAJOR POTENTIAL CONTAMINANT SOURCES**

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Land uses and activities determined by the Highlands Council (based on New Jersey Safe Drinking Water Act regulations at N.J.A.C. 7:10 and NJDEP regulations) to be Major Potential Contaminant Sources include those listed below.

1. Underground fuel and chemical storage and oil tanks regulated by NJDEP under provisions of the Underground Storage of Hazardous Substances Act (N.J.S.A. 58:10A-21 et seq.).
2. Above-ground storage facility for a hazardous substance or waste with a cumulative capacity greater than 2,000 gallons.
3. Automotive service center (repair & maintenance).
4. Dry cleaning processing facility.
5. Road salt storage facility.
6. Cemetery.
7. Highway maintenance yard.
8. Truck, bus, locomotive maintenance yard.
9. Site for storage and maintenance of heavy construction equipment and materials.
10. Site for storage and maintenance of equipment and materials for landscaping, excluding household storage and maintenance of such equipment.
11. Livestock operation containing 300 or more Animal Units (AU) [1 AU= 1000 pounds of live animal weight] as defined by the NJ Department of Agriculture in its Criteria and Standards for Animal Waste Management, at NJAC 2:91.
12. Quarrying and/or mining facility.
13. Asphalt and/or concrete manufacturing facility.
14. Junkyard/auto recycling and scrap metal facility.
15. Residential or agricultural motor fuel in NJDEP exempted underground storage tanks (i.e., under 1,000 gallons).

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### **APPENDIX C. MINOR POTENTIAL CONTAMINANT SOURCES**

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Land uses and activities determined by the Highlands Council (based on New Jersey Safe Drinking Water Act regulations at N.J.A.C. 7:10 and NJDEP regulations) to be Minor Potential Contaminant Sources include those listed below.

1. Underground storage of hazardous substance or waste of less than 50 gallons.
2. Underground heating oil storage tank with a capacity of less than 2,000 gallons.
3. Sewage treatment facility regulated by a NJPDES permit granted under NJAC 7:14A.
4. Industrial waste line.
5. Septic system disposal field.
6. Facility requiring a ground water discharge permit issued by the NJDEP pursuant to N.J.A.C 7:14A et seq.
7. Stormwater retention-recharge basin on an industrial property receiving runoff from surfaces other than roof areas.
8. Dry well on an industrial property receiving runoff from surfaces other than roof areas.
9. Waste oil collection, storage and recycling facility.
10. Agricultural chemical bulk storage and mixing or loading facility including crop dusting facilities.
11. Above-ground storage of hazardous substance or waste in quantities of less than 2,000 gallons.
12. Livestock operation containing 8 or more Animal Units (AU) [1 AU= 1000 pounds of live animal weight] or those receiving 142 or more tons of animal waste per year as defined by the NJ Department of Agriculture pursuant to its Criteria and Standards for Animal Waste Management, at NJAC 2:91.
13. [*Optional – Insert other Potential Contaminant Sources of similar nature that are not listed in (1) through (14) above, or as Major Potential Contaminant Sources in Appendix B, but are of concern to the municipality.*]

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**APPENDIX D. HIGHLANDS ACT PROVISIONS ON  
AGRICULTURE/HORTICULTURE**

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Provisions of the Highlands Act regarding agricultural and horticultural development apply only to such development in the Preservation Area where it results in specified increases in agricultural impervious cover, as provided at N.J.S.A. 13:20-29, below.

**C.13:20-29 Agricultural, horticultural development, review required; enforcement.**

31. a. (1) Any agricultural or horticultural development in the preservation area that would result in the increase, after the date of enactment of this act either individually or cumulatively, of agricultural impervious cover by three percent or more of the total land area of a farm management unit in the preservation area shall require the review and approval by the local Soil Conservation District of a Farm Conservation Plan which shall be prepared and submitted by the owner or operator of the farm management unit. Upon approval of the Farm Conservation Plan by the local Soil Conservation District, the owner or operator of the farm management unit shall implement the plan on the farm management unit. The local Soil Conservation District shall transmit a copy of an approved Farm Conservation Plan to the State Soil Conservation Committee, and, if any part of the farm management unit is preserved under any farmland preservation program, to the State Agriculture Development Committee.

