

DIMENSIONS

PRACTICAL GUIDE TO DETERMINING IF THE 2012 PERMIT EXTENSION ACT HAS EXTENDED PERMITS IN THE HIGHLANDS AREA

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General Rules of Thumb

- Permits in Highlands Preservation Area are not extended;
- Permits in Highlands designated centers and State Development/Redevelopment Plan expired designated centers are extended;
- Permits in State Plan PA1 to 4A in the Highlands Planning Area are extended except for areas outside designated centers in the nine “super-conforming towns” (see Step 4 below);
- Permits in State Plan PA4B and 5 and designated critical environmental sites (CES) are not extended except for areas in designated centers.

Step 2:

Determine if property is in one of the ten Highlands designated centers; follow Step 1 above to view whether property is noted to be in a Highlands designated center. If it is, permits are extended;

Step 3:

Determine if property is in an expired State Plan designated center. Check list of nineteen State Plan designated centers listed at 44 NJR 2019-2020. If property falls in one of these 19 centers, go to www.nj.gov/state/planning/plan.html, under “Planning Areas”, click on “Visit the Maps and GIS page”; pull up applicable county map and look for

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I recommend that you double-check this list because it is not completely consistent with information on the Highlands Council website. The three towns marked with a (?) above should not be on this list, but Califon, Franklin Tp. and Phillipsburg should be added. Go to Highlands Council website, on left, click on “Plan Conformance”, scroll down to “5. Municipal and County Plan Conformance Tracking”, find your town and see if either of these three documents were adopted by the town before 5/1/12:

Highlands Environmental Resources Inventory; or Master Plan Highlands Element; or Highlands Area Land Use Ordinance.

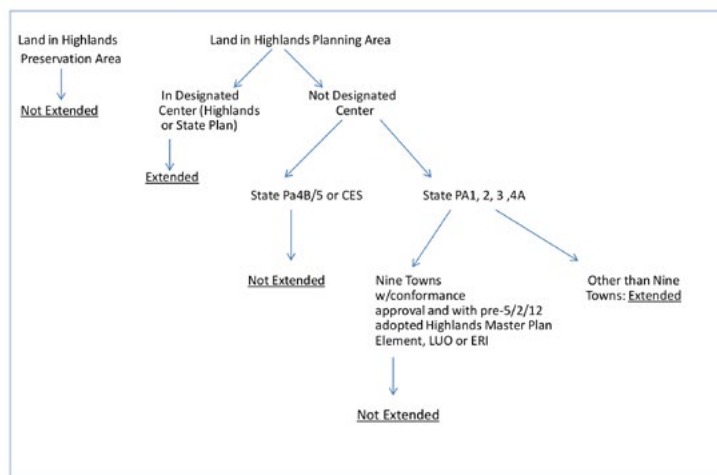
If so, and the property is not in a designated center, permits are not extended;

Step 5:

If not in Preservation Area, designated center or in super-conforming municipality, check if it is in State Plan PA4B or 5 or “critical environment site” where permits are not extended; go to nj.gov/state/planning/plan.html, under “Planning Areas”, click on “Visit the Maps and GIS page”; pull up applicable county map.

Hopefully, you will now know if your permits have been extended by the 2012 Permit Extension Act.

Decision Tree on Highlands Permit Extensions



Step-by-Step Approach

Step 1:

Use property’s lot/block and municipal location to determine if it’s in Highlands Preservation Area; go to Highlands Council website: www.highlands.state.nj.us; on right, click on “Highlands Interactive Map”; Select “Search” on left; input municipality, block and lot or exact street address; click on “administration” button also on the left which will show with a check mark whether it is Preservation or Planning Area. If it is in Preservation Area, permits are not extended;

Step 4:

If Steps 1, 2 and 3 show property is not in the Highlands Preservation Area or a designated center, check to see if municipality is a “super-conforming” one. The Highlands Council list published at 44 N.J. Register 2915(a) includes these towns:

Bethlehem Township(?)
Byram Township
Hackettstown Town
High Bridge Borough
Holland Township(?)
Lebanon Township
Lopatcong Township
Mahwah Township(?)
Tewksbury Township