

**LAND USE PLANNING/GREEN CONSTRUCTION/HOUSING (GROUP 1)  
RECORD OF TAC WORKGROUP STRATEGIES AND COMMENTS:**

*PROBLEM STATEMENT #1:* What makes a community viable and what elements of a master plan are necessary in order to make it successful?

***RELATED COMMENTS***

<b>Strategies</b>	<b>Pros</b>	<b>Concerns</b>
The Highlands Regional Master Plan should mirror municipal master plans – will help with municipal compliance and implementation.		
Need a clear and tough plan that is in line with the data.		
Critical plan elements – Land Use, Conservation, Mobility/Access, Economic viability, Sewer/Water, Housing.		

**PROBLEM STATEMENT #2:** How do we determine redevelopment areas within the Highlands that allow for: protection of natural resources, provide opportunities for a variety and choice of housing, economic viability and quality of life?

**RELATED COMMENTS**

<b>Strategies</b>	<b>Pros</b>	<b>Concerns</b>
Include <u>both</u> development and redevelopment, as well as centers.		
Need to first identify the clusters of economic activity – these economic engines can drive the other elements.		
Map environmental constraints.		
Market research approach to look for appropriate areas for development and redevelopment.		
Make the choice of whether the Regional Master Plan should set out to Protect the resource <u>first</u> as a priority <u>or</u> Advance economic development. Prioritize the various objectives of the master plan and create a hierarchy where appropriate. Once the decision is made, this will provide the predictability.		
Need flexibility because economies are <u>not</u> static.		
Promote mixed use areas – distinguish between redevelopment as an activity vs. redevelopment under the law.		
Identify large land areas that can serve development objectives.		
Regional Master Plan must strive for balance between growth and available infrastructure, ex. transit opportunities combined with sewer areas to encourage growth.		
Housing needs should address a full range of housing needs (not just COAH) – correlate housing needs to the types of jobs being created.		
Consider types of growth desired – look at trend and other options and decide how we want to grow.		
Need to provide choice in types of housing and types of communities.		
Make sure that development areas are large enough to accommodate future growth.		

Economic incentives w/in Highlands Region are not available outside Highlands – incentives to develop w/mixed use, especially important w/housing & school costs.		
Design standards for COAH housing – integrate w/in community, utilize creative design.		
COAH housing can be accommodated in many ways, ex. retrofit existing structures.		
Address middle income housing – promote what is not being provided, offer a wide range & consider the region’s socio-economic base.		
Balance development with preservation – smaller lots for building with land saved for open space.		
Require middle income housing as part of local master planning.		

*PROBLEM STATEMENT #3:* How do you correlate regional planning, infrastructure and green construction so that it empowers a municipality’s ability to make the best use of existing systems and allow for innovative or alternative technologies to be employed?

***RELATED COMMENTS***

<b>Strategies</b>	<b>Pros</b>	<b>Concerns</b>
Plan should clearly articulate a desire for green policies and best management practices -- include incentives to get them implemented.		
Need a clear, tough plan based on data.		
Highlands Regional Master Plan must include specifics, standards, guidelines, etc.		
Understand cumulative impacts of decisions at all levels, ex. cumulative effects within a sub-watershed.		
Devise a way to gain the benefits of the Pinelands’ “call-up” system which gives the regional planning entity added authority.		
Municipal decisions by Highlands towns have impacts on neighboring towns – base decisions on consistent information.		
Tie various carrots and sticks together to achieve plan goals and objectives (good bundles will provide linkages).		
Reduce municipal costs by promoting shared services opportunities.		

**PROBLEM STATEMENT #4:** How do we empower municipal entities to implement the Regional Master Plan locally, which of course includes a sustainable vision for their community? What technical resources, incentive programs or existing opportunities would best serve this purpose?

***RELATED COMMENTS***

<b>Strategies</b>	<b>Pros</b>	<b>Concerns</b>
Provide funding for officials to implement elements of the plan – carrots.		
Highland Council should provide data and technical support to local planning entities.		
Resolve tensions between local and regional conflicts – the cause and effects are the responsibility of the Highlands Council.		
One stop shopping for technical resources, such as GIS, coordinate provision of resources to municipalities.	Technical resources centralized at the regional planning level.	If funding and support go away, the whole system of linkages can fall apart.
	Prioritize most strategic approaches.	Not enough staff at the local level.
	Consistent funding source could pay for technical resources, ex. water tax.	
	Provides fiscal benefits to towns.	
Funding for municipalities to upgrade technology and data – Highlands Council could provide consistent systems and make data readily available (ex. Somerset County).		
Incentives tied to technical resources, ex. farm owners and Dep’t of Agric. resources.		
Landowners have responsibility to move plans forward, engage them.		
Fully identify <u>all</u> stakeholders affirmatively.		
Ongoing information – utilize technology to disseminate information, ex. public media, websites, etc.	Communication with a large audience is beneficial.	
Make the planning process iterative – release documents continually throughout the process.		
Heavy incentives to gain compliance.		
Provide technical and professional support to local governments.		
Provide clarity for municipalities.		

Advancing the “vision” each town has for itself – education, incentives.	Could provide for coordination of local visions from one town to another.	There will always be conflict between local visions & the Act’s regional objectives.
	Educate about all aspects of the vision and bring people along for the entire process.	
	If structured correctly, the visions will become clear.	
	Resources can be made available to carry out the visions.	
	Need clear authority to advance the goals of the Act – this could provide “cover” for local officials who want to do the right thing.	Local governments within the Planning Area will be responsible for advancing regional planning objectives.
	Visions can move towns forward toward their ultimate goals.	
	Ecological part of the framework – a places ecological address.	
	Transparency & utilizing the media for outreach.	