(2) Any agricultural or horticultural development in the preservation area that would result in the increase, after the date of enactment of this act either individually or cumulatively, of agricultural impervious cover by nine percent or more of the total land area of a farm management unit in the preservation area shall require the review and approval by the local Soil Conservation District of a resource management systems plan which shall be prepared and submitted by the owner or operator of the farm management unit.

Prior to the approval of a resource management systems plan by a local Soil Conservation District, a copy of the resource management systems plan shall be forwarded by the local Soil Conservation District to the Department of Environmental Protection for review and approval, with or without conditions, or denial within 60 days after receipt by the department. Upon approval of the resource management systems plan by the local Soil Conservation District and the Department of Environmental Protection, the owner or operator of the farm management unit shall implement the plan on the farm management unit. The local Soil Conservation District shall transmit a copy of an approved resource management systems plan to the State Soil Conservation Committee, and, if any part of the farm management unit is preserved under any farmland preservation program, to the State Agriculture Development Committee.

(3) A Farm Conservation Plan required pursuant to paragraph (1) of this subsection and a resource management systems plan required pursuant to paragraph (2) of this subsection shall be prepared in accordance with science-based standards, consistent with the goals and purposes of this act, which standards shall be established by the State Board of Agriculture and the Department of Agriculture, in consultation with the Department of Environmental Protection, the State Agriculture Development Committee, Rutgers Cooperative Extension, and the Natural Resources Conservation Service in the United States Department of Agriculture. Within 270 days after the date of enactment of this act, the State Department of Agriculture, in consultation with the

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Department of Environmental Protection, shall develop and adopt, pursuant to the “Administrative Procedure Act,” P.L.1968, c.410 (C.52:14B-1 et seq.), these standards and any other rules and regulations necessary to implement this section.

b. (1) If any person violates any provision of subsection a. of this section, any rule or regulation adopted pursuant to subsection a. of this section, or a Farm Conservation Plan or a resource management systems plan approved pursuant to subsection a. of this section, the Department of Agriculture or the local Soil Conservation District may institute a civil action in the Superior Court for injunctive relief to prohibit and prevent the violation or violations and the court may proceed in a summary manner.

(2) (a) Any person who violates any provision of subsection a. of this section, any rule or regulation adopted pursuant to subsection a. of this section, or a Farm Conservation Plan or a resource management systems plan approved pursuant to subsection a. of this section shall be liable to a civil administrative penalty of up to \$5,000 for each violation. If the violation is of a continuing nature, each day during which it continues shall constitute an additional, separate, and distinct offense. No assessment shall be levied pursuant to this subsection until after the party has been notified by certified mail or personal service and provided an opportunity for a hearing.

(b) Any amount assessed under this subsection shall fall within a range established in a penalty schedule adopted by the Department of Agriculture pursuant to the “Administrative Procedure Act,” which shall take into account the seriousness and duration of the violation and whether the violation involves the failure to prepare or to implement a Farm Conservation Plan or resource management systems plan. The schedule shall also provide for an enhanced penalty if the violation causes an impairment to water quality. Any civil administrative penalty assessed under this subsection may be compromised by the Secretary of Agriculture upon the posting of a performance bond by the violator, or upon such terms and conditions as the secretary may establish by regulation.

(c) Any person who fails to pay a civil administrative penalty in full pursuant to this subsection shall be subject, upon order of a court, to a civil penalty of up to \$5,000 for each violation. If the violation is of a continuing nature, each day during which it continues shall constitute an additional, separate, and distinct offense. Any such civil penalty imposed may be collected with costs in a summary proceeding pursuant to the “Penalty Enforcement Law of 1999,” P.L.1999, c.274 (C.2A:58-10 et seq.). The Superior Court and the municipal court shall have jurisdiction to enforce the provisions of the “Penalty Enforcement Law of 1999” in connection with this subsection.

