

STATEMENT OF CONSISTENCY ELEMENT

INTRODUCTION

The New Jersey Municipal Land Use Law (MLUL) requires municipalities to examine the consistency of their Master Plan with those of adjacent communities, the county in which the municipality is located, and the State Development and Redevelopment Plan (SDRP). This is done as an element of the Master Plan, and ensures the compatible development of lands that border one another but are located in separate communities and are under different jurisdictions.

The following is an analysis that compares Highlands Borough's Master Plan, land uses, and zoning to neighboring municipalities' master plans, as well as the additional aforementioned plans. In general, land uses and zoning plans are complimentary to those in the adjoining municipalities.

ANALYSIS OF SURROUNDING COMMUNITIES

Highlands Borough is bordered by Sandy Hook Bay to the north, Sea Bright to the east, Middletown Township to the south, and the Borough of Atlantic Highlands to the west. Atlantic Highlands, Middletown and Sea Bright are all located in Monmouth County.

Directly abutting Highlands to the west is the Borough of Atlantic Highlands. The portion of Atlantic Highlands bordering Highlands Borough primarily consists of County-owned open space; the remainder of bordering land is zoned for single-family residential uses. Western Highlands Borough is zoned for residential, multi-family, mobile home, and neighborhood commercial uses. The preserved open space in Atlantic Highlands serves as a buffer between the somewhat more intensive uses in Highlands and the less intensive residential uses in Atlantic Highlands. Therefore, we do not find the land uses on the Highlands and Atlantic Highlands borders to be conflicting.

Middletown Township

Middletown Township borders Highlands Borough to the south. The portions of Middletown bordering Highlands Borough are zoned for single-family residential use. Southern Highlands Borough is zoned for single-family residential, multi-family, and neighborhood commercial uses. State Route 36, running between the two municipalities, serves as a buffer between residential

sections of Middletown and the somewhat more intensive uses in southern Highlands Borough. Therefore, we do not find the land uses on the Highlands and Middletown borders to be conflicting.

Sea Bright

Sea Bright is completely separated from Middletown by the Shrewsbury River, eliminating the effect of any inconsistencies in use.

CONSISTENCY WITH THE MONMOUTH COUNTY GROWTH MANAGEMENT GUIDE

The Monmouth County Growth Management Guide, adopted in December 1995, sets forth a series of goals and objectives designed to enhance the quality of life for residents of Monmouth County. The Highlands Borough Master Plan is consistent with those objectives, which include:

- Promote integrated land use and transportation development
- Encourage cost effective transportation alternatives for the movement of people and goods
- Encourage the planning for intra and intermodal transportation linkages which ensure that the various systems work together as a united, integrated and efficient network
- Encourage the creation of a safe, attractive and appealing environment for pedestrians
- Promote the efficient utilization of land, resources, transportation, capital and infrastructure
- Promote the protection of significant historic and cultural resources
- Encourage the provision of public lands in concert with natural resource preservation
- Encourage the coordination of housing development with the provision of other community services, public transit, economic development, employment opportunities, recreation, education and public safety.

CONSISTENCY WITH THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN (SDRP)

The Highlands Borough Master Plan is consistent with the plans and policies of the SDRP, which was adopted in 2001. The SDRP places the entire Borough of Highlands in Metropolitan Planning Area (PA1), with the exception of a County park on the border with Atlantic Highlands, and the Twin Lights historic site, which are both placed within the Parks and Natural Areas (Parks) planning area.

According to the State Plan, most of the communities within the PA1 planning area are fully developed or almost fully developed with little vacant land available for new development. The Highlands Borough Master Plan is consistent with the State Plan by preserving and protecting the established residential character of the Borough, promoting economic development by encouraging appropriate infill and redevelopment and promoting a diversification of land uses, promoting a fully intermodal transportation system that will enhance local circulation and reduce automobile dependency, promoting a balance of housing options to meet the needs of all residents, preserving and upgrading the existing utility infrastructure, providing adequate park, recreation and open space facilities, and preserving and protecting valuable historic and natural features within the Borough.

Within the Parks and Natural Areas planning area, the State Plan seeks to preserve and enhance areas with historic, cultural, scenic, open space and recreational value. The Highlands Borough Master Plan is consistent with those goals