*PROBLEM STATEMENT #5:* How do we establish a framework that enables communities to encourage stakeholder participation in implementing a regional plan at a local level?

***RELATED COMMENTS***

<b>Strategies</b>	<b>Pros</b>	<b>Concerns</b>
Advisory committees that have authority.		
Consensus-building process.		
Clarity of authority and regional consistency.		
Communicate the BIG picture and the overall goals and objectives of the plan.		
Include both carrots and sticks at different levels of government.		
Need a transparent process, ex. nitrate dilution model.		
Outreach programs and interagency coordination – stakeholders need to know what programs exist.		

**PROBLEM STATEMENT #6:** How do you make regional planning in New Jersey predictable and streamlined?

**RELATED COMMENTS**

<b>Strategies</b>	<b>Pros</b>	<b>Concerns</b>
Highlands Council needs the authority to move projects forward that advance the regional master plan.	Transparency & internal consistency.	Not enough strength in implementation.
	Responsibility to do good planning.	Competing interests – Council must be strong.
	Plan-making is paired with plan-implementing.	Difficult to get compliance from local entities.
	Regional Plan will actually be taken seriously.	Need clarification of roles at each level of government.
	Authority translates into dollars (\$).	
Propose and adopt all policies by rule – this creates transparency.		
Web-publish data, policy maps, etc. so information is easily available and regulations and rules are understandable.		
Integrate plans and policies at all levels of government – vertically and horizontally.		
Establish an understandable relationship between existing local planning and regional policies.		
Centralize planning and permitting authority – one-stop shopping.		
Consensus building along the way.		
Predictability in planning vs. predictability in implementation (ex. permits, investments).		
Combine functions and eliminate redundancy.		
Advisory groups for planning – formalize a process.		
Internal consistency within the RMP.		
Resolve potential goal/objective conflicts within the Regional Master Plan (ex. preservation vs. growth).		
Process must be clear!		
Need a consistent, clear message from the Administration.		
There ought to be more standard elements within the Regional Master Plan than have currently been identified.		

## **RECOMMENDED STRATEGIES:**

### **1. Need a clear, tough plan based on data and that meets the goals of the Act.**

#### **Implementation Steps:**

A. Request additional time to complete the Highlands Regional Master Plan.

B. Release a first draft as follows:

1. Highlands Council articulates the goals and objectives of the RMP as defined by the Act.

\*\*\* Release document to the public. \*\*\*

2. Assemble data – enough data to define the ecological address of the Highlands and develop a clear process for updating.

\*\*\* Release information to the public. \*\*\*

3. Conduct analysis and interpretation of data, develop possible scenarios.

\*\*\* CONSULTATION w/local officials, release printed materials, post on website, conduct sub-regional forums.

4. Produce a working land use capability map.

5. Prepare a draft plan map and detailed policies and standards – this is the Draft Regional Master Plan.

6. Conduct Public Hearings.

7. Develop a process for conformance and amendments and updates based on improved data.

8. Develop a process for monitoring success and establish an effective “call-up” process to ensure local implementation.

9. Adopt the Highlands Regional Master Plan!

**2. Integrate policies and plans at all levels.**

**Implementation Steps:**

- A. Ensure that the RMP is internally consistent.
- B. Integrate RMP with other plans at the state level, i.e., DEP, DOT, DCA, etc.
- C. Integrate RMP with county and municipal plans.

**3. Clarify the process for resolving the tension between competing goals.**

**Implementation Steps:**

- A. Examine the existing land use pattern.
- B. Determine what a desired land use pattern looks like.
- C. Resolution of existing land use pattern vs. desired land use pattern.

**4. Provide for a full range of housing and employment.**

- A. Correlate housing need to the types of jobs being created.
- B. Provide choice in types of housing and types of communities.

**5. Clearly articulate best practices and standards.**

**Implementation Steps:**

- A. Define and explain green policies.
- B. Define and explain smart growth principles for the Highlands.

**6. Include both carrots and sticks in implementation.**

**Implementation Steps:**

- A. Identify or develop a stable source(s) of funding.
- B. Funding for planning, implementation and monitoring at every level.
- C. Water Tax.

**7. Highlands Council should provide data and technical support to municipalities.**

**Implementation Steps:**

- A. Increase local capacity to do planning.
- B. Increase funding to support municipal planning functions.

**8. Communication must continue throughout the process.**

**Implementation Steps:**

- A. Reach out to groups which have yet to be contacted, ex. Hispanics in Morris County.
- B. Utilize printed material, ex. newspaper inserts.
- C. Conduct sub-regional forums to reach out to the public.
- D. Coordinate with local watershed groups.
- E. Provide links from the Highlands website to other sites which will help educate and inform about the resources, the planning process and intended results.
- F. Ensure that education and communication are integral components of each step of the planning process.

**9. Secure legislative and executive leadership for the Regional Master Plan.**

The preceding strategies and implementation steps were shared with the interdisciplinary groups.

1. Record the final recommendations presented to the group at large.

The strategies and implementation steps were further discussed, but no substantive changes were made. The report to the full TAC Charrette followed the strategies/implementation steps that had been reported to the interdisciplinary group.

2. Any recommendations for next steps for the TACs to continue their work.

The group focused on the need to produce a good first draft plan that explains policies and strategies. Flexibility over time and a process for amendments were identified as future steps.