(d) All penalties collected pursuant to this subsection shall either be used, as determined by the council, by the State Agriculture Development Committee for the preservation of farmland in the preservation area or by any development transfer bank used or established by the council to purchase development potential in the preservation area.

c. Nothing in this act, the regional master plan, any rules or regulations adopted by the Department of Environmental Protection pursuant to this act, or any amendments to a master plan, development regulations, or other regulations adopted by a local government unit to specifically conform them with the regional master plan shall be construed to alter or compromise the goals,

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purposes, policies, and provisions of, or lessen the protections afforded to farmers by, the “Right to Farm Act,” P.L.1983, c.31 (C.4:1C-1 et seq.), and any rules or regulations adopted pursuant thereto.

d. The provisions of this section shall not be construed to alter or obviate the requirements of any other applicable State or local laws, rules, regulations, development regulations, or ordinances.

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### **APPENDIX E. NJDA HIGHLANDS AGRICULTURAL REGULATIONS**

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Provided herein for reference, pertinent provisions of N.J.A.C. 2:92, "Agricultural Development in the Highlands," regarding the development and implementation of Farm Conservation Plans and Resource Management System Plans.

#### **§ 2:92-3.1 Farm Conservation Plan requirements**

(a) Agricultural or horticultural development that results, individually or cumulatively, in at least three percent but less than nine percent increase in new agricultural impervious cover to the total land area of the Farm Management Unit since enactment of the Highlands Act (August 10, 2004) requires the development and implementation of a Farm Conservation Plan approved in accordance with this section.

1. Prior to any development activity, the owner or operator of a farm management unit or his agent shall develop a farm conservation plan with the assistance of the NRCS, TSP or an appropriate agent in conformance with Sections III and IV of the June 1, 2005 NRCS NJ-FOTG, as amended and supplemented, which is hereby adopted and incorporated by reference.

i. Copies of the NJ-FOTG are available from the NRCS Field Offices and the State Office at 220 Davidson Ave, 4th Floor, Somerset, NJ 08873.

ii. An electronic copy of the NJ-FOTG is available at <http://www.nrcs.usda.gov/technical/efotg/>.

iii. A copy of this document is on file in the NJDA office of the Director, Division of Agricultural and Natural Resources, P.O. Box 330, Trenton, NJ 08625.

2. The following shall be contained in the Farm Conservation Plan submitted for approval:

i. The name, address, block(s) and lot(s) of the operation and the name and telephone number of the emergency contact;

ii. The owner or operator's name, signature and date;

iii. A soil map;

iv. An aerial photograph or diagram of the field;

v. Identification of soil, water and animal resources, specifically, threatened and endangered species;

vi. A list of conservation practices to be implemented;

vii. The location and schedule for applying new practices;

viii. Records of plan implementation activities;

ix. A plan for operation and maintenance; and

x. Any other site-specific information necessary for plan certification.

3. The Farm Conservation Plan shall be reviewed, and if appropriate, approved by the local Soil Conservation District. Plans developed in consultation with entities other than the NRCS or TSP

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must be reviewed by NRCS for approval prior to submission to the local Soil Conservation District for review.

4. The local Soil Conservation District shall transmit a copy of the approved plan to the State Soil Conservation Committee. If any part of the Farm Management Unit is preserved under any farmland preservation program, the local Soil Conservation District shall also transmit a copy of the plan to the State Agriculture Development Committee.

5. The local Soil Conservation District shall approve the Farm Conservation Plan if it finds that the plan meets the NJ-FOTG Quality Criteria (Section III) and Practice Standards (Section IV) for soil, water and animal resource concerns, specifically threatened and endangered species.

6. The Farm Conservation Plan shall be executed in accordance with the implementation schedule contained in the approved plan.

7. Anyone aggrieved by a decision of the Soil Conservation District shall have an opportunity to appeal in accordance with 2:90-1.6.

8. Anyone who is aggrieved by the determination made in accordance with (a)7 above shall, upon written request transmitted to the Department within 20 days of that determination, be afforded the opportunity for a hearing thereon in the manner provided for contested cases pursuant to the Administrative Procedure Act, N.J.S.A. 52:14B-1 et seq. and the Uniform Administrative Procedure Rules, 1:1.

i. Requests for hearings shall be sent to the Director, Division of Agriculture and Natural Resources, N.J. Department of Agriculture, PO Box 330, Trenton, New Jersey 08625-0330.

