



RELATIONSHIP TO OTHER PLANS

State Development and Redevelopment Plan

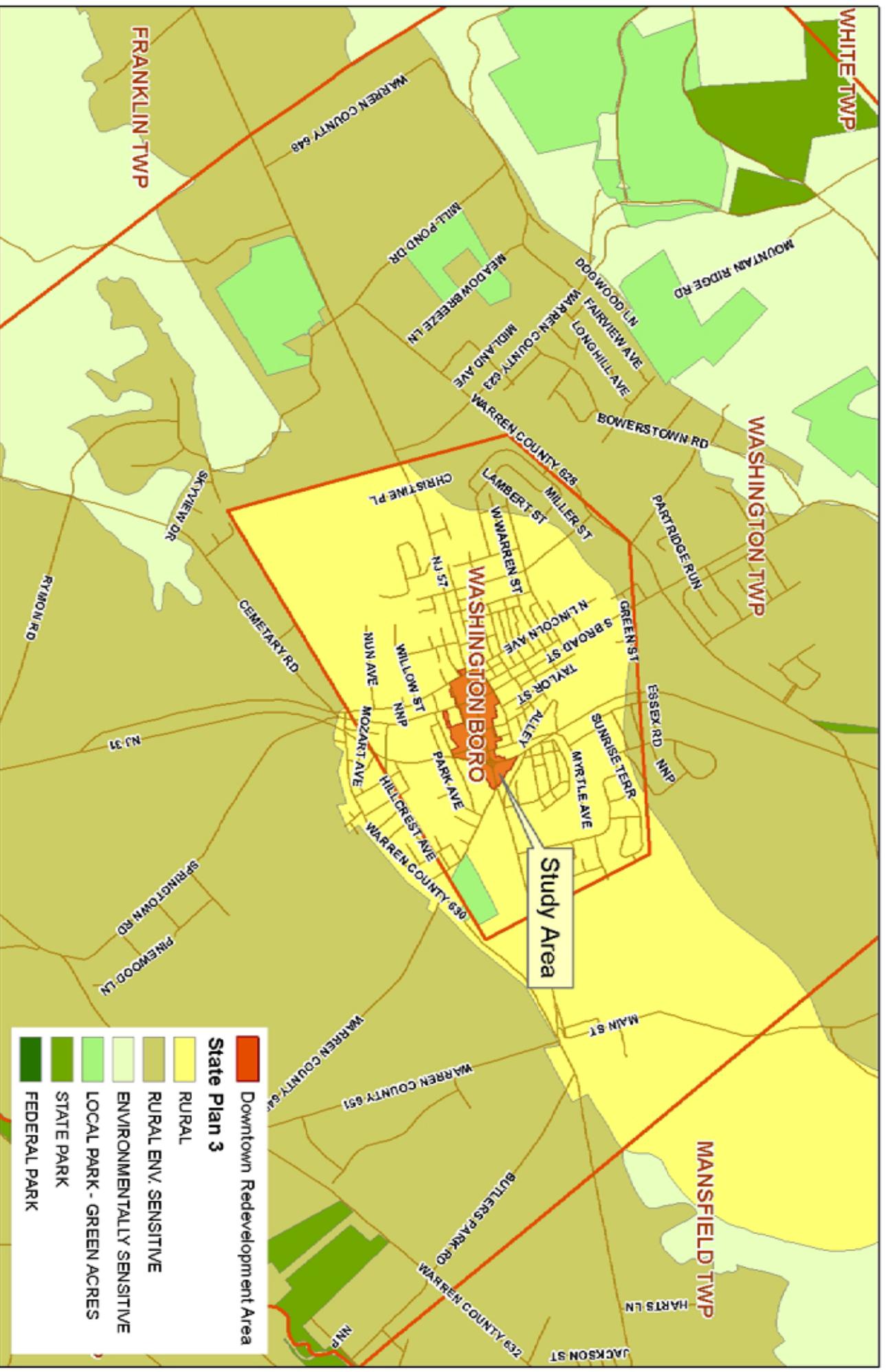
The State Planning Commission adopted the State Development and Redevelopment Plan (SDRP) on March 1, 2001. The SDRP also undergoes a periodic cross acceptance process with State, County and local officials reconciling the State Plan with local conditions and zoning. The SDRP contains a number of goals and objectives regarding the future development and redevelopment of New Jersey. The primary objective of the SDRP is to guide development to areas where infrastructure is available. New growth and development should be located in 'centers,' which are 'compact' forms of development, rather than in 'sprawl' development. The overall goal of the SDRP is to promote development and redevelopment that will consume less land, deplete fewer natural resources, and use the State's infrastructure more efficiently.

The 2001 SDRP identifies the Borough as a Rural planning area. According to the SDRP, PA1 Metropolitan and PA2 Suburban are the focus areas for providing much of the States future development and redevelopment. Within areas like the Borough, development is encouraged through center-based development. As such, although not a designated center under the SDRP, the Borough fits all definitions of centers and therefore this redevelopment is entirely consistent with the State Plan.

New Jersey Highlands Water Protection And Planning Act Planning Areas

Washington Borough is part of the Highlands Region. MAP 5 depicts the Borough's position within the region. The Highlands Water Protection and Planning Act, signed into law in August 2004, serves to protect, preserve and enhance water resources, open space and natural resources within the Highlands Region, limit development which is incompatible with such preservation, and encourage appropriate development consistent with the State Plan.