### **§ 2:92-4.1 Resource Management System Plan requirements**

(a) Agricultural or horticultural development that results, individually or cumulatively, in at least nine percent or more of new agricultural impervious cover to the total land area of the Farm Management Unit since enactment of the Highlands Act (August 10, 2004) requires the development and implementation of a Resource Management System Plan in accordance with this section.

1. Prior to any development activity, the owner or operator of a farm management unit or his agent shall develop a Resource Management System Plan with the assistance of the NRCS, TSP or appropriate agent in conformance with the June 1, 2005 NRCS NJ-FOTG, as amended and supplemented, which is hereby adopted and incorporated by reference.

i. Copies of the NJ-FOTG are available from the NRCS Field Offices and the State Office at 220 Davidson Ave, 4th Floor, Somerset, NJ 08873.

ii. An electronic copy of the NJ-FOTG is available at <http://www.nrcs.usda.gov/technical/efotg/>.

iii. A copy of this document is on file in the NJDA office of the Director, Division of Agricultural and Natural Resources, P.O. Box 330, Trenton, NJ 08625.

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2. The following shall be contained in the RMS plan submitted for approval:
  - i. The name, address, block(s) and lot(s) of the operation and the name and telephone number of the emergency contact;
  - ii. The owner or operator's name, signature and date;
  - iii. A soil map;
  - iv. An aerial photograph or diagram of the field;
  - v. Identification of soil, water, air, plant and animal resources including endangered and threatened species;
  - vi. A list of conservation practices to be implemented;
  - vii. The location and schedule for applying new practices;
  - viii. Records of plan implementation activities;
  - ix. A plan for operation and maintenance; and
  - x. Any other site-specific information necessary for plan certification.
3. Upon receipt and prior to approval, the local Soil Conservation District will transmit a copy of the Resource Management System Plan to the DEP, who must review and approve it with or without conditions or deny it within 60 days of receipt.
4. The Resource Management System Plan shall be reviewed, and if appropriate, approved by the local Soil Conservation District. Plans developed by entities other than the NRCS or TSP must be reviewed by NRCS for approval prior to submission to the local Soil Conservation District for review.
5. The local Soil Conservation District shall transmit a copy of the approved plan to the State Soil Conservation Committee. If any part of the Farm Management Unit is preserved under any farmland preservation program, the local Soil Conservation District shall also transmit a copy of the plan to the State Agriculture Development Committee.
6. The local Soil Conservation District shall approve the RMS plan if it finds that it meets the NJFOTG Quality Criteria and Standards for soil, water, air, plants and animal resources.
7. The Resource Management System Plan shall be executed in accordance with the implementation schedule contained in the approved plan.
8. Anyone aggrieved by a decision of the local Soil Conservation District shall have an opportunity to appeal in accordance with [218H2:90-1.6](#).
9. Anyone who is aggrieved by the determination made in accordance with (a)8 above shall, upon written request transmitted to the Department within 20 days of the determination, be afforded the opportunity for a hearing thereon in the manner provided for contested cases pursuant to the Administrative Procedure Act, N.J.S.A. 52:14B-1 et seq. and the Uniform Administrative Procedure Rules, [219H1:1](#).
- i. Requests for hearings shall be sent to Director, Division of Agriculture and Natural Resources, N.J. Department of Agriculture, PO Box 330, Trenton, New Jersey 08362-0330.

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### APPENDIX F. SANITARY SEWAGE VOLUMES BY FACILITY

The following table from N.J.A.C. 7:9A-7.4 is for use in calculating 300 gallon-per-day septic system equivalents by facility type, pursuant to § 5.3.5 B of this Ordinance.

The criteria listed herein are minimum standards for average facilities of the categories listed. In cases where a facility does not fall within any of the categories, the administrative authority may approve the use of other documented criteria, such as actual water data for the facility or other similar facilities, provided that the value used for design is at least 50 percent greater than the average daily volume of sewage.

Type of Establishment	Method of Estimation (gallon per user or gallon per unit per day)
1. Airport	5 gal/passenger
2. Assembly Hall	3 gal/seat/day
3. Auto Service Station	10 gal/car served
4. Bar	5 gal/patron
5. Bathhouse with shower	25 gal/person
without shower	10 gal/person
6. Beach Club	25 gal/person
7. Beauty parlors and salons	120 gal/day/sink
8. Boarding House, Meals	75 gal/guest(2)
	15 gal/non-resident boarder
9. Bowling Alley, no food	125 gal/lane/day
with food, add	5 gal/patron
10. Bus Stop Rest Area	5 gal/passenger
11. Cafeteria	5 gal/customer
12. Camp, Cottage (barracks type)	65 gal/person
13. Camp, Day, no meals	20 gal/person
14. Camp, Resort	100 gal/site/day(2)
15. Camp, Trailer	100 gal/site/day(2)
with toilets, add	10 gal/person/day
16. Church, with or without kitchen	3 gal/seat/day
17. Cocktail Lounge	5 gal/customer
18. Coffee Shop	5 gal/customer
19. Comfort Station/Picnic Grounds	
with toilets	10 gal/person
with toilets and showers	15 gal/person
20. Cottages	100 gal/person(2) (minimum 350 gal/dwelling unit/day)
21. Country Club	60 gal/member/day 25 gal/non-member
22. Dining Hall	5 gal/customer
23. Dormitory, Bunkhouse	40 gal/bed/day
24. Factory/Industrial Building	15 gal/employee per eight hour shift

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<b>Type of Establishment</b>	<b>Method of Estimation (gallon per user or gallon per unit per day)</b>
with showers, add	15 gal/employee per eight hour shift
25. Hospital, Medical	250 gal/bed/day
26. Hospital, Mental	150 gal/bed/day
27. Hotels	130 gal/room/day
28. Institution, Other than hospital	150 gal/bed/day
29. Laundry, Self-service	50 gal/wash
30. Motel	130 gal/room/day
31. Nursing/Rest Home	150 gal/bed/day
32. Office Buildings	15 gal/employee per eight hour shift or 0.125 gal/square ft., whichever is greatest
33. Prison	150 gal/inmate/day
34. Restaurant	
sanitary wastes only	5 gal/patron only
kitchen waste, add	5 gal/patron
35. Rooming House, no meals	65 gal/bed/day
36. School, Boarding	100 gal/student/day
37. School, Day	
No cafeteria or showers	10 gal/student/day
Cafeteria only	15 gal/student/day
Cafeteria and showers	20 gal/student/day
Cafeteria, showers and laboratories	25 gal/student/day
38. Shopping Center	0.125 gal/square ft./day(1)
39. Stadium	3 gal/seat/day
40. Store	0.125 gal/square ft./day(1)
41. Swimming Pool	10 gal/person
42. Theater, Indoor	3 gal/seat/day
43. Theater, Outdoor	10 gal/parking space
44. Visitor Center	5 gal/visitor

- (1) Volume of sanitary sewage for employees included within method of estimation indicated.  
(2) If laundry wastes are anticipated, increase the estimated flow by 50 percent.

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### **APPENDIX G. EXHIBITS**

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- Exhibit 1. Town Highlands Area, Highlands Zones and Sub-Zones
- Exhibit 2. Forest Resource Area, Total Forest Area
- Exhibit 3. Highlands Open Waters, Lake Management Areas
- Exhibit 4. Riparian Area
- Exhibit 5. Steep Slope Protection Area
- Exhibit 6. Critical Wildlife Habitat, Significant Natural Areas, Vernal Pools
- Exhibit 7. Carbonate Rock Area, Prime Ground Water Recharge Area, Wellhead Protection Areas
- Exhibit 8. Highlands Special Environmental Zone, Agricultural Resource Area
- Exhibit 9. Highlands Historic, Cultural and Archaeological Resources [*if applicable*], Highlands Scenic Resources
- Exhibit 10. Net Water Availability by HUC14 Subwatershed, Highlands Domestic Sewerage Facilities, Public Community Water Systems
- Exhibit 11. [*Reserved*]
- Exhibit 12. [*Reserved*]