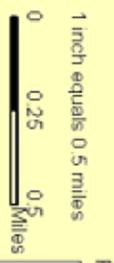
As depicted on MAP 6: Highlands Regional Master Plan Map, under the Act, the Borough is designated as part of the Planning Area of the Highlands. The Planning Area is the portion of the Highlands that is not subject to the same land use controls as the Preservation Area; however, the Highlands Regional Master Plan will create a comprehensive approach to land use designed to protect drinking water supplies for most of northern New Jersey. It is anticipated that the Highlands Regional Master Plan will have significant impact on future development in the Borough.



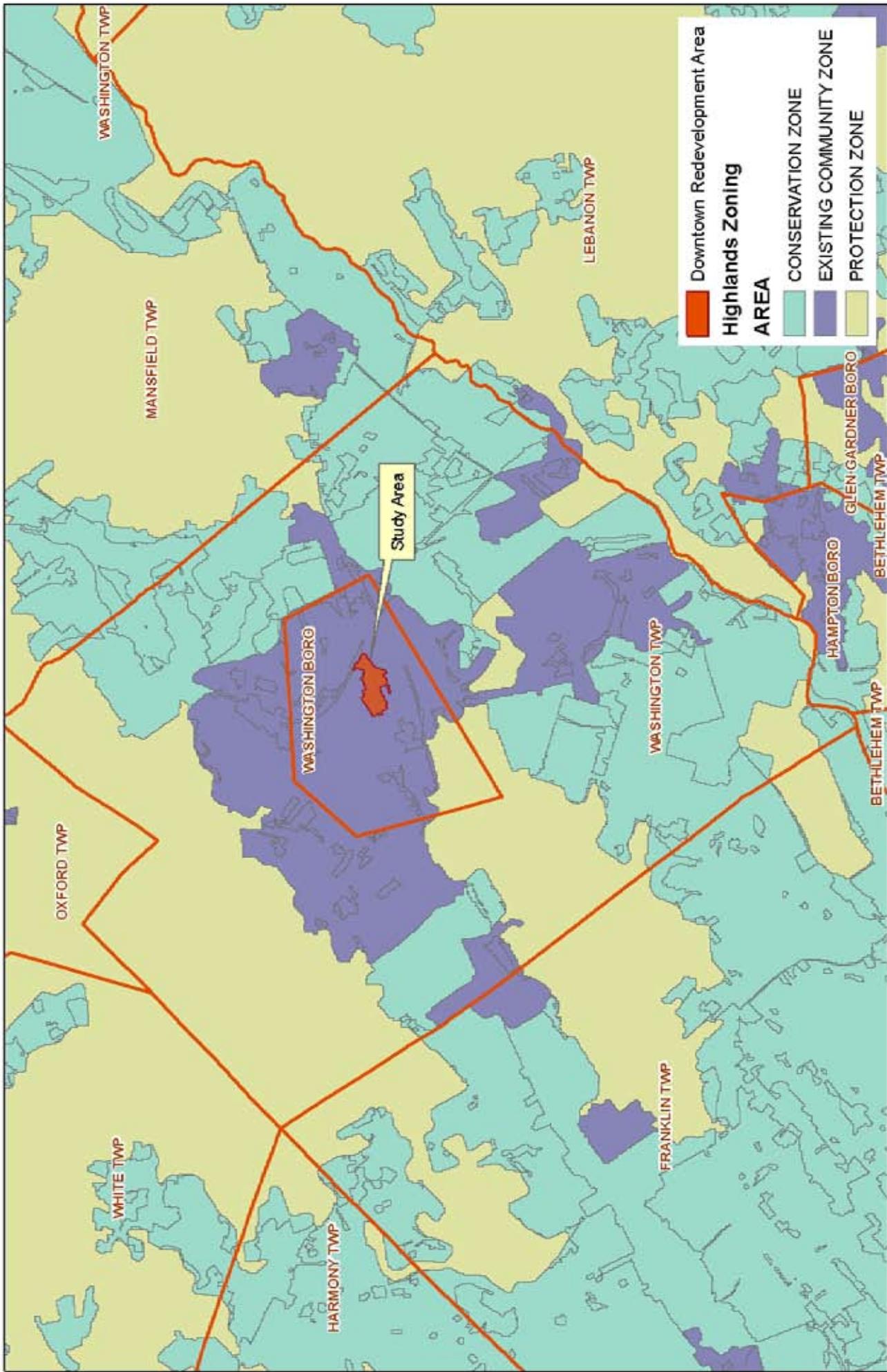
Map Source: NJDEP and New Jersey Highlands Council; Washington Borough

STATE DEVELOPMENT AND REDEVELOPMENT PLAN MAP (MAP 4)
 Downtown Redevelopment Plan
 Borough of Washington Warren County, NJ

	Downtown Redevelopment Area
	RURAL
	RURAL ENV. SENSITIVE
	ENVIRONMENTALLY SENSITIVE
	LOCAL PARK - GREEN ACRES
	STATE PARK
	FEDERAL PARK



Prepared by:
 Heyer, Gruel & Associates



Map Source: NJDEP and New Jersey Highlands Council, Washington Borough

HIGHLANDS REGIONAL MASTER PLAN (MAP 6)

Downtown Redevelopment Plan
Borough of Washington Warren County, NJ

Prepared by:
1 inch equals 0.975837 miles



Heyer, Gruel & Associates